

Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : ASTORIA DISTRICT HEALTH CENTER  
**Address** : 12-26 31ST AVENUE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HEA0015.000 / 132 **Yr Built/Renovated** : 1937 / 2009  
**Area Sq Ft** : 28,372 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 21-Jan-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 518 **Lot** : 30 **BIN** : 4005758

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$394,500
Interior Architecture		\$896,600
Electrical	\$230,800	\$94,600
Mechanical	\$112,900	\$60,400
<b>Total</b>	<b>\$343,600</b>	<b>\$1,446,000</b>
Importance Code A		\$394,500
Importance Code B	\$343,600	\$1,051,600
<b>Total</b>	<b>\$343,600</b>	<b>\$1,446,000</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture			\$3,500	
Interior Architecture	\$15,000			\$3,700
Electrical	\$65,900	\$75,300	\$1,000	\$700
Mechanical	\$3,700	\$3,800	\$6,900	\$4,400
Site Pavements	\$33,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$125,300</b>	<b>\$86,300</b>	<b>\$18,600</b>	<b>\$16,000</b>
Importance Code A	\$2,600	\$2,600	\$6,100	\$2,600
Importance Code B	\$111,400	\$83,700	\$12,500	\$13,400
Importance Code C	\$11,300			
<b>Total</b>	<b>\$125,300</b>	<b>\$86,300</b>	<b>\$18,600</b>	<b>\$16,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**ASTORIA DISTRICT HEALTH CENTER**  
**Asset # : 132**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$34,200	
	Pre-Cast Concrete	25%			LIFE	**	5	\$39,700	
	Stucco Cement	5%			2045	**	5	\$6,100	
Windows									
	Steel	5%			2048	**	5	\$7,000	
	Wood	95%			2040	**	5	\$107,000	
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$3,900	
	Metal Security Bars	10%			2060	**			
	Pre-Cast Concrete	10%			LIFE	**	5	\$3,000	
Roof									
	Modified Bitumen	95%			2032	\$287,500	10	\$26,900	
	Skylight, Metal/Glass	5%			2042	**	10	\$4,700	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,300	
	Ceramic Tile	5%			2035	\$107,400	5	\$2,000	
	Terrazzo	15%			LIFE	**	5	\$4,600	
	Vinyl Tile	75%			2032	\$789,200	3	\$14,600	
Interior Walls									
	Glass: Single Pane	5%			LIFE	**	5	\$1,500	
	Gypsum Board	15%			LIFE	**	5	\$3,600	
	Paint Peeling, Extent : Light, Area Affected : 5%								
	Location : Various Locations								
	Marble Panels	5%			LIFE	**			
	Plaster	60%	0-2	\$11,300	LIFE	**	5	\$7,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Penthouse Stairway								
	Paint Peeling, Extent : Light, Area Affected : 2%								
	Location : Penthouse Stairway								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Penthouse Stairway								
	SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	20%			2045	**	5	\$7,800	
	Exposed Struc: Concrete	5%			LIFE	**	5	\$300	
	Plaster	70%			LIFE	**	5	\$17,100	
	Paint Peeling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Plaster	5%			LIFE	**	5	\$1,200	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2067	**			
Retaining Walls									
	Cast in Place Concrete	100%			2052	**			

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**ASTORIA DISTRICT HEALTH CENTER**  
**Asset # : 132**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Site Pavements**

**Public Sidewalk**

Cast in Place Concrete	100%	0-2	\$33,600	2045	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Various Locations</i>									

**On-Site Walkways**

Cast in Place Concrete	50%			2037	**				
Masonry: Granite	50%			LIFE	**				

**Parking/Driveway**

Cast in Place Concrete	100%			2045	**				
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2032	\$14,700	5		\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>									

**Switchgear / Switchboard**

Fused Knife Sw	100%	2-4	\$95,300	2062	**	5		\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
<i>Explanation : Obsolete Equipment</i>									

**Raceway**

Conduit	90%			2032	\$36,300	1			
Conduit	10%			2042	**	1			

**Panelboards**

Fused Disc Sw	5%			2031	\$1,900	5			
Fused Knife Sw	10%	0-2	\$3,900	2057	**	5			

*On Extended Life, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*

Fused Toggle Switch	55%	2-4	\$21,400	2057	**	5		\$200	
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*On Extended Life, Extent : Moderate, Area Affected : 100%*  
*Location : 2nd And 3rd Floor Hallways*

Molded Case Bkrs	30%			2048	**	5		\$200	
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**Wiring**

Braided Cloth	70%	2-4	\$39,800	2057	**	1			
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*

Thermoplastic	10%			2052	**	1			
Thermoplastic	20%			2032	\$11,400	1			

**Motor Controllers**

Locally Mounted	100%			2030	\$86,800	5		\$200	
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**Ground**

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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	35%			2027	\$135,500	10	\$8,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Some In First Floor							
		Explanation : T-12 Lamps							
	Fluorescent	43%			2037	* *	10	\$10,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Some In First Floor And Second Floor And Third Floor							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2032	\$7,700	10	\$500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First Floor Lobby							
	LED	20%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2027	\$21,400	10	\$3,100	
	Exit, Service	50%			2027	\$5,500	1		
Exterior Lighting									
	HID	20%			2027	\$25,900	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$5,200	1	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensors							
	Generic	10%			2037	* *	1	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$5,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Manual Pullbox And Fire-alarm Panel							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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**Asset # : 132**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	**	1		
	Conversion Equipment								
	Steam Boiler	100%			2037	**	1	\$25,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two Units							
	Distribution								
	Steam Piping/Pump	100%			2042	**			
	Terminal Devices								
	Air Handler	10%			2032	\$47,900	1	\$1,600	
	Convactor/Radiator	90%			2037	**	1	\$7,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Split Unit	10%			2032	\$60,400			
		Other Observation, Extent : N/A, Area Affected : 30%							
		Location : At Parking Lot And Back Of The Building							
		Explanation : Split Unit With Condenser Out Side							
	Window/Wall Unit	50%			2030	\$48,200	1		
	No Component	40%							
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2	\$3,400	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,500	
	Exhaust Fans								
	Interior	100%			2027	\$112,900	2	\$800	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2037	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 74 Gallon Tank							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$5,500	4	\$600	
	Sewage Ejector(s)								
	Electric	100%			2037	**	4	\$1,100	

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**ASTORIA DISTRICT HEALTH CENTER**  
**Asset # : 132**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2040	* *	1	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2052	* *	1-2	\$400	

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : BEDFORD DISTRICT HEALTH CENTER  
**Address** : 485 THROOP AVENUE @MADISON ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0008.000 / 1980 **Yr Built/Renovated** : 1955 / 2009  
**Area Sq Ft** : 37,766 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 14-Nov-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1826 **Lot** : 1 **BIN** : 3051782

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$873,900
Interior Architecture		\$284,300
Electrical	\$85,900	\$26,300
Mechanical	\$968,500	\$554,400
Site Pavements		\$1,178,100
<b>Total</b>	<b>\$1,054,500</b>	<b>\$2,916,900</b>
Importance Code A	\$391,900	\$873,900
Importance Code B	\$662,500	\$734,600
Importance Code C		\$1,308,500
<b>Total</b>	<b>\$1,054,500</b>	<b>\$2,916,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$17,000			\$7,100
Interior Architecture	\$16,100	\$5,200		\$2,600
Electrical	\$72,700	\$3,900	\$3,700	\$4,000
Mechanical	\$218,500	\$4,400	\$6,100	\$5,400
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$331,600</b>	<b>\$20,800</b>	<b>\$17,000</b>	<b>\$26,200</b>
Importance Code A	\$25,000	\$1,900	\$1,900	\$8,900
Importance Code B	\$302,000	\$18,900	\$15,100	\$16,100
Importance Code C	\$4,600			\$1,200
<b>Total</b>	<b>\$331,600</b>	<b>\$20,800</b>	<b>\$17,000</b>	<b>\$26,200</b>



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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BEDFORD DISTRICT HEALTH CENTER**  
**Asset # : 1980**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	**	5	\$11,700	
	Concrete Masonry Unit	2%			LIFE	**	5	\$1,000	
	Masonry: Brick	83%			LIFE	**	5	\$64,500	
	Masonry: Limestone	10%			LIFE	**	5	\$5,800	
	Granite Panels	2%			LIFE	**	5	\$1,200	
Windows									
	Aluminum	100%			2039	**	5	\$1,600	
Parapets									
	Masonry: Brick	75%			LIFE	**	5	\$6,600	
	Masonry: Limestone	10%			LIFE	**	5	\$1,100	
	Metal Panel	5%			2041	**	5	\$1,700	
	Metal Rail	10%			2044	**	5-10	\$16,000	
Roof									
	Modified Bitumen	95%	Now	\$16,200	2031	\$809,400			
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Main Roof At Hvac Duct Penetration							
	Skylight, Metal/Glass	5%			2041	**	10	\$13,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : 2 Skylights							
Soffits									
	Stucco Cement	100%			2036	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
	Ceramic Tile	5%			2034	\$153,900	5	\$2,800	
	Terrazzo	15%			LIFE	**	5	\$6,500	
	Vinyl Tile	75%			2036	**	3	\$15,700	
Interior Walls									
	Ceramic Tile	5%			2034	\$130,500	5	\$2,400	
		Worn/Eroded, Extent : Light, Area Affected : 5%							
		Location : Bathrooms							
	Gypsum Board	35%			LIFE	**	5	\$10,200	
	Masonry: Brick	10%			LIFE	**			
	Metal Panel	5%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	Plaster	20%	Now	\$4,600	LIFE	**	5	\$2,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Roof Stair Bulkhead							
	SGFT/Glazed Masonry	20%			LIFE	**			

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BEDFORD DISTRICT HEALTH CENTER**  
**Asset # : 1980**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$2,400	2044	* *	5	\$3,700	
	Water Penetration, Extent : Moderate, Area Affected : 2% Location : 3rd Floor Conference Room And Server Room							
AcousTileSusp.Lay-In	20%	0-2	\$2,400	2036	* *	5	\$3,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
Gypsum Board	20%			LIFE	* *	5	\$9,300	
Metal Panel	10%			LIFE	* *	5	\$4,600	
Plaster	30%	Now	\$6,600	LIFE	* *	5	\$7,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Roof Stair Bulkhead							
Site Enclosure								
Fence/Gates								
Chain Link	25%			2041	* *			
Iron Picket	75%			2051	* *			
Retaining Walls								
Cast in Place Concrete	75%			2051	* *			
Masonry: Fieldstone	25%			2051	* *			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Rear Yard And Exterior Ramp Explanation : This Is Actually Granite							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	30%			2036	* *			
Masonry: Granite	70%			LIFE	* *			
Parking/Driveway								
Asphalt	100%			2034	\$1,178,100			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2051	* *	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2041	* *	5	\$200	
Raceway									
	Conduit	50%			2031	\$20,100	1		
	Conduit	50%			2051	* *	1		

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**BEDFORD DISTRICT HEALTH CENTER**  
**Asset # : 1980**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2030	\$2,900	5		
	Molded Case Bkrs	45%			2030	\$26,300	5	\$400	
	Molded Case Bkrs	50%			2047	* *	5	\$500	
Wiring									
	Braided Cloth	50%	2-4	\$28,500	2056	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2041	* *	1		
Motor Controllers									
	Locally Mounted	50%			2029	\$57,900	5	\$100	
	Variable Frequency Drive	50%			2036	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	* *	1	\$11,600	
Generators									
	Diesel	100%			2040	* *	1	\$14,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 600 Kilowatts							
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$1,400	
Fuel Storage									
	Day Tank	50%	Now	\$500	2039	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallons Rated Capacity, Tank Remains In Alarm Due To Pump Failure							
	Underground Storage	50%			LIFE	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 4,000 Gallons Rated Capacity							
Lighting									

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BEDFORD DISTRICT HEALTH CENTER**  
**Asset # : 1980**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	80%			2036	* *	10	\$27,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps							
	Fluorescent	10%			2036	* *	10	\$3,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Upper Floors Explanation : T-5 Lamps							
Fluorescent	Fluorescent	5%			2026	\$28,100	10	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : T-12 Lamps							
	Fluorescent	5%			2036	* *	10	\$1,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Upper Floors							
Egress Lighting									
	Emergency, Service	40%			2036	* *	1		
	Emergency, Battery	10%			2031	\$6,200	10	\$900	
	Exit, LED	45%			2059	* *	1		
	Exit, Service	5%			2031	\$800	1		
Exterior Lighting									
HID	HID	20%			2031	\$34,400	10		
		Other Observation, Extent : Light, Area Affected : 100% Location : Outside Perimeter Explanation : Operated Via Timer							
	No Component	80%							
	Alarm								
Security System	No Component	70%							
	Generic	30%			2039	* *	1	\$4,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Lobby And Entry And Exit Points Explanation : Surveillance System And Intrusion Alarm System							
Fire/Smoke Detection									
No Component	No Component	70%							
	Generic, Digital	30%	Now	\$2,900	2036	* *	1-3	\$6,400	
		Malfunctioning, Extent : Moderate, Area Affected : 10% Location : 1st Floor, Panel Remain Trouble Mode, Smoke Pureg Not Working							
		Other Observation, Extent : Light, Area Affected : 100% Location : Hallways And Basement Explanation : Manual Pull Stations, Alarm Bells, Horns, Strobe Lights And Smoke Detectors							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BEDFORD DISTRICT HEALTH CENTER**  
**Asset # : 1980**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$7,800	2029	\$391,900	1	\$16,800	
		Controller Not Working, Extent : Severe, Area Affected : 50%							
		Location : Heat Timer Control Malfunctioning, Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Gas Fired Hot Water Boilers							
	Distribution								
	Hot Wtr Piping/Pump	100%			2030	\$80,700	4	\$2,800	
	Terminal Devices								
	Air Handler	25%			2026	\$173,500	1	\$5,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Rooftop Units With Gas Heat. See Cooling Units.							
	Convactor/Radiator	70%			2029	\$211,100	1	\$8,500	
	Fan Coil Unit/Heat	5%			2026	\$45,700	1	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Near Auditorium							
		Explanation : Self Contained Unit With Hot Water Heat Serving Basement Auditorium. See Cooling Units.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	5%			2026	\$30,000	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : With Hot Water Heat.							
	Exterior Pkg Unit - Cooling	25%	Now	\$10,100	2026	\$101,100	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 3 Units At Roof							
		Explanation : Defective Climate Control System.							
	Split Unit	5%			2026	\$43,800			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Indoor Cooling Only Units For Computer Room And Miscellaneous Spaces.							
	Window/Wall Unit	65%			2026	\$90,800	1		

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BEDFORD DISTRICT HEALTH CENTER**  
**Asset # : 1980**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	2%			2026	\$2,100	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Associated With Miscellaneous Split Units							
	Dry Cooler	3%			2026	\$5,100	2	\$800	
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Roof Explanation : Associated With Computer Room Units.							
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	40%	Now	\$13,000	LIFE	**	2-5	\$8,400	
		Insul. Deteriorating, Extent : Severe, Area Affected : 100% Location : Air Handling Unit - 1, 2 And 3 Exterior Ductwork At Roof.							
	No Component	60%							
Exhaust Fans									
	Roof	40%	Now	\$600	2026	\$28,600	2	\$400	
		Other Observation, Extent : Severe, Area Affected : 100% Location : Roof Penthouse Explanation : General Exhaust Fan Not In Operation Due To Fire Alarm Malfunction.							
	No Component	60%							
		Other Observation, Extent : Light, Area Affected : 0% Location : First And Second Floors Explanation : No Mechanical Ventilation On First And Second Floors							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2031	\$473,700	1		
Water Heater With Tanks									
	Gas Fired	100%			2026	\$16,700	2		
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room Explanation : One 70 Gallon Tank							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2026	\$7,400	4	\$1,200	
Backflow Preventer									
	Generic	100%			2031	\$16,500	1	\$2,300	
Fixtures									
	Generic	100%							
Vertical Transport									

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BEDFORD DISTRICT HEALTH CENTER**  
**Asset # : 1980**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : 1 Unit									
Fire Suppression									
Chemical System									
	No Component	95%							
	Generic	5%			2026	\$2,400	1-3	\$12,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : I T Room									
Explanation : Fm-200									

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : BROOKLYN ANIMAL SHELTER  
**Address** : 2336 LINDEN BOULEVARD BTWN: SHEPHERD AVE. - ESSEX ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0027.000 / 13734 **Yr Built/Renovated** : 1994 /  
**Area Sq Ft** : 12,044 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 28-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 4363 **Lot** : 1 **BIN** : 3097756

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$388,900	\$1,012,100
Interior Architecture	\$280,400	\$919,000
Electrical		\$279,400
Site Pavements		\$755,500
<b>Total</b>	<b>\$669,300</b>	<b>\$2,966,100</b>
Importance Code A	\$388,900	\$1,012,100
Importance Code B	\$71,400	\$1,639,700
Importance Code C	\$209,000	\$314,300
<b>Total</b>	<b>\$669,300</b>	<b>\$2,966,100</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$38,500		\$1,800	
Interior Architecture	\$21,500		\$500	\$200
Electrical	\$36,500	\$1,600	\$1,800	\$1,900
Mechanical	\$73,700	\$1,500	\$13,800	\$1,500
Site Pavements	\$31,100			
<b>Total</b>	<b>\$201,300</b>	<b>\$3,100</b>	<b>\$17,800</b>	<b>\$3,600</b>
Importance Code A	\$45,800	\$600	\$2,400	\$600
Importance Code B	\$148,200	\$2,500	\$15,400	\$3,000
Importance Code C	\$7,300			
<b>Total</b>	<b>\$201,300</b>	<b>\$3,100</b>	<b>\$17,800</b>	<b>\$3,600</b>



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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROOKLYN ANIMAL SHELTER**  
**Asset # : 13734**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$5,400	LIFE	**	5	\$4,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : West Side							
Metal Coiling Doors	8%	Now	\$15,400	2035	\$154,100	5	\$2,300	
	Air Infiltration, Extent : Severe, Area Affected : 25%							
	Location : All Doors							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
	Location : Rear Doors							
Stucco Cement	84%	Now	\$85,800	2035	\$858,000	5	\$19,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Vertical Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Rear Facade							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : This Is An Exterior Insulation And Finish System System							
Window Wall	3%	0-2	\$3,300	2040	**	5	\$1,000	
	Air Infiltration, Extent : Moderate, Area Affected : 25%							
	Location : Main Entrance							
Windows								
Fiberglass Panel	100%			2038	**	5	\$3,600	
Roof								
IRMA/Protected Membrane	97%	Now	\$303,100	2040	**			1
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Southern Perimeter							
	Broken Paver Blocks, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 35%							
	Location : Perimeter Edges							
	Vegetation Growth, Extent : Severe, Area Affected : 50%							
	Location : At Paver Seams And Roof Drains							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : At Roof Penetrations Over Garage Dock, Room 11/12							
Metal Panel	3%	Now	\$14,400	2050	**			
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Entry Vestibule							
	Water Penetration, Extent : Moderate, Area Affected : 50%							
	Location : Entry Vestibule							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROOKLYN ANIMAL SHELTER**  
**Asset # : 13734**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Ceramic Tile	5%			2033	\$49,600	5	\$900		
Traffic Topping	85%	Now	\$71,400	2030	\$714,100	5	\$9,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Main Lobby, Exam Rooms, Dock Areas And Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
	Location : Main Lobby, Exam Rooms, Dock Areas And Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 15%								
	Location : Main Lobby, Exam Rooms, Dock Areas And Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Main Lobby, Exam Rooms, Dock Areas And Throughout								
Vinyl Tile	10%	Now	\$1,000	2030	\$48,600	3	\$700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Locker Room, Lunch Room And Throughout								
Interior Walls									
Concrete Masonry Unit	100%	4+	\$209,000	LIFE	**	5	\$9,100		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Medical Offices And Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Mechanical Room And Throughout								
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Explanation : Paint Peeling								
Ceilings									
AcousTileSusp.Lay-In	70%	Now	\$20,500	2035	\$204,900	5	\$6,300		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Exposed Struc: Concrete	10%			LIFE	**	5	\$300		
Exposed Struc: Steel	20%			LIFE	**				
Site Enclosure									
Fence/Gates									
Chain Link	100%			2050	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$22,100	2035	\$441,300				
	Cracking/Crumbling, Extent : Light, Area Affected : 25%								
	Location : East Side Of Property								
On-Site Walkways									
Cast in Place Concrete	100%	0-2	\$1,000	2043	**				
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROOKLYN ANIMAL SHELTER**  
**Asset # : 13734**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Site Pavements

## Parking/Driveway

## Asphalt

100% Now \$6,300 2033 \$314,300  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*  
*Location : Throughout*  
*Sinking/Subsiding, Extent : Moderate, Area Affected : 5%*  
*Location : North Lot*

## Activity Yard

## Cast in Place Concrete

100% 0-2 \$1,800 2043 \* \*  
*Cracking/Crumbling, Extent : Light, Area Affected : 15%*  
*Location : Dog Run*  
*Ponding, Extent : Light, Area Affected : 10%*  
*Location : Dog Run*

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2040 \* \* 5 \$100  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Main Service Switch Rated At 1,200 Amperes*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2040 \* \* 5 \$100

## Raceway

## Conduit

100% 2040 \* \* 1

## Panelboards

## Fused Disc Sw

10% 2038 \* \* 5

## Molded Case Bkrs

90% 2038 \* \* 5 \$300

## Wiring

## Thermoplastic

100% 2040 \* \* 1

## Motor Controllers

## Locally Mounted

100% 2035 \$45,800 5 \$100

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$200

## Stand-by Power

## Transfer Switches

## Automatic

100% 2035 \$10,600 1 \$3,700

## Generators

## Diesel

100% 2033 \$78,700 1 \$4,700  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Outside*  
*Explanation : Emergency Generator Rated At 265 Kilowatts*

## Batteries

## Lead/Acid

100% 2026 \$2,400 5 \$400

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROOKLYN ANIMAL SHELTER**  
**Asset # : 13734**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Fuel Storage									
	Main Tank	100%			2045	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : 400 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	99%			2030	\$198,700	10	\$10,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : T-8 Lamps									
	Fluorescent	1%			2030	\$2,000	10	\$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Entrance									
Egress Lighting									
	Emergency, Service	50%			2030	\$3,600	1		
	Exit, Service	50%	Now	\$2,500	2040	* *	1		
Not Functioning, Extent : Severe, Area Affected : 50%									
Location : Throughout The Building									
Exterior Lighting									
	HID	20%			2030	\$11,000	10		
	HID	10%			2040	* *	10		
Recent Replace Evident, Extent : N/A, Area Affected : 25%									
Location : Front Of The Building									
	No Component	70%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2030	\$6,600	1	\$1,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Inside And Outside									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%	Now	\$30,300	2030	\$30,300	1-3	\$6,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Frequent Trouble Signals Reported.									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2040	* *	1		
	Natural Gas	90%			2040	* *	1		

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROOKLYN ANIMAL SHELTER**  
**Asset # : 13734**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment Furnace	100%	Now	\$7,300	2030	\$36,600	1	\$5,400	
		Other Observation, Extent : Severe, Area Affected : 90%							
		Location : Roof							
		Explanation : 5 Units. Computer Temperature Control System Is Not Working							
	Terminal Devices Convactor/Radiator	10%			2028	\$9,600	1	\$400	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Lunchroom							
		Explanation : Electric Radiators							
	No Component	90%							
Air Conditioning									
	Energy Source Electricity	100%			2038	* *	1		
	Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%	0-2	\$17,800	2040	* *	2	\$100	
		Malfunctioning, Extent : Severe, Area Affected : 15%							
		Location : Roof							
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : N/A, Area Affected : 15%							
		Location : Roof							
		Explanation : 1 Package Unit. R-22. For Medical Area							
	No Component	85%							
	Terminal Devices Air Handler/Cool/Ht	100%	0-2	\$20,500	2040	* *	1	\$6,700	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	Heat Rejection Air Cooled Condenser Unit	100%	Now	\$3,100	2026	\$5,100	2	\$6,700	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : 2 Units Of 5 Malfunctioning							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : On Extended Life							
Ventilation									
	Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
	Exhaust Fans Roof	100%			2030	\$22,800	2	\$400	
Plumbing									
	H/C Water Piping Brass/Copper	100%	Now	\$3,000	2040	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 20%							
		Location : Ceiling Of The 1st Floor							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROOKLYN ANIMAL SHELTER**  
**Asset # : 13734**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2026	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Two 100 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2030	\$5,300	1	\$700	
	Fixtures								
	Generic	100%							

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Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : BROOKLYN OCME  
**Address** : 599 WINTHROP STREET @ ALBANY AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0033.000 / 14653 **Yr Built/Renovated** : 2005 / 2008  
**Area Sq Ft** : 37,718 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 30-Mar-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4812 **Lot** : 1 **BIN** : 3831514

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$510,700	
Interior Architecture	\$150,700	
Mechanical		\$1,666,100
<b>Total</b>	<b>\$661,400</b>	<b>\$1,666,100</b>
Importance Code A	\$510,700	
Importance Code B	\$150,700	\$1,666,100
<b>Total</b>	<b>\$661,400</b>	<b>\$1,666,100</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$51,100	\$16,700	\$6,000	
Interior Architecture	\$77,300		\$1,400	\$4,200
Electrical	\$11,800	\$7,000	\$6,300	\$5,200
Mechanical	\$48,100	\$8,900	\$21,400	\$9,700
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$195,500</b>	<b>\$39,800</b>	<b>\$42,300</b>	<b>\$26,200</b>
Importance Code A	\$51,800	\$16,700	\$6,000	
Importance Code B	\$143,400	\$23,100	\$36,400	\$26,200
Importance Code C	\$200			
<b>Total</b>	<b>\$195,500</b>	<b>\$39,800</b>	<b>\$42,300</b>	<b>\$26,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROOKLYN OCME**  
**Asset # : 14653**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	50%			LIFE	**	5	\$29,600	
	Metal Panel	27%	4+	\$20,700	2052	**	5	\$30,000	
	Deformed/Dented, Extent : Moderate, Area Affected : 2%								
	Location : Above Loading Dock Door								
	Metal Coiling Doors	3%			2045	**	5	\$5,600	
	Pre-Cast Concrete	5%	Now	\$4,200	LIFE	**	5	\$9,600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Sill Joint Sealant								
	Window Wall	15%			2052	**	5	\$33,300	
Windows									
	Aluminum	95%			2048	**	5	\$11,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Fixed Windows								
	Metal Louvers	5%	0-2	\$1,700	2041	**			
	Deformed/Dented, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Parapets									
	Masonry: Brick	35%			LIFE	**	5	\$2,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Parapet Interior Wall								
	Explanation : Singly Ply Membrane Turn Up Walls								
	Metal Panel	25%	4+	\$15,200	2058	**	5	\$3,700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Metal Rail	15%			2045	**	5-10	\$20,700	
	Metal Rail	20%	4+	\$6,300	2045	**	5	\$10,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
	Location : Support Posts								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Over Second Floor At South Facade								
	Explanation : Metal Rail With Glass								
	Pre-Cast Concrete	5%	Now	\$3,000	LIFE	**	5	\$2,400	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Coping								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROOKLYN OCME**  
**Asset # : 14653**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Single Ply Membrane	100%	Now	\$510,700	2037		* *		1	
Adhesion Failure, Extent : Moderate, Area Affected : 15%									
Location : Main Roof									
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Main Roof By Exhaust Fan									
Seams Open/Split, Extent : Severe, Area Affected : 20%									
Location : Main Roof By Exhaust Fan									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Main Roof By Exhaust Fan									
Soffits									
Metal/Glass Curt Wall	40%			LIFE		* *	\$1,000		
Metal: Cage/Fence	60%			2045		* *	\$3,300		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Sunscreen									
Interior									
Floors									
Carpet	15%	2-4	\$29,300	2031	\$146,300	3	\$12,700		
Staining/Discoloring, Extent : Light, Area Affected : 20%									
Location : 2nd Floor Offices									
Cast in Place Concrete	5%			LIFE		* *	\$6,200		
Granite Panels	20%			LIFE		* *	\$8,500		
Sheet Vinyl/Rubber	5%	Now	\$9,000	2037		* *	\$2,100		
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor Corridor									
Steel Plate	10%	Now	\$150,700	LIFE		* *			
Deformed/Dented, Extent : Moderate, Area Affected : 30%									
Location : Cold Box									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Cold Box									
Explanation : Panel Joint Failure, Leaking Below Floor									
Terrazzo	5%	0-2	\$5,200	LIFE		* *	\$2,200		
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Morgue									
Traffic Topping	20%	Now	\$26,300	2037		* *	\$7,100		
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Loading Docks, Basement									
Cracking/Crumbling, Extent : Moderate, Area Affected : 7%									
Location : Loading Docks, Basement									
Vinyl Tile	20%			2037		* *	\$4,200		
Interior Walls									
Ceramic Tile	5%			2041		* *	\$400		
Concrete Masonry Unit	20%			LIFE		* *	\$700		
Gypsum Board	50%			LIFE		* *	\$2,700		
SGFT/Glazed Masonry	25%			LIFE		* *			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROOKLYN OCME**  
**Asset # : 14653**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	40%	2-4	\$7,300	2045	**	5	\$11,300	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Exposed Struc: Steel	20%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$3,500	
	Metal Panel	35%			LIFE	**	5	\$24,700	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2052	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2045	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2045	**			
	Parking/Driveway								
	Asphalt	100%			2041	**			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2052	**	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.							
	Transformers								
	Dry Type	100%			2045	**	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 112.5 Kilovolt Amperes, 480 Volts Primary, 277/120 Volts Secondary							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2052	**	5	\$200	
	Raceway								
	Conduit	100%			2052	**	1		
	Panelboards								
	Fused Disc Sw	30%			2048	**	5	\$300	
	Molded Case Bkrs	70%			2048	**	5	\$700	
	Wiring								
	Thermoplastic	100%			2052	**	1		
	Motor Controllers								
	Locally Mounted	100%			2045	**	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$600	

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROOKLYN OCME**  
**Asset # : 14653**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	* *	1	\$11,600	
Generators									
	Diesel	100%			2041	* *	1	\$14,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 500 Kilowatts							
Batteries									
	Nickel Cadmium	100%			2026	\$2,400	5	\$8,400	
Fuel Storage									
	Day Tank	6%			2048	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	94%			2060	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 4000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2037	* *	10	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby							
		Explanation : Compact Fluorescent Lights							
	LED	95%			2040	* *			
Egress Lighting									
	Emergency, Service	50%			2037	* *	1		
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
	LED	30%			2040	* *			
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$4,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2037	* *	1-3	\$23,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights, Horns							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROOKLYN OCME**  
**Asset # : 14653**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2052	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam Is Provided From Kings County Hospital							
Conversion Equipment									
	Heat Exchanger, Shell & Tube	40%			2041	**			
	Pres. Reducing Valve/LP Steam	60%			2041	**	5	\$1,300	
Distribution									
	Hot Wtr Piping/Pump	40%			2048	**	4	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Used For Hydronic Loop							
	Steam Piping/Pump	60%	0-2	\$3,500	2052	**			
		Controller Not Working, Extent : Moderate, Area Affected : 10%							
		Location : Defective Building Management System.							
Terminal Devices									
	Air Handler	60%			2037	**	1	\$14,000	
	Fan Coil Unit/Heat	40%			2032	\$365,300	1	\$4,900	
Air Conditioning									
	Energy Source								
	Plant Campus Steam / PRV	100%			2052	**	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	100%	0-2	\$23,900	2041	**	1	\$36,700	
		Controller Not Working, Extent : Moderate, Area Affected : 50%							
		Location : Temperature Control Of No.1 Unit.							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Air Conditioning Room.							
		Explanation : 2 Chillers. Lithium, Bromide And Water Used As Refrigerant							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$1,900	
Terminal Devices									
	Air Handler/Cool/Ht	60%			2037	**	1	\$14,000	
	Fan Coil - 2 Pipe	40%			2032	\$449,500	1	\$4,900	
Heat Rejection									
	Water Cooling Tower	100%			2030	\$186,100	2	\$38,000	
Dehumidifier									
	Generic	100%			2033	\$665,200			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Air Conditioning Room							
		Explanation : 1 Unit							

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROOKLYN OCME**  
**Asset # : 14653**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,000	
Exhaust Fans									
	Interior	50%			2037	**	2	\$600	
	Roof	50%	0-2	\$3,600	2032	\$35,700	2	\$500	
Noisy/Vibrating, Extent : Moderate, Area Affected : 20%									
Location : Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2052	**	1		
Water Heater With Tanks									
	Electric	100%			2031	\$23,100	4		
HW Heat Exchanger									
	Steam Fired	100%			2062	**	4	\$5,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Basement									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 2 Brand New Instantaneous Units.									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2026	\$1,100	4	\$1,200	
Sewage Ejector(s)									
	Electric	100%			2037	**	4	\$1,500	
Backflow Preventer									
	Generic	100%			2037	**	1	\$2,300	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 2nd Floor									
Explanation : One Unit									
Fire Suppression									
Sprinkler									
	Generic	100%			2052	**	1-2	\$10,600	
Dry System, Extent : Light, Area Affected : 100%									
Location : Throughout									

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : BROWNSVILLE DISTRICT HEALTH CTR.  
**Address** : 259 BRISTOL STREET @BLAKE AND DUMONT AVES.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0017.000 / 1985 **Yr Built/Renovated** : 1949 / 2009  
**Area Sq Ft** : 32,472 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 27-Apr-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,Ph  
**Block** : 3559 **Lot** : 11 **BIN** : 3081765

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$778,100	
Interior Architecture	\$283,700	\$562,000
Electrical	\$59,500	\$98,600
Mechanical	\$200,700	\$795,800
<b>Total</b>	<b>\$1,322,100</b>	<b>\$1,456,400</b>
Importance Code A	\$778,100	
Importance Code B	\$544,000	\$1,456,400
<b>Total</b>	<b>\$1,322,100</b>	<b>\$1,456,400</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$2,600	\$900		
Interior Architecture	\$28,300	\$5,800	\$6,700	\$9,300
Electrical	\$8,600	\$3,700	\$3,200	\$3,400
Mechanical	\$15,300	\$28,500	\$7,600	\$22,400
Site Enclosure	\$10,700			
Site Pavements	\$21,300			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$94,000</b>	<b>\$46,000</b>	<b>\$24,700</b>	<b>\$42,300</b>
Importance Code A	\$5,200	\$3,500	\$2,600	\$2,600
Importance Code B	\$72,300	\$42,500	\$18,000	\$39,600
Importance Code C	\$16,500		\$4,100	
<b>Total</b>	<b>\$94,000</b>	<b>\$46,000</b>	<b>\$24,700</b>	<b>\$42,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROWNSVILLE DISTRICT HEALTH CTR.**  
**Asset # : 1985**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	0-2	\$121,100	LIFE	**	5	\$30,100	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Roof Level, Front Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : East And West Side Wall								
Masonry: Limestone	10%			LIFE	**	5	\$2,700	
Granite Panels	5%			LIFE	**	5	\$1,300	
Windows								
Aluminum	95%	Now	\$75,900	2042	**	5	\$1,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%								
Location : Various Locations, All Facades								
Hardware Missing, Extent : Moderate, Area Affected : 25%								
Location : Various Locations, All Facades								
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Various Locations, All Facades								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 344 And 346 At Lintels								
Metal Louvers	5%			2037	**	10	\$900	
Parapets								
Masonry: Brick Cavity	95%	Now	\$414,700	LIFE	**	5	\$7,000	
Efflorescence, Extent : Severe, Area Affected : 50%								
Location : Perimeter Parapets								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : West Side								
Pre-Cast Concrete	5%			LIFE	**	5	\$2,300	
Roof								
Built-Up (BUR)	15%	Now	\$2,600	2039	**			
Drains Clogged, Extent : Moderate, Area Affected : 5%								
Location : Lower Roof								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Lower Roof								
Modified Bitumen	85%	Now	\$166,300	2042	**			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Upper Roof								
Ponding, Extent : Light, Area Affected : 2%								
Location : Upper Roof								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Upper Roof								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Upper Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Upper Roof								
Explanation : Repair Not Successful, Still Leaking								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$5,300	

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROWNSVILLE DISTRICT HEALTH CTR.**  
**Asset # : 1985**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$15,200	
	Paint Peeling, Extent : Light, Area Affected : 10%							
	Location : Basement							
Mosaic Tile	10%			2047	**	5	\$11,600	
Sheet Vinyl/Rubber	15%	Now	\$221,800	2042	**	5	\$5,200	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
	Location : 1st Floor Offices Area							
	Seams Open/Split, Extent : Moderate, Area Affected : 5%							
	Location : 1st Floor Offices Area							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor Offices Area							
Terrazzo	15%	0-2	\$12,700	LIFE	**	5	\$5,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Hallway 1st Floor; Basement							
Vinyl Tile	45%			2034	\$562,000	3	\$7,800	
Interior Walls								
Ceramic Tile	10%			2043	**	5	\$8,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,300	
Glass: Single Pane	20%			LIFE	**	5	\$12,300	
Gypsum Board	20%			LIFE	**	5	\$9,800	
Plaster	40%	Now	\$15,600	LIFE	**	5	\$9,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Bulkhead							
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : Bulkhead							
Ceilings								
AcousTileSusp.Lay-In	40%			2039	**	5	\$18,500	
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Third Floor At Leaking Areas							
Exposed Struc: Concrete	15%			LIFE	**	5	\$1,100	
Plaster	30%			LIFE	**	5	\$8,700	
Plaster	15%	Now	\$61,900	LIFE	**	5	\$4,300	
	Water Penetration, Extent : Moderate, Area Affected : 30%							
	Location : Rooms 320, 344, 345 And 346							
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Rooms 320, 344, 345 And 346							
	Explanation : Repair Not Successful, Still Leaking							
Site Enclosure								
Fence/Gates								
Chain Link	95%			2054	**			
Iron Picket	5%			2054	**			
Free Standing Walls								
Masonry: Brick	100%			2054	**			

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROWNSVILLE DISTRICT HEALTH CTR.**  
**Asset # : 1985**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	0-2	\$10,700	2069		**			
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>									
<i>Location : Ramp Area At Front Of Building</i>									
<i>Explanation : Staining Rust Marks</i>									

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$10,800	2047		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : At Front Of Property</i>									

On-Site Walkways

Cast in Place Concrete	100%	Now	\$900	2047		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Rear Yard And Front Steps</i>									

Activity Yard

Asphalt	100%	Now	\$9,600	2037		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Rear Yard</i>									

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2054	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 1,600 Amperes.</i>									

Switchgear / Switchboard

Fused Disc Sw	100%				2054	**	5	\$100	
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Raceway

Conduit	50%				2054	**	1		
Conduit	50%				2034	\$20,100	1		

Panelboards

Fused Disc Sw	10%				2050	**	5	\$100	
Molded Case Bkrs	30%				2033	\$17,500	5	\$300	

*Other Observation, Extent : Moderate, Area Affected : 75%*  
*Location : Basement, Penthouse, Boiler Room*  
*Explanation : Panels Are Original And Are At End Of Life*

Molded Case Bkrs	60%				2050	**	5	\$500	
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Wiring

Thermoplastic	100%				2060	**	1		
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Motor Controllers

Locally Mounted	70%				2032	\$81,000	5	\$200	
Variable Frequency	30%				2039	**			
Drive									

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROWNSVILLE DISTRICT HEALTH CTR.**  
**Asset # : 1985**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	LED	100%			2042	* *			
	Egress Lighting								
	Emergency, Battery	50%			2042	* *	10	\$3,900	
	Exit, LED	50%			2069	* *	1		
	Exterior Lighting								
	LED	20%			2042	* *			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2069	* *	5	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor Front Disk								
	Explanation : Cameras Security System								
Alarm									
	Security System								
	Generic	100%			2029	\$59,500	1	\$12,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Intrusion Alarm Only. Motion Sensors								
	Fire/Smoke Detection								
	Generic, Digital	7%	Now	\$5,700	2042	* *	1-3	\$1,300	
	Malfunctioning, Extent : Moderate, Area Affected : 5%								
	Location : Boiler Room								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Control Panel Reports Trouble Condition For Boiler Room Heat Detector.								
	Generic, Digital	93%			2042	* *	1-3	\$18,600	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	* *	1		

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROWNSVILLE DISTRICT HEALTH CTR.**  
**Asset # : 1985**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	40%			2039	**	1	\$6,400	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Roof Mounted							
		Explanation : 2 Large Units, 1 Small Unit							
	Steam Boiler	4%			2039	**	1	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
	Steam Boiler	56%			2039	**	1	\$18,000	
Distribution									
	Steam Piping/Pump	60%			2044	**			
	No Component	40%							
Terminal Devices									
	Air Handler	40%			2034	\$238,700	1	\$8,000	
	Convactor/Radiator	40%			2032	\$103,700	1	\$4,200	
	No Component	20%							
Controls									
	Electrical	100%			2032	\$176,300			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	26%			2028	\$130,400	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 26%							
		Location : Basement Mechanical Equipment Room							
	Ext Pkg Unit - Heating/Cooling	52%			2034	\$277,100	2	\$1,000	
	Split Unit	2%			2034	\$15,100			
	Window/Wall Unit	20%			2027	\$24,000	1		
Heat Rejection									
	Air Cooled Condenser Unit	20%			2034	\$18,400	2	\$4,500	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$14,500	
	No Component	20%							
Exhaust Fans									
	Interior	50%			2029	\$70,300	2	\$500	
	Roof	50%			2034	\$30,800	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2029	\$16,700	2		

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROWNSVILLE DISTRICT HEALTH CTR.**  
**Asset # : 1985**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$2,200	LIFE	* *	1		
			Blockage /Clogged, Extent : Severe, Area Affected : 100%						
			Location : Roof						
	Sump Pump(s)								
	Non-Submersible	100%	2-4	\$6,300	2044	* *	4	\$700	
			On Extended Life, Extent : Severe, Area Affected : 100%						
			Location : Basement						
	Sewage Ejector(s)								
	Electric	100%			2034	\$16,600	4	\$1,900	
	Backflow Preventer								
	Generic	100%			2034	\$14,200	1	\$2,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 3rd Floor						
			Explanation : One Unit						
Fire Suppression									
	Chemical System								
	No Component	98%							
	Generic	2%			2029	\$1,000	1-3	\$4,900	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Kitchen						
			Explanation : No Kitchen Hood						

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : BUSHWICK DISTRICT HEALTH CTR.  
**Address** : 335 CENTRAL AVENUE @LINDEN ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0018.000 / 1986 **Yr Built/Renovated** : 1959 / 1996  
**Area Sq Ft** : 35,640 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 14-Nov-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3324 **Lot** : 1 **BIN** : 3076115

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$584,000	
Interior Architecture		\$2,882,800
Electrical		\$529,600
Mechanical	\$1,726,300	\$579,500
<b>Total</b>	<b>\$2,310,300</b>	<b>\$3,991,900</b>
Importance Code A	\$584,000	
Importance Code B	\$1,726,300	\$3,991,900
<b>Total</b>	<b>\$2,310,300</b>	<b>\$3,991,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$99,000			\$7,500
Interior Architecture	\$91,700			
Electrical	\$1,300	\$1,000	\$1,200	\$1,500
Mechanical	\$30,100	\$7,500	\$10,500	\$24,200
Site Enclosure	\$5,400			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$242,000</b>	<b>\$22,900</b>	<b>\$26,100</b>	<b>\$47,600</b>
Importance Code A	\$100,800	\$1,800	\$1,800	\$9,300
Importance Code B	\$119,700	\$21,200	\$24,300	\$38,300
Importance Code C	\$21,400			
<b>Total</b>	<b>\$242,000</b>	<b>\$22,900</b>	<b>\$26,100</b>	<b>\$47,600</b>



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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BUSHWICK DISTRICT HEALTH CTR.**  
**Asset # : 1986**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Bronze/Brass	3%			LIFE	**				
Cast in Place Concrete	5%	Now	\$18,700	LIFE	**	5	\$8,000		
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%									
Location : Spandrels									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Spandrels									
Masonry: Brick	82%	Now	\$211,100	LIFE	**	5	\$26,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Stair Bulkheads									
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Stair Bulkheads									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Stair Bulkheads									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 2%									
Location : West Stair Tower									
Explanation : Safety Netting Has Been Installed At Top Of Tower									
Granite Panels	5%			LIFE	**	5	\$1,200		
Pre-Cast Concrete	5%			LIFE	**	5	\$5,200		
Windows									
Aluminum	95%			2039	**	5	\$15,000		
Glass Block	5%	Now	\$8,400	LIFE	**	5	\$500		
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Parapets									
Masonry: Brick	88%	Now	\$49,500	LIFE	**	5	\$4,000		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Masonry: Limestone	10%	Now	\$11,000	LIFE	**	5	\$600		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%									
Location : Coping									
Metal Security Bars	2%			2059	**				

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BUSHWICK DISTRICT HEALTH CTR.**  
**Asset # : 1986**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	100%	Now	\$106,500	2026	\$266,300			
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Soffits									
	Cast in Place Concrete	65%	Now	\$10,500	LIFE	* *	5	\$4,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Under Balcony At Rear Of Building								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Under Balcony At Rear Of Building								
	Paint Peeling, Extent : Moderate, Area Affected : 100%								
	Location : Under Balcony At Rear Of Building								
	Metal Panel	35%			2041	* *	5-10	\$3,400	
Interior									
Floors									
	Ceramic Tile	10%			2040	* *	5	\$5,300	
	Sheet Vinyl/Rubber	85%			2031	\$2,882,800	5	\$67,700	
	Terrazzo	5%			LIFE	* *	5	\$2,100	
Interior Walls									
	Ceramic Tile	5%			2040	* *	5	\$2,900	
	Concrete Masonry Unit	5%	Now	\$5,300	LIFE	* *	5	\$1,100	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Roof Stair Bulkhead								
	Glass: Single Pane	2%			LIFE	* *	5	\$900	
	Gypsum Board	50%	4+	\$7,800	LIFE	* *	5	\$17,200	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 3rd Floor Corridor								
	Plaster	23%	Now	\$6,300	LIFE	* *	5	\$3,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Roof Stair And Elevator Bulkheads								
	SGFT/Glazed Masonry	15%			LIFE	* *			

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BUSHWICK DISTRICT HEALTH CTR.**  
**Asset # : 1986**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	80%			2036	* *	5	\$42,500	
	Exposed Struc: Concrete	10%	Now	\$15,500	LIFE	* *	5	\$800	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Roof Stair And Elevator Bulkheads							
	Gypsum Board	10%	Now	\$1,800	LIFE	* *	5	\$6,600	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 3rd Floor Corridor							
Site Enclosure									
	Fence/Gates								
	Chain Link	40%			2041	* *			
	Iron Picket	30%			2051	* *			
	Masonry: Brick	30%	Now	\$2,100	2041	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Southeast Corner Of Property							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Retaining Walls									
	Masonry: Brick	100%	Now	\$3,300	2041	* *			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Handicap Ramp							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Handicap Ramp							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2036	* *			
	On-Site Walkways								
	Cast in Place Concrete	50%			2036	* *			
	Masonry: Granite	50%			LIFE	* *			
Parking/Driveway									
	Asphalt	100%			2034				

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>									
	<b>Service Equipment</b>								
	Fused Disc Sw	100%			2041	**	5	\$200	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Electrical Room</i>					
				<i>Explanation : Two Main Service Disconnect Switches Rated At 2,500 Amperes And 1,200 Amperes.</i>					
	<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	100%			2041	**	5	\$200	
	<b>Raceway</b>								
	Conduit	100%			2041	**	1		

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BUSHWICK DISTRICT HEALTH CTR.**  
**Asset # : 1986**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	2%			2039	**	5		
	Molded Case Bkrs	98%			2039	**	5	\$900	
Wiring									
	Thermoplastic	100%			2041	**	1		
Motor Controllers									
	Locally Mounted	100%			2036	**	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$500	
Lighting									
Interior Lighting									
	Fluorescent	95%			2031	\$503,100	10	\$31,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2031	\$26,500	10	\$1,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	50%			2031	\$29,200	10	\$4,300	
	Exit, LED	10%			2046	**	1		
	Exit, Service	40%			2031	\$6,000	1		
Exterior Lighting									
	HID	20%			2031	\$32,500	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior							
		Explanation : Operated Via Timers							
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2031	\$19,600	1	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Entry And Exit Doors							
		Explanation : Surveillance Cameras And Intrusion Alarm System							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2031	\$26,900	1-3	\$6,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BUSHWICK DISTRICT HEALTH CTR.**  
**Asset # : 1986**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2036	**	1	\$17,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Gas Fired Hot Water Boilers								
	Distribution								
	Hot Wtr Piping/Pump	100%			2030	\$76,100	4	\$2,600	
	Terminal Devices								
	Air Handler	50%			2026	\$327,500	1	\$11,000	
	Convactor/Radiator	50%			2029	\$142,300	1	\$5,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2026	\$513,500	1	\$16,500	
	R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
	Location : Two Units At Roof								
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$1,100	2031	\$56,300	4	\$1,800	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
	Location : Piping And Pumps At Roof								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2026	\$675,400	1	\$22,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,900	
	Exhaust Fans								
	Roof	100%			2026	\$67,500	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$447,100	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,700	2		
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Two 75 Gallon Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BUSHWICK DISTRICT HEALTH CTR.**  
**Asset # : 1986**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing								
	Sump Pump(s)							
	Submersible	100%		2026	\$1,100	4	\$1,100	
	Sewage Ejector(s)							
	Electric	100%		2026	\$18,200	4	\$2,100	
	Backflow Preventer							
	Generic	100%		2031	\$15,500	1	\$2,200	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%		LIFE		* *		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 2 Units</i>						

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : CENTRAL HARLEM DIST HEALTH CTR.  
**Address** : 2238 FIFTH AVENUE @W. 137 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0012.000 / 2788 **Yr Built/Renovated** : 1937 / 2013  
**Area Sq Ft** : 31,180 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 13-Dec-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1734 **Lot** : 34 **BIN** : 1053900

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$177,700	\$253,000
Interior Architecture	\$707,800	\$973,900
Electrical	\$278,000	\$451,200
Mechanical	\$1,877,500	\$153,800
<b>Total</b>	<b>\$3,040,900</b>	<b>\$1,831,900</b>
Importance Code A	\$177,700	\$253,000
Importance Code B	\$2,863,200	\$1,578,900
<b>Total</b>	<b>\$3,040,900</b>	<b>\$1,831,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$27,400			
Interior Architecture	\$51,300	\$3,800	\$10,000	\$700
Electrical	\$3,000	\$6,800	\$48,900	\$2,900
Mechanical	\$21,100	\$8,000	\$16,800	\$10,300
Site Pavements	\$500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$110,700</b>	<b>\$25,800</b>	<b>\$82,800</b>	<b>\$21,100</b>
Importance Code A	\$30,500	\$3,100	\$3,200	\$3,100
Importance Code B	\$34,700	\$21,300	\$79,700	\$18,000
Importance Code C	\$45,400	\$1,400		
<b>Total</b>	<b>\$110,700</b>	<b>\$25,800</b>	<b>\$82,800</b>	<b>\$21,100</b>



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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CENTRAL HARLEM DIST HEALTH CTR.**  
**Asset # : 2788**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	93%	Now	\$119,700	LIFE	**	5	\$29,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout, Mostly At Lower Level Adjacent To Sidewalk									
	Masonry: Limestone	5%			LIFE	**	5	\$1,200	
	Masonry: Sandstone	2%			LIFE	**	5	\$500	
Windows									
	Aluminum	90%			2055	**	5	\$14,200	
	Metal Louvers	5%	0-2	\$2,100	2036	**			
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Steel	5%	Now	\$58,000	2058	**	5	\$4,900	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Basement, Second And Third Floors									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Basement, Second And Third Floors									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Basement, Second And Third Floors									
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,500	
	Masonry: Brick	90%			LIFE	**	5	\$4,100	
Roof									
	Modified Bitumen	95%	Now	\$25,300	2033	\$253,000			
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Leaks In To 3rd Floor									
	Skylight, Metal/Glass	5%			2053	**	10	\$4,200	
Soffits									
	Cement - Fiber Panel	100%			2038	**	10		
Interior									
Floors									
	Cast in Place Concrete	8%			LIFE	**	5	\$9,300	
	Ceramic Tile	5%			2036	**	5	\$2,700	
	Poured Epoxy/Resin	2%			2033	\$58,100			
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : New Covid Laboratory Basement									
	Sheet Vinyl/Rubber	25%			2038	**	5	\$19,900	
	Terrazzo	10%			LIFE	**	5	\$4,100	
	Vinyl Tile	35%			2033	\$501,200	3	\$7,000	
	Vinyl Tile 9" X 9"	10%	2-4	\$207,300	2033	\$414,600	3	\$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Wood	5%			2061	**	5	\$5,000	

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CENTRAL HARLEM DIST HEALTH CTR.**  
**Asset # : 2788**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2042	**	5	\$2,900	
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,300	
	Gypsum Board	25%			LIFE	**	5	\$8,600	
	Gypsum Board	2%			LIFE	**	5	\$700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : New Covid Laboratory Basement									
	Masonry: Brick	5%			LIFE	**			
	Metal Panel	5%			LIFE	**			
	Plaster	33%	0-2	\$44,900	LIFE	**	5	\$5,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement									
	SGFT/Glazed Masonry	10%			LIFE	**			
	Wood	5%			LIFE	**	5	\$11,400	
Ceilings									
	AcousTileConcealSpLn	60%	0-2	\$500,500	2053	**	5	\$19,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Second And Third Floors									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Second And Third Floors									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Second And Third Floors									
	AcousTileSusp.Lay-In	10%			2046	**	5	\$5,300	
	AcousTileSusp.Lay-In	2%			2050	**	5	\$1,100	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : New Covid Laboratory Basement									
	Exposed Struc: Concrete	8%			LIFE	**	5	\$700	
	Gypsum Board	10%			LIFE	**	5	\$6,600	
	Metal Panel	5%			LIFE	**	5	\$3,300	
	Plaster	5%			LIFE	**	5	\$1,700	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2053	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2046	**			
On-Site Walkways									
	Cast in Place Concrete	95%			2046	**			
	Masonry: Granite	5%	Now	\$500	LIFE	**			
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 100%									
Location : Front Steps									

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CENTRAL HARLEM DIST HEALTH CTR.**  
**Asset # : 2788**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2043	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1,200 Ampere Main Service Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2043	* *	5	\$800	
Raceway									
	Conduit	70%			2033	\$28,200	1		
	Conduit	30%			2043	* *	1		
Panelboards									
	Molded Case Bkrs	90%			2032	\$52,600	5	\$700	
	Molded Case Bkrs	10%			2041	* *	5	\$100	
Wiring									
	Braided Cloth	30%			2032	\$17,100	1		
	Thermoplastic	70%			2043	* *	1		
Motor Controllers									
	Locally Mounted	20%			2038	* *	5		
	Locally Mounted	79%			2031	\$91,400	5	\$200	
	Variable Frequency Drive	1%			2038	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$500	
Stand-by Power									
Generators									
	Not Accessible	100%							
Batteries									
	Lead/Acid	100%			2027	\$2,400	5	\$1,200	
Lighting									
Interior Lighting									
	Fluorescent	60%			2028	\$278,000	10	\$17,200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : 2nd And 3rd Floors									
	Fluorescent	35%			2033	\$162,200	10	\$10,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	2%			2033	\$9,300	10	\$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : 1st Floor Lobby And Corridors									
	Incandescent	2%			2028	\$10,300	2		
	LED	1%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 1%									
Location : Basement									

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CENTRAL HARLEM DIST HEALTH CTR.**  
**Asset # : 2788**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2033	\$25,600	10	\$3,800	
	Exit, LED	10%			2048	* *	1		
	Exit, Battery	40%			2028	\$17,300	10	\$800	
	Exterior Lighting								
	Fluorescent	15%			2033	\$18,200	10	\$400	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Building Perimeter								
	HID	15%			2033	\$21,300	10		
	No Component	70%							
Alarm									
	Security System								
	Generic	50%			2033	\$28,600	1	\$5,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Intrusion Alarm System								
	Generic	50%			2033	\$28,600	1	\$5,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	\$78,600	1-3	\$19,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Manual Pull Stations, Horns/strobes, Smoke Detection								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : There Is No Vent For Gas Meter Room								
Conversion Equipment									
	Steam Boiler	100%			2046	* *	1	\$30,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit								
Distribution									
	Steam Piping/Pump	100%			2053	* *			

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**CENTRAL HARLEM DIST HEALTH CTR.**  
**Asset # : 2788**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	20%			2038	* *	1	\$3,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Updated Floor							
	Air Handler	30%			2028	\$171,900	1	\$5,800	
	Convactor/Radiator	50%			2038	* *	1	\$5,000	
Controls									
	Digital	100%			2028	\$874,600			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	85%			2028	\$381,900	1	\$12,300	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Split Unit	15%			2038	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Serves The Covid Lab In The Basement							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	\$1,500	
	Terminal Devices								
	Air Handler/Cool/Ht	40%			2038	* *	1	\$7,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Room 202							
		Explanation : There Is No Air Conditioning For Computer Server Room							
	Air Handler/Cool/Ht	60%			2028	\$354,500	1	\$11,600	
Heat Rejection									
	Water Cooling Tower	100%	Now	\$7,700	2031	\$153,800	2	\$25,100	
		Leak Evident, Extent : Light, Area Affected : 20%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,400	
	Exhaust Fans								
	Interior	70%			2028	\$94,500	2	\$700	
	Roof	30%			2033	\$17,700	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Water Source							
		Explanation : Staff Noted Odd Smell To Water, Reason Unknown.							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CENTRAL HARLEM DIST HEALTH CTR.**  
**Asset # : 2788**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$16,700	2		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : One 85-gallon Unit. Quantity 1						
	HW Heat Exchanger								
	Steam Fired	100%			2053	* *	4	\$3,100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$5,400	LIFE	* *	1		
			Blockage /Clogged, Extent : Severe, Area Affected : 10%						
			Location : Water Backup From Sewage In Boiler Room						
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$1,900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement To 3rd Floor						
			Explanation : One Unit						
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2043	* *	1-2	\$400	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : CHELSEA DISTRICT HEALTH CENTER  
**Address** : 303 NINTH AVENUE @W. 28 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0013.000 / 1575 **Yr Built/Renovated** : 1937 / 2017  
**Area Sq Ft** : 25,992 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 02-Sep-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 724 **Lot** : 82 **BIN** : 1012830

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$161,800	
Interior Architecture		\$125,100
Electrical		\$11,400
Mechanical	\$51,200	\$156,700
<b>Total</b>	<b>\$213,000</b>	<b>\$293,100</b>
Importance Code A	\$161,800	
Importance Code B	\$51,200	\$293,100
<b>Total</b>	<b>\$213,000</b>	<b>\$293,100</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$7,600			\$30,200
Interior Architecture	\$42,500	\$17,200		\$3,600
Electrical	\$4,400	\$4,700	\$4,400	\$7,400
Mechanical	\$69,600	\$4,300	\$13,600	\$4,000
Site Pavements	\$29,200			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$167,600</b>	<b>\$40,600</b>	<b>\$32,400</b>	<b>\$59,500</b>
Importance Code A	\$9,900	\$2,400	\$2,400	\$32,600
Importance Code B	\$133,100	\$38,200	\$30,000	\$26,900
Importance Code C	\$24,600			
<b>Total</b>	<b>\$167,600</b>	<b>\$40,600</b>	<b>\$32,400</b>	<b>\$59,500</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CHELSEA DISTRICT HEALTH CENTER**  
**Asset # : 1575**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	4+	\$161,800	LIFE	**	5	\$40,300	
	Spalling, Extent : Moderate, Area Affected : 5%							
	Location : Front Facade At Parapet Wall							
Masonry: Granite	8%			LIFE	**	5	\$2,700	
Pre-Cast Concrete	2%			LIFE	**	5	\$2,900	
Windows								
Aluminum	80%			2050	**	5	\$8,300	
Steel	20%	4+	\$7,600	2050	**	5	\$12,900	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 40%							
	Location : Penthouse Windows							
Parapets								
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
Masonry: Brick	40%			LIFE	**	5	\$1,800	
Metal Panel	50%			2054	**	5	\$8,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Material Is Plastic Panel Screen							
Metal Panel	5%			2044	**	5	\$900	
Roof								
Modified Bitumen	98%			2039	**	10	\$25,400	
Skylight, Metal/Glass	2%			2054	**	10	\$1,700	
Interior								
Floors								
Carpet	10%			2035	\$61,700	3	\$7,100	
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : 1st Floor Carpeted Area							
	Explanation : Report Of Mold Under Carpet							
Cast in Place Concrete	5%			LIFE	**	5	\$3,900	
Ceramic Tile	40%			2047	**	5	\$14,300	
Traffic Topping	5%			2042	**	5	\$2,200	
Vinyl Tile	40%	Now	\$38,600	2039	**	3	\$5,400	
	Adhesion Failure, Extent : Severe, Area Affected : 10%							
	Location : Patient Rooms							
	Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
	Location : 2nd Floor Patient Rooms							
Interior Walls								
Gypsum Board	65%			LIFE	**	5	\$14,200	
Mosaic Tile	25%			LIFE	**			
Plaster	5%	Now	\$2,200	LIFE	**	5	\$500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Penthouse							
Wood	5%			LIFE	**	5	\$7,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CHELSEA DISTRICT HEALTH CENTER**  
**Asset # : 1575**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Interior**

**Ceilings**

AcousTileSusp.Lay-In	50%			2047	**	5	\$17,900	
Gypsum Board	10%			LIFE	**	5	\$4,500	
Wood	40%			LIFE	**	5	\$125,100	

**Site Enclosure**

**Fence/Gates**

Iron Picket	100%			2069	**			
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**Retaining Walls**

Cast in Place Concrete	100%			2069	**			
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**Site Pavements**

**Public Sidewalk**

Cast in Place Concrete	100%	4+	\$6,700	2047	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Hydrant</i>								

**On-Site Walkways**

Cast in Place Concrete	10%			2047	**			
Pavers/Stone	90%	Now	\$22,400	2043	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Under 600 Volts**

**Service Equipment**

Air Circuit Breaker	100%			2054	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								

**Switchgear / Switchboard**

Fused Disc Sw	50%			2054	**	5	\$100	
Molded Case Bkrs	50%			2044	**	5	\$300	

**Raceway**

Conduit	90%			2054	**	1		
Conduit	10%			2044	**	1		

**Panelboards**

Fused Disc Sw	10%			2033	\$3,900	5	\$100	
Molded Case Bkrs	20%			2050	**	5	\$100	
Molded Case Bkrs	40%			2033	\$15,600	5	\$300	
Molded Case Bkrs	30%			2056	**	5	\$200	

**Wiring**

Thermoplastic	20%			2034	\$11,400	1		
Thermoplastic	10%			2054	**	1		
Thermoplastic	70%			2060	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CHELSEA DISTRICT HEALTH CENTER**  
**Asset # : 1575**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	70%			2051	**	5	\$100	
	Variable Frequency Drive	30%			2054	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2051	**	1	\$8,000	
	Generators								
	Diesel	100%			2047	**	1	\$10,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : One 250 Kilovolt Ampere Generator								
Batteries									
	Lead/Acid	100%			2029	\$2,400	5	\$1,000	
Fuel Storage									
	Day Tank	50%			2056	**	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 324 Gallons Capacity								
	Main Tank	50%			2069	**	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Diesel Tank Installed In The Basement								
Lighting									
	Interior Lighting								
	Fluorescent	20%			2042	**	10	\$4,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st, 2nd, 3rd Floor								
	Explanation : T-8 Lamps Installed This Year								
	Fluorescent	20%			2042	**	10	\$4,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement, 1st, 2nd Floor								
	Explanation : Compact Fluorescent Light Fixtures Installed Ths Year								
	LED	60%			2042	**			
Egress Lighting									
	Emergency, Service	50%			2042	**	1		
	Exit, Service	30%			2044	**	1		
	Exit, Service	20%			2042	**	1		
Exterior Lighting									
	LED	20%			2042	**			
	No Component	80%							
Alarm									

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CHELSEA DISTRICT HEALTH CENTER**  
**Asset # : 1575**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Alarm

Security System  
Generic

100% 2042 \* \* 1 \$9,700  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Cameras Security System And Intrusion Alarm System*

Fire/Smoke Detection  
Generic, Digital

100% 2042 \* \* 1-3 \$16,000

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Heating

Energy Source  
Natural Gas

100% 2054 \* \* 1

Conversion Equipment  
Steam Boiler

100% 2047 \* \* 1 \$23,600  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Natural Gasoline Fired Steam Boilers*

Distribution

Central Plant Steam  
Piping/Pmp

100% 2054 \* \* 4 \$1,800  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : New*

Terminal Devices  
Convactor/Radiator

100% 2047 \* \* 1 \$7,700

## Air Conditioning

Energy Source  
Electricity

100% 2056 \* \* 1

Conversion Equipment  
Reciprocating  
Compr/Chiller

50% Now \$34,400 2039 \* \* 1 \$5,000  
*Malfunctioning, Extent : Moderate, Area Affected : 50%*  
*Location : Roof. Two Of The Chillers Are Not Working Due To Bad Compressor*

Ext Pkg Unit -  
Heating/Cooling

40% 0-2 \$31,300 2034 \$156,700 2 \$500  
*Not in Service, Extent : Moderate, Area Affected : 20%*  
*Location : Roof. One External Package Unit Is Not Working Due To Bad Compressor*

Split Unit

10% 2039 \* \*

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2 \$31,100

## Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CHELSEA DISTRICT HEALTH CENTER**  
**Asset # : 1575**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$51,200	LIFE	**	2-5	\$13,300	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%									
Location : Roof									
Exhaust Fans									
	Interior	25%			2039	**	2	\$200	
	Roof	75%			2039	**	2	\$600	
Plumbing									
H/C Water Piping									
	Brass/Copper	30%			2054	**	1		
	Galvanized Steel	70%			2047	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement, Water Main Piping									
Explanation : New									
Water Heater With Tanks									
	Gas Fired	100%			2032	\$16,700	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 98 Gallon Unit									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2039	**	4	\$800	
Backflow Preventer									
	Generic	100%			2042	**	1	\$1,500	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	50%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : 1 Unit									
	Hydraulic	50%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : 1 Unit									

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : CHIEF MEDICAL EXAMINERS BUILDING  
**Address** : 520 FIRST AVENUE @ E.30 ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-139  
**Program / Asset #** : DGS0012.000 / 1572 **Yr Built/Renovated** : 1960 / 1992  
**Area Sq Ft** : 94,251 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 11-May-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5,7,8,Ph  
**Block** : 962 **Lot** : 1 **BIN** : 1022053

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$454,200	\$655,600
Interior Architecture	\$1,056,100	\$5,010,400
Electrical	\$532,500	\$1,724,700
Mechanical	\$4,459,900	\$336,500
<b>Total</b>	<b>\$6,502,600</b>	<b>\$7,727,200</b>
Importance Code A	\$454,200	\$655,600
Importance Code B	\$6,048,500	\$7,019,600
Importance Code C		\$51,900
<b>Total</b>	<b>\$6,502,600</b>	<b>\$7,727,200</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$40,500		\$47,900	
Interior Architecture	\$105,100			\$11,500
Electrical	\$20,900	\$16,000	\$32,400	\$15,400
Mechanical	\$25,200	\$25,600	\$97,700	\$24,500
Site Pavements	\$17,900			
Elevators/Escalators	\$32,600	\$32,600	\$32,600	\$32,600
<b>Total</b>	<b>\$242,200</b>	<b>\$74,200</b>	<b>\$210,500</b>	<b>\$83,900</b>
Importance Code A	\$43,300		\$48,100	
Importance Code B	\$155,200	\$74,200	\$162,500	\$83,900
Importance Code C	\$43,700			
<b>Total</b>	<b>\$242,200</b>	<b>\$74,200</b>	<b>\$210,500</b>	<b>\$83,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CHIEF MEDICAL EXAMINERS BUILDING**  
**Asset # : 1572**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$454,200	LIFE	**	5	\$56,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%								
Location : West And South Facades								
Metal/Glass Curt Wall	43%			LIFE	**	5	\$113,800	
Metal Panel	10%			2053	**	5-10	\$97,100	
Metal Coiling Doors	2%			2046	**	5	\$8,800	
Window Wall	5%			2053	**	5	\$26,500	
Windows								
Aluminum	95%	Now	\$27,800	2049	**	5	\$14,900	
Hardware Missing, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Louvers	5%			2042	**	10	\$9,800	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$4,200	
Metal/Glass Curt Wall	45%			2053	**	5	\$14,700	
Metal Panel	5%			2053	**	5	\$1,600	
Roof								
Modified Bitumen	100%	0-2	\$8,300	2033	\$414,700			
Blisters, Extent : Light, Area Affected : 5%								
Location : Roof								
Soffits								
Metal Panel	100%			2043	**	5-10		
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$30,900	
Ceramic Tile	10%			2036	**	5	\$14,100	
Quarry Tile	10%			2046	**	5	\$21,200	
Terrazzo	5%	Now	\$64,400	LIFE	**	5	\$5,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Lobby								
Vinyl Tile	20%			2038	**	3	\$14,100	
Vinyl Tile 9" X 9"	45%	4+	\$991,700	2033	\$4,958,400	3	\$23,800	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CHIEF MEDICAL EXAMINERS BUILDING**  
**Asset # : 1572**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	10%			2036	**	5	\$24,700	
	Concrete Masonry Unit	15%			LIFE	**	5	\$14,800	
	Glass: Single Pane	2%			LIFE	**	5	\$3,700	
	Gypsum Board	35%			LIFE	**	5	\$51,900	
	Marble Panels	3%			LIFE	**			
	Plaster	20%	0-2	\$23,500	LIFE	**	5	\$14,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	50%	Now	\$22,900	2046	**	5	\$35,300	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 2%								
	Location : Throughout								
	Exposed Struc: Concrete	15%			LIFE	**	5	\$3,300	
	Metal Panel	5%			LIFE	**	5	\$8,800	
	Plaster	30%	0-2	\$25,100	LIFE	**	5	\$26,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Site Enclosure									
Fence/Gates									
	Iron Picket	30%			2053	**			
	Masonry: Brick	70%			2043	**			
Retaining Walls									
	Masonry: Fieldstone	100%			2043	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : West Side Of Building At Entrance								
	Explanation : This Is Actually A Granite Planter Wall								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$10,000	2038	**			
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : 30th Street								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Sidewalk Throughout								
	Explanation : Sidewalk Shed Installed								
On-Site Walkways									
	Masonry: Granite	100%	2-4	\$7,800	LIFE	**			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
	Location : Front Steps At Entry								
Parking/Driveway									
	Cast in Place Concrete	100%			2038	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CHIEF MEDICAL EXAMINERS BUILDING**  
**Asset # : 1572**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	\$44,200	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2 Main Service Disconnect Switches Rated At 2,000 Amperes Each							
	Transformers								
	Dry Type	100%			2031	\$26,100	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 500 Kilovolt Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	10%			2043	* *	5		
	Molded Case Bkrs	90%			2033	\$142,900	5	\$2,200	
	Raceway								
	Conduit	80%			2033	\$90,600	1		
	Conduit	20%			2043	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2041	* *	5	\$200	
	Molded Case Bkrs	40%			2041	* *	5	\$1,000	
	Molded Case Bkrs	50%			2032	\$58,500	5	\$1,200	
	Wiring								
	Braided Cloth	60%	2-4	\$101,900	2058	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	40%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	5%			2031	\$14,500	5		
	Locally Mounted	25%			2038	* *	5	\$200	
	Motor Control Center	20%			2038	* *	5	\$500	
	Motor Control Center	50%			2031	\$80,000	5	\$1,300	
	Ground								
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,400	
	Stand-by Power								
	Transfer Switches								
	Automatic	50%			2031	\$6,700	1	\$14,500	
	Automatic	50%			2038	* *	1	\$14,500	
	Generators								
	Diesel	50%			2029	\$53,100	1	\$18,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 205 Kilowatts							
	Diesel	50%			2036	* *	1	\$18,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Generator Rated At 225 Kilowatts							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CHIEF MEDICAL EXAMINERS BUILDING**  
**Asset # : 1572**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$3,500	
Fuel Storage									
	Day Tank	25%			2032	\$6,300	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Rated Capacity							
	Day Tank	5%			2041	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 25 Gallons Rated Capacity							
	Main Tank	70%			2036	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2028	\$140,100	10	\$8,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	Fluorescent	78%			2033	\$1,092,400	10	\$67,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	12%			2033	\$168,100	10	\$10,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lights							
Egress Lighting									
	Emergency, Service	45%			2033	\$25,500	1		
	Emergency, Battery	5%			2033	\$7,700	10	\$1,100	
	Exit, LED	50%			2061	* *	1		
Exterior Lighting									
	HID	9%			2033	\$38,700	10		
	Incandescent	1%			2028	\$4,900	2		
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$35,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CHIEF MEDICAL EXAMINERS BUILDING**  
**Asset # : 1572**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Alarm

Fire/Smoke Detection

Generic, Analog

100%

2028

\$237,400

1-3

\$58,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Heating

Energy Source

Utility Steam

100%

2043

\* \*

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Steam From Con Edison*

Conversion Equipment

Pres. Reducing Valve/LP  
Steam

100%

2036

\* \*

5

\$5,600

*Other Observation, Extent : N/A, Area Affected : 50%**Location : 6th Floor East And Basement Mechanical Room**Explanation : 2 Heat Exchangers On Each Floor*

Distribution

Hot Wtr Piping/Pump

30%

2041

\* \*

4

\$1,400

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Various Locations*

Steam Piping/Pump

70%

2043

\* \*

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Various Locations*

Terminal Devices

Air Handler

20%

Now

\$346,500

2043

\* \*

1

\$10,500

*Corroded, Extent : Severe, Area Affected : 80%**Location : 1 Unit, Roof*

Air Handler

5%

Now

\$86,600

2043

\* \*

1

\$2,600

*Abandoned in Place, Extent : Severe, Area Affected : 100%**Location : 2nd Floor Mechanical Room Number 3**On Extended Life, Extent : Moderate, Area Affected : 20%**Location : 2nd Floor Mechanical Room Number 3*

Air Handler

35%

2028

\$606,300

1

\$20,400

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Various Locations*

Convactor/Radiator

20%

2031

\$150,500

1

\$6,100

Fan Coil Unit/Heat

20%

2028

\$456,500

1

\$6,100

*On Extended Life, Extent : Moderate, Area Affected : 50%**Location : Various Locations*

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CHIEF MEDICAL EXAMINERS BUILDING**  
**Asset # : 1572**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Controls								
	Electrical	100%			2028	\$511,700			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	60%			2029	\$1,126,100	1	\$61,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units, R-123							
	Window/Wall Unit	20%			2026	\$69,700	1		
	No Component	20%							
Distribution									
	CW & CHW Wtr Pipe/Pump	60%	0-2	\$3,600	2043	* *	4	\$2,800	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Penthouse And Roof							
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2028	\$857,300	1	\$35,000	
	No Component	40%							
Heat Rejection									
	Water Cooling Tower	50%	Now	\$55,800	2031	\$186,000	2	\$37,900	
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Supporting Beams At Roof							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Inefficient Units							
	Water Cooling Tower	10%	Now	\$37,200	2038	* *	2	\$7,600	
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Penthouse							
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Penthouse							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Penthouse							
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,600	
Exhaust Fans									
	Interior	75%			2028	\$306,200	2	\$2,200	
		On Extended Life, Extent : Light, Area Affected : 30%							
		Location : Various Locations							
	Roof	25%			2028	\$44,700	2	\$700	

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CHIEF MEDICAL EXAMINERS BUILDING**  
**Asset # : 1572**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2043	* *	4	\$14,000	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2033	\$18,400	4	\$2,000	
	Sewage Ejector(s)								
	Electric	100%			2033	\$48,200	4	\$3,800	
	Backflow Preventer								
	Generic	100%			2033	\$41,100	1	\$5,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : One Unit From Cellar To 6th Floor; Two Units From 1st To 6th Floor								
	Explanation : 3 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$47,500	
	Sprinkler								
	No Component	30%							
	Generic	70%			2043	* *	1-2	\$18,500	
	Fire Pump								
	Generic	100%			2036	* *	1	\$17,600	

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : CORONA DISTRICT HEALTH CENTER  
**Address** : 34-33 JUNCTION BOULEVARD  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HEA0016.000 / 133 **Yr Built/Renovated** : 1940 / 2006  
**Area Sq Ft** : 28,600 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 02-Apr-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1729 **Lot** : 27 **BIN** : 4042887

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,260,800	
Mechanical		\$193,100
<b>Total</b>	<b>\$1,260,800</b>	<b>\$193,100</b>
Importance Code A	\$1,260,800	
Importance Code B		\$193,100
<b>Total</b>	<b>\$1,260,800</b>	<b>\$193,100</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$82,700	\$500		
Interior Architecture	\$60,200		\$3,700	\$2,900
Electrical	\$12,100	\$52,400	\$1,200	\$700
Mechanical	\$26,700	\$14,400	\$11,700	\$5,200
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$188,900</b>	<b>\$74,400</b>	<b>\$23,800</b>	<b>\$16,100</b>
Importance Code A	\$84,800	\$2,600	\$2,100	\$2,100
Importance Code B	\$99,400	\$71,800	\$21,700	\$14,000
Importance Code C	\$4,800			
<b>Total</b>	<b>\$188,900</b>	<b>\$74,400</b>	<b>\$23,800</b>	<b>\$16,100</b>



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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CORONA DISTRICT HEALTH CENTER**  
**Asset # : 133**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	73%	Now	\$577,800	LIFE	* *	5	\$35,900	
		Horizontal Cracks, Extent : Light, Area Affected : 10%							
		Location : North And South Facades							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : North And South Facades							
		Paint Peeling, Extent : Severe, Area Affected : 60%							
		Location : Exterior Facades							
		Sidewalk Shed in Use, Extent : Light, Area Affected : 50%							
		Location : Perimeter Of Building							
		Vertical Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Masonry: Granite	5%	0-2	\$94,600	LIFE	* *	5	\$1,800	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : Front Entry							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Front Entry							
	Masonry: Limestone	2%	0-2	\$37,800	LIFE	* *	5	\$700	
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Front Facade							
	Masonry: Marble	5%			LIFE	* *	5	\$1,800	
	Metal Panel	10%	0-2	\$15,900	2052	* *	5	\$9,200	
		Deformed/Dented, Extent : Moderate, Area Affected : 30%							
		Location : Exterior Security Gates							
	Pre-Cast Concrete	5%	Now	\$87,200	LIFE	* *	5	\$8,000	
		Deteriorated Finish, Extent : Severe, Area Affected : 80%							
		Location : Exterior Facade							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 30%							
		Location : Precast Concrete Base Band At Perimeter Of Building Facade							
		Spalling, Extent : Moderate, Area Affected : 40%							
		Location : Exterior Base Band Of Building Perimeter							
Windows									
	Aluminum	90%	Now	\$23,800	2048	* *	5	\$5,100	
		Air Infiltration, Extent : Moderate, Area Affected : 40%							
		Location : Basement Windows							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : Basement Windows							
	Bronze/Brass	10%	Now	\$131,500	2057	* *	5	\$3,500	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Bulkheads							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%							
		Location : Bulkheads							
		Thermally Inefficient, Extent : Severe, Area Affected : 100%							
		Location : Bulkheads							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CORONA DISTRICT HEALTH CENTER**  
**Asset # : 133**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Masonry: Brick	55%	0-2	\$66,200	LIFE	**	5	\$2,700	
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%								
	Location : Perimeter Flashing At Roof								
	Masonry: Marble	20%	Now	\$51,300	LIFE	**	5	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Metal Panel	5%			2052	**	5	\$900	
	Metal Rail	5%			2045	**	5-10	\$4,400	
	Metal: Cage/Fence	15%	Now	\$5,100	2045	**	5	\$2,400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
	Location : Lower Roof								
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Lower Roof								
Roof									
	Modified Bitumen	95%	Now	\$173,900	2037	**			
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Over Third Floor								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
	Location : Over Third Floor								
	Skylight, Metal/Glass	5%	0-2	\$78,400	2052	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Stir Bulk Head								
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,300	
	Ceramic Tile	5%			2041	**	5	\$2,000	
	Recent Installation, Extent : Light, Area Affected : 25%								
	Location : 3rd Floor								
	Terrazzo	15%	Now	\$26,900	LIFE	**	5	\$4,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Front And East Stairs								
	Vinyl Tile	75%			2037	**	3	\$11,100	

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CORONA DISTRICT HEALTH CENTER**  
**Asset # : 133**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2041	* *	5	\$2,000	
	Glass: Single Pane	5%			LIFE	* *	5	\$1,500	
	Gypsum Board	30%			LIFE	* *	5	\$7,200	
	Gypsum Board	20%			LIFE	* *	5	\$4,800	
	Metal Panel	5%			LIFE	* *			
	Plaster	20%	Now	\$3,800	LIFE	* *	5	\$2,400	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Electrical Room									
	SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	20%	4+	\$2,600	2037	* *	5	\$3,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : First Floor And Partial Basement Level									
	AcousTileSusp.Lay-In	15%			2049	* *	5	\$5,900	
	Exposed Struc: Concrete	5%			LIFE	* *	5	\$300	
	Gypsum Board	25%	Now	\$16,800	LIFE	* *	5	\$12,300	
Recent Repair Evident, Extent : N/A, Area Affected : 10%									
Location : Basement Hall Level									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Basement Hall Ceiling									
	Plaster	35%	Now	\$8,200	LIFE	* *	5	\$8,600	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2052	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2052	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	75%			2045	* *			
	Pavers/Stone	25%			2041	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2037	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2052	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 2,000 Ampere Main Disconnect Switch									

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CORONA DISTRICT HEALTH CENTER**  
**Asset # : 133**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	40%			2052	**	5	\$100	
	Molded Case Bkrs	60%			2052	**	5	\$500	
Raceway									
	Conduit	20%			2032	\$8,100	1		
	Conduit	80%			2052	**	1		
Panelboards									
	Fused Disc Sw	2%			2048	**	5		
	Fused Disc Sw	3%			2031	\$1,200	5		
	Molded Case Bkrs	10%			2031	\$3,900	5	\$100	
	Molded Case Bkrs	85%			2048	**	5	\$600	
Wiring									
	Braided Cloth	20%	2-4	\$11,400	2057	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Basement							
	Thermoplastic	70%			2052	**	1		
	Thermoplastic	10%			2032	\$5,700	1		
Motor Controllers									
	Locally Mounted	10%			2045	**	5		
	Motor Control Center	85%			2045	**	5	\$700	
	Variable Frequency Drive	5%			2049	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$400	
Lighting									
Interior Lighting									
	Fluorescent	70%			2037	**	10	\$16,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps							
	LED	30%			2040	**			
Egress Lighting									
	Emergency, Battery	50%			2037	**	10	\$3,200	
	Exit, LED	10%			2067	**	1		
	Exit, Service	40%			2037	**	1		
Exterior Lighting									
	HID	20%			2027	\$26,100	10		
	No Component	80%							
Alarm									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CORONA DISTRICT HEALTH CENTER**  
**Asset # : 133**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

## Alarm

## Security System

No Component

80%

Generic

10%

2027

\$5,200

1

\$1,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Entry And Exit Doors**Explanation : Intrusion Alarm System, Motions Sensors*

Generic

10%

2037

\* \*

1

\$1,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Inside And Outside**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

\* \*

1-3

\$5,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Pull Box And Fire Alarm Panel*

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

## Heating

## Energy Source

Natural Gas

100%

2042

\* \*

1

## Conversion Equipment

Furnace

25%

2032

\$20,000

1

\$3,300

Hot Water Boiler

15%

2037

\* \*

1

\$2,000

*Other Observation, Extent : N/A, Area Affected : 50%**Location : Third Floor Mechanical Room**Explanation : One Unit*

Steam Boiler

60%

2052

\* \*

1

\$15,600

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two New Boiler*

## Distribution

Ductwork/Diffusers

40%

LIFE

\* \*

2-5

\$5,900

Central Plant Steam

60%

2042

\* \*

4

\$1,200

Piping/Pmp

## Terminal Devices

Air Handler

40%

2032

\$193,100

1

\$6,500

Convactor/Radiator

60%

Now

\$2,500

2037

\* \*

1

\$4,600

*Leak Evident, Extent : Light, Area Affected : 5%**Location : First Floor*

## Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CORONA DISTRICT HEALTH CENTER**  
**Asset # : 133**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Heat Pump Air Sourced	50%			2037	**	2	\$800	
	Ext Pkg Unit - Heating/Cooling	40%			2037	**	2	\$600	
	Window/Wall Unit	10%			2027	\$9,700	1		
	Distribution								
	CW & CHW Wtr Pipe/Pump	50%			2052	**	4	\$600	
	Ductwork/Diffusers	30%			LIFE	**	2	\$10,300	
	No Component	20%							
	Terminal Devices								
	Air Handler/Cool/Ht	60%			2037	**	1	\$9,800	
	No Component	40%							
	Heat Rejection								
	Air Cooled Condenser Unit	40%			2042	**	2	\$7,300	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,600	
	Exhaust Fans								
	Interior	40%			2032	\$45,500	2	\$300	
	Roof	60%	Now	\$600	2032	\$29,900	2	\$400	
	Malfunctioning, Extent : Light, Area Affected : 5% Location : Roof								
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2037	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2026	\$16,700	2		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : 85 Gallon Tank								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$900	4	\$900	
	Sewage Ejector(s)								
	Electric	100%			2037	**	4	\$1,100	
	Backflow Preventer								
	Generic	100%			2040	**	1	\$1,600	
	Fixtures								
	Generic	100%							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CORONA DISTRICT HEALTH CENTER**  
**Asset # : 133**

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement To 3rd Floor*

*Explanation : One Unit*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : CROWN HEIGHTS HEALTH CENTER  
**Address** : 1218 PROSPECT PLACE @ TROY AVE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0030.000 / 14331 **Yr Built/Renovated** : 1954 / 2009  
**Area Sq Ft** : 17,400 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 15-Mar-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1365 **Lot** : 9 **BIN** : 3036147

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$340,100	
Interior Architecture	\$158,100	
Mechanical		\$403,600
<b>Total</b>	<b>\$498,200</b>	<b>\$403,600</b>
Importance Code A	\$340,100	
Importance Code B		\$403,600
Importance Code C	\$158,100	
<b>Total</b>	<b>\$498,200</b>	<b>\$403,600</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$24,300	\$2,000		\$44,800
Interior Architecture	\$20,300	\$2,400	\$1,500	\$100
Electrical	\$2,800	\$3,200	\$5,600	\$5,800
Mechanical	\$7,100	\$1,900	\$3,900	\$1,700
Site Enclosure	\$1,300			
Site Pavements	\$20,100	\$3,600	\$200	\$200
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$83,200</b>	<b>\$20,300</b>	<b>\$18,300</b>	<b>\$59,700</b>
Importance Code A	\$25,200	\$2,900	\$900	\$45,700
Importance Code B	\$43,700	\$13,800	\$16,400	\$13,800
Importance Code C	\$14,300	\$3,600	\$1,000	\$200
<b>Total</b>	<b>\$83,200</b>	<b>\$20,300</b>	<b>\$18,300</b>	<b>\$59,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CROWN HEIGHTS HEALTH CENTER**  
**Asset # : 14331**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$22,000	LIFE	**	5	\$5,500	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
Location : Left Side And Rear Elevations								
Masonry: Brick Cavity	5%			LIFE	**	5	\$1,400	
Masonry: Limestone	25%	Now	\$52,600	LIFE	**	5	\$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Window Surrounds								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Front Facade								
Worn/Eroded, Extent : Light, Area Affected : 10%								
Location : Front Facade								
Metal/Glass Curt Wall	40%			LIFE	**	5	\$20,500	
Granite Panels	5%			LIFE	**	5	\$1,000	
Window Wall	5%			2054	**	5	\$5,100	
Windows								
Aluminum	58%			2050	**	5	\$2,400	
Aluminum	2%	Now	\$2,300	2050	**	5		
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Room No. 3								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 100%								
Location : Room No. 3								
Special Gauge/Ballistic	40%	Now	\$117,600	LIFE	**	1		
Other Observation, Extent : Light, Area Affected : 30%								
Location : Street Facade								
Explanation : Bullet Proof Glass, 3 Locations Inoperable								
Parapets								
Metal Panel	5%			2054	**	5	\$900	
Metal Rail	85%			2039	**	5-10	\$68,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout, Bottom Rail								
Metal: Cage/Fence	10%			2047	**	5-10	\$3,500	
Roof								
Fiberglass Panel	5%			2037	**	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Yard								
Explanation : Polycarbonate Paneling Covering Egress Stair								
Modified Bitumen	95%	Now	\$169,900	2044	**			
Alligatoring, Extent : Severe, Area Affected : 100%								
Location : Main Roof								
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Soffits								
Stucco Cement	100%			2047	**	5		

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CROWN HEIGHTS HEALTH CENTER**  
**Asset # : 14331**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$2,700		
	Paint Peeling, Extent : Moderate, Area Affected : 20%								
	Location : Basement								
Ceramic Tile	5%			2043	**	5	\$1,200		
Terrazzo	10%	Now	\$4,500	LIFE	**	5	\$1,900		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Door Threshold To Rear Yard. Stair A								
Vinyl Tile	78%			2039	**	3	\$7,200		
Vinyl Tile	2%	Now	\$7,900	2042	**	3	\$200		
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Hallways, First And Second Floors								
Interior Walls									
Cast in Place Concrete	15%	0-2	\$158,100	LIFE	**				
	Paint Peeling, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
Ceramic Tile	5%			2043	**	5	\$1,800		
Concrete Masonry Unit	10%			LIFE	**	5	\$1,400		
Glass: Single Pane	2%			LIFE	**	5	\$500		
Gypsum Board	60%			LIFE	**	5	\$12,800		
SGFT/Glazed Masonry	8%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	65%	Now	\$5,200	2047	**	5	\$8,000		
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Room No. 220, Bathroom Second Floor. Waiting Area								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Room No. 220, Bathroom Second Floor. Waiting Area								
Exposed Struc: Concrete	10%			LIFE	**	5	\$400		
Gypsum Board	15%	Now	\$1,300	LIFE	**	5	\$4,600		
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Entry Vestibule								
Plaster	10%	Now	\$1,500	LIFE	**	5	\$1,500		
	Patching Evident, Extent : Light, Area Affected : 10%								
	Location : Main Entry								
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
	Location : Main Entry								
Site Enclosure									
Fence/Gates									
Chain Link	5%			2034	\$2,500				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
	Location : East Side Of Parking Area								
Iron Picket	95%			2069	**				

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CROWN HEIGHTS HEALTH CENTER**  
**Asset # : 14331**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%	Now	\$1,300	2054	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : East Wall Of Parking Area. Front Ramp								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Front Ramp								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$5,800	2039	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Prospect Place Side								
	On-Site Walkways								
	Cast in Place Concrete	50%	Now	\$600	2039	* *			
	Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
	Location : Adjacent To Stair Areaway At Rear Of Building								
	Masonry: Granite	15%	0-2	\$3,800	LIFE	* *			
	Caulking Deteriorated, Extent : Light, Area Affected : 5%								
	Location : Front Entry Steps								
	Metal	35%			2054	* *	1-3	\$12,000	
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Egress Stair In Rear Yard								
	Explanation : Corrosion/ Rusting								
	Parking/Driveway								
	Asphalt	100%	Now	\$9,700	2037	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Parking Area								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2054	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Basement								
	Explanation : One 1,600 Ampere Main Disconnect Switch								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2054	* *	5	\$100	
	Raceway								
	Conduit	100%			2054	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2050	* *	5		
	Molded Case Bkrs	95%			2050	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2054	* *	1		

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CROWN HEIGHTS HEALTH CENTER**  
**Asset # : 14331**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2047	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	**	1	\$5,400	
	Generators								
	Natural Gas	100%			2043	**	1	\$6,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Area Outside The Building							
		Explanation : One 25 Kilowatts							
	Batteries								
	Lead/Acid	100%			2028	\$2,400	5	\$600	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2039	**	10	\$800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Room B11, Storage, B15a, Mechanical Room							
	LED	95%			2042	**			
	Egress Lighting								
	Emergency, Battery	50%			2039	**	10	\$2,100	
	Exit, LED	50%			2062	**	1		
	Exterior Lighting								
	LED	25%			2039	**			
	LED	5%			2044	**			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof Perimeter Facing Parking Lot							
	No Component	70%							
Alarm									
	Security System								
	Generic	50%			2039	**	1	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : Intrusion Alarm							
	Generic	50%			2039	**	1	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Camera							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CROWN HEIGHTS HEALTH CENTER**  
**Asset # : 14331**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Alarm

Fire/Smoke Detection  
Generic, Digital

100%

2039

\* \*

1-3

\$10,700

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors And Fire Alarm Panel*

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Heating

Energy Source

Natural Gas

100%

2044

\* \*

1

Conversion Equipment

Furnace

70%

2034

\$37,000

1

\$6,000

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Roof*

*Explanation : 5 Rooftop Package Units*

Hot Water Boiler

30%

2039

\* \*

1

\$2,600

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Basement*

*Explanation : 2 Gasoline Fired Hot Water Boilers*

Distribution

Hot Wtr Piping/Pump

30%

2042

\* \*

4

\$400

No Component

70%

Terminal Devices

Convactor/Radiator

20%

2047

\* \*

1

\$1,100

Fan Coil Unit/Heat

10%

2039

\* \*

1

\$600

No Component

70%

Controls

Electrical

100%

2032

\$94,500

## Air Conditioning

Energy Source

Electricity

100%

2050

\* \*

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

80%

0-2

\$4,600

2034

\$228,400

2

\$700

*R-22 Refrigerant, Extent : Light, Area Affected : 100%*

*Location : 5 Package Units On Roof*

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Roof*

*Explanation : Inefficient Units*

Split Unit

20%

2034

\$80,700

*R-22 Refrigerant, Extent : Light, Area Affected : 100%*

*Location : Roof*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CROWN HEIGHTS HEALTH CENTER**  
**Asset # : 14331**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Fan Coil - 2 Pipe	20%			2039	**	1	\$1,100	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2034	\$9,800	2	\$2,400	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,700	
Exhaust Fans									
	Interior	10%			2039	**	2	\$100	
	Roof	90%			2039	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$33,400	2		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Boiler Room Explanation : One 175 Gallons Unit								
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2039	**	4	\$600	
Backflow Preventer									
	Generic	100%			2039	**	1	\$1,100	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement To Second Floor Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2054	**	1-2	\$4,900	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*  
*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*  
*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : EAST HARLEM DISTRICT HEALTH CTR.  
**Address** : 158 EAST 115 STREET @LEXINGTON AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0002.000 / 1998 **Yr Built/Renovated** : 1937 / 2010  
**Area Sq Ft** : 47,468 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 16-Dec-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1640 **Lot** : 147 **BIN** : 1052229

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$66,000	
Interior Architecture		\$1,796,600
Electrical	\$101,300	\$221,000
Mechanical	\$422,900	\$486,000
<b>Total</b>	<b>\$590,200</b>	<b>\$2,503,700</b>
Importance Code A	\$66,000	
Importance Code B	\$524,200	\$2,378,100
Importance Code C		\$125,600
<b>Total</b>	<b>\$590,200</b>	<b>\$2,503,700</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$17,600	\$1,900		
Interior Architecture	\$37,000		\$3,500	\$3,100
Electrical	\$107,900	\$2,000	\$1,600	\$1,700
Mechanical	\$43,900	\$3,600	\$4,200	\$3,600
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$213,600</b>	<b>\$14,700</b>	<b>\$16,500</b>	<b>\$15,700</b>
Importance Code A	\$22,100	\$4,500	\$2,600	\$2,600
Importance Code B	\$172,000	\$10,200	\$13,800	\$11,900
Importance Code C	\$19,400			\$1,200
<b>Total</b>	<b>\$213,600</b>	<b>\$14,700</b>	<b>\$16,500</b>	<b>\$15,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**EAST HARLEM DISTRICT HEALTH CTR.**  
**Asset # : 1998**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	75%	Now	\$66,000	LIFE	**	5	\$41,000	
		Efflorescence, Extent : Moderate, Area Affected : 5%							
		Location : Bulkheads							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : East Elevation And Stair Bulkhead Y							
	Masonry: Granite	5%			LIFE	**	5	\$2,100	
	Masonry: Limestone	5%			LIFE	**	5	\$2,100	
	Stucco Cement	15%			2036	**	5	\$20,500	
	Windows								
	Aluminum	100%			2047	**	5	\$3,800	
	Parapets								
	Masonry: Brick	90%			LIFE	**	5	\$1,300	
	Masonry: Limestone	5%			LIFE	**	5	\$100	
	Metal Rail	5%			2036	**	5-10	\$1,300	
	Roof								
	Modified Bitumen	95%	Now	\$6,600	2036	**			
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Story Roof On West Side							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 2nd Story Roof On West Side							
	Skylight, Metal/Glass	5%			2051	**	10	\$2,200	
Interior									
	Floors								
	Cast in Place Concrete	10%			LIFE	**	5	\$8,600	
	Ceramic Tile	10%			2034	\$217,600	5	\$4,000	
	Terrazzo	10%			LIFE	**	5	\$3,100	
	Vinyl Tile	35%			2031	\$373,200	3	\$5,200	
	Vinyl Tile 9" X 9"	35%			2031	\$1,080,300	3	\$5,200	
	Interior Walls								
	Ceramic Tile	10%			2034	\$125,600	5	\$2,300	
	Glass: Single Pane	3%			LIFE	**	5	\$500	
	Marble Panels	2%			LIFE	**			
	Plaster	70%	Now	\$19,400	LIFE	**	5	\$4,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : 2nd Floor Suite 209 At Exterior Walls And Boiler Room							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : 2nd Floor Suite 209 At Exterior Walls And Boiler Room							
	SGFT/Glazed Masonry	15%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**EAST HARLEM DISTRICT HEALTH CTR.**  
**Asset # : 1998**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Interior**

**Ceilings**

AcousTileSusp.Lay-In	2%			2036	**	5	\$800	
Exposed Struc: Concrete	15%			LIFE	**	5	\$900	
Gypsum Board	10%			LIFE	**	5	\$4,900	
Plaster	73%	Now	\$17,100	LIFE	**	5	\$18,000	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : Stairwell Y*

*Water Penetration, Extent : Moderate, Area Affected : 2%*

*Location : Stairwell Y*

**Site Enclosure**

**Fence/Gates**

Chain Link	10%			2041	**			
Iron Picket	90%			2051	**			

**Retaining Walls**

Cast in Place Concrete	50%			2051	**			
Masonry: Fieldstone	50%			2041	**			

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Areaways On North Elevation*

*Explanation : This Is Actually Granite*

**Site Pavements**

**Public Sidewalk**

Cast in Place Concrete	100%			2036	**			
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**On-Site Walkways**

Cast in Place Concrete	80%			2036	**			
Masonry: Granite	20%			LIFE	**			

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	80%			2031	\$17,700	5	\$200	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Basement / Boiler Room*

*Explanation : Main Service Disconnect Switch Rated At 800 Amperes.*

Fused Disc Sw	20%	Now	\$1,800	2061	**	5		
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*Other Observation, Extent : Severe, Area Affected : 100%*

*Location : Basement*

*Explanation : The Service End Box Is Corroded And Lost Its Bottom Cover*

**Switchgear / Switchboard**

Molded Case Bkrs	100%			2031	\$127,000	5	\$1,300	
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**Raceway**

Conduit	80%			2031	\$47,000	1		
Conduit	15%			2041	**	1		
Conduit	5%			2057	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**EAST HARLEM DISTRICT HEALTH CTR.**  
**Asset # : 1998**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2030	\$5,800	5	\$100	
	Fused Toggle Switch	30%	0-2	\$17,500	2056	**	5	\$200	
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Molded Case Bkrs	5%			2047	**	5	\$100	
	Molded Case Bkrs	55%			2030	\$32,200	5	\$700	
Wiring									
	Braided Cloth	30%	2-4	\$25,700	2056	**	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	10%			2041	**	1		
	Thermoplastic	55%			2031	\$47,000	1		
	Thermoplastic	5%			2057	**	1		
Motor Controllers									
	Locally Mounted	70%			2029	\$101,300	5	\$200	
	Locally Mounted	30%	2-4	\$26,000	2051	**	5		
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Mechanical Room									
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	98%			2036	**	10	\$23,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	2%			2039	**			
Egress Lighting									
	Emergency, Battery	40%			2031	\$17,300	10	\$2,500	
	Emergency, Battery	10%			2036	**	10	\$600	
	Exit, Service	30%			2031	\$3,300	1		
	Exit, Service	20%			2036	**	1		
Exterior Lighting									
	HID	20%			2036	**	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2031	\$26,100	1	\$5,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lobby, Outside, Entry And Exit Doors									
Explanation : CCTV Surveillance Cameras And Intrusion Alarm System									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**EAST HARLEM DISTRICT HEALTH CTR.**  
**Asset # : 1998**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Alarm

## Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2036

\* \*

1-3

\$11,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm Bells And Smoke**Detectors*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Heating

## Energy Source

Natural Gas

100%

2041

\* \*

1

## Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$26,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Gas Fired Steam Boilers*

## Distribution

Steam Piping/Pump

75%

2031

\$154,900

Steam Piping/Pump

25%

2051

\* \*

## Terminal Devices

Convactor/Radiator

100%

2029

\$210,900

1

\$8,500

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

## Conversion Equipment

Window/Wall Unit

100%

2029

\$97,700

1

## Ventilation

## Distribution

Ductwork/Diffusers

20%

LIFE

\* \*

2-5

\$2,900

No Component

80%

## Exhaust Fans

Interior

100%

2026

\$114,400

2

\$800

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : 4th Floor Mechanical Equipment Room*

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2031

\$331,200

1

## Water Heater With Tanks

Gas Fired

100%

2026

\$16,700

2

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**EAST HARLEM DISTRICT HEALTH CTR.**  
**Asset # : 1998**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping									
	Cast Iron	75%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	25%	Now	\$13,600	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 25%							
		Location : Areaways And Basement Level Drains. Severe Clogging Due To Heavy Internal Pipe Corrosion							
Sump Pump(s)									
	Non-Submersible	100%			2026	\$9,300	4	\$1,500	
Backflow Preventer									
	Generic	100%			2031	\$11,500	1	\$1,600	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Unit. Not In Service							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : FORT GREENE DISTRICT HEALTH CTR.  
**Address** : 295 FLATBUSH AVENUE EXT. @WILLOUGHBY ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0009.000 / 1981 **Yr Built/Renovated** : 1940 / 2007  
**Area Sq Ft** : 41,800 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 19-May-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,5  
**Block** : 2079 **Lot** : 21 **BIN** : 3058406

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$154,600	\$117,400
Electrical	\$260,900	\$276,300
Mechanical	\$277,700	\$392,000
<b>Total</b>	<b>\$693,200</b>	<b>\$785,800</b>
Importance Code A	\$154,600	\$117,400
Importance Code B	\$538,600	\$668,300
<b>Total</b>	<b>\$693,200</b>	<b>\$785,800</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$67,300	\$13,100	\$5,600	
Interior Architecture	\$39,400		\$4,400	
Electrical	\$21,000	\$74,100	\$2,300	\$2,500
Mechanical	\$7,500	\$33,100	\$10,700	\$7,800
Elevators/Escalators	\$22,300	\$22,300	\$22,300	\$22,300
<b>Total</b>	<b>\$157,500</b>	<b>\$142,700</b>	<b>\$45,200</b>	<b>\$32,600</b>
Importance Code A	\$70,600	\$16,500	\$8,900	\$3,300
Importance Code B	\$50,900	\$126,200	\$36,300	\$29,300
Importance Code C	\$36,000			
<b>Total</b>	<b>\$157,500</b>	<b>\$142,700</b>	<b>\$45,200</b>	<b>\$32,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**FORT GREENE DISTRICT HEALTH CTR.**  
**Asset # : 1981**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	80%			LIFE	**	5	\$64,200		
Masonry: Brick	3%	Now	\$9,700	LIFE	**	5	\$2,400		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Regional Director Office On Fifth Floor									
Masonry: Limestone	5%			LIFE	**	5	\$3,000		
Metal Panel	8%			2052	**	5-10	\$44,200		
Granite Panels	4%	Now	\$38,600	LIFE	**	5	\$2,400		
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Entry Ramp									
Windows									
Aluminum	30%	Now	\$5,200	2048	**	5	\$2,800		
Water Penetration, Extent : Light, Area Affected : 5%									
Location : 5th Floor Office									
Aluminum	60%			2048	**	5	\$11,300		
Metal Louvers	5%			2035	\$50,800	10	\$5,900		
Steel	5%	Now	\$13,800	2057	**	5	\$5,900		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Penthouse									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Penthouse									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Penthouse									
Parapets									
Masonry: Brick	80%			LIFE	**	5	\$4,300		
Masonry: Limestone	5%			LIFE	**	5	\$300		
Metal Panel	10%			2052	**	5	\$2,100		
Metal Rail	5%			2045	**	5-10	\$4,900		
Roof									
Modified Bitumen	100%	4+	\$154,600	2037	**				
Alligatoring, Extent : Light, Area Affected : 10%									
Location : Throughout									
Patching Evident, Extent : Light, Area Affected : 10%									
Location : Throughout									
Ponding, Extent : Light, Area Affected : 5%									
Location : Throughout									
Soffits									
Cast in Place Concrete	40%			LIFE	**	5			
Cement - Fiber Panel	60%			2037	**	10			
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$11,400		
Ceramic Tile	13%			2041	**	5	\$6,800		
Terrazzo	10%			LIFE	**	5	\$4,100		
Vinyl Tile	67%			2037	**	3	\$13,100		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**FORT GREENE DISTRICT HEALTH CTR.**  
**Asset # : 1981**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	10%			2041	**	5	\$8,800	
	Concrete Masonry Unit	10%			LIFE	**	5	\$3,500	
	Gypsum Board	40%			LIFE	**	5	\$21,200	
	Marble Panels	3%			LIFE	**			
	Plaster	20%	Now	\$8,400	LIFE	**	5	\$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Fifth Floor Office									
Water Penetration, Extent : Moderate, Area Affected : 6%									
Location : Fifth Floor Office									
	SGFT/Glazed Masonry	15%	0-2	\$23,200	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Basement									
	Wood	2%			LIFE	**	5	\$7,100	
Ceilings									
	AcousTileSusp.Lay-In	60%			2045	**	5	\$31,300	
Staining/Discoloring, Extent : Light, Area Affected : 2%									
Location : First Floor									
	Exposed Struc: Concrete	10%			LIFE	**	5	\$800	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$6,500	
	Metal Panel	5%			LIFE	**	5	\$3,300	
	Plaster	10%			LIFE	**	5	\$3,300	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2067	**			
Free Standing Walls									
	Masonry: Brick	100%			2052	**			
Retaining Walls									
	Cast in Place Concrete	100%			2052	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			
On-Site Walkways									
	Cast in Place Concrete	50%			2045	**			
	Masonry: Granite	50%			LIFE	**			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2042	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2,000 Ampere Main Disconnect Switch									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**FORT GREENE DISTRICT HEALTH CTR.**  
**Asset # : 1981**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2052	**	5	\$200	
Raceway									
	Conduit	90%			2032	\$52,800	1		
	Conduit	10%			2052	**	1		
Panelboards									
	Molded Case Bkrs	40%			2040	**	5	\$400	
	Molded Case Bkrs	40%			2031	\$23,400	5	\$400	
	Molded Case Bkrs	20%			2040	**	5	\$200	
Wiring									
	Braided Cloth	20%	2-4	\$17,100	2057	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	60%			2042	**	1		
	Thermoplastic	20%			2052	**	1		
Motor Controllers									
	Locally Mounted	85%			2037	**	5	\$200	
	Locally Mounted	15%			2030	\$21,700	5		
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	20%			2037	**	10	\$6,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	40%			2027	\$207,200	10	\$12,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2032	\$155,400	10	\$9,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	10%			2037	**			
Egress Lighting									
	Emergency, Service	20%			2037	**	1		
	Emergency, Battery	30%			2032	\$17,100	10	\$2,500	
	Exit, LED	40%			2060	**	1		
	Exit, Service	10%			2032	\$1,500	1		
Exterior Lighting									
	Fluorescent	20%			2027	\$32,600	10	\$800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Soffits At Entrances							
	HID	10%			2027	\$19,000	10		
	No Component	70%							

**Alarm**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**FORT GREENE DISTRICT HEALTH CTR.**  
**Asset # : 1981**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Alarm**

## Security System

Generic	30%			2032	\$23,000	1		\$4,700	
Generic	70%	Now	\$53,600	2037	**	1		\$9,800	

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : First Floor*

## Fire/Smoke Detection

No Component	70%								
Generic, Digital	30%	Now	\$3,200	2037	**	1-3		\$7,000	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : First Floor**Explanation : Trouble Signal Visible On Fire Alarm Control Panel*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

## Energy Source

Natural Gas	100%			2052	**	1			
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## Conversion Equipment

Hot Water Boiler	10%			2037	**	1		\$1,700	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Sub-basement Boiler Room, Penthouse**Explanation : 3 Units, Summer Boiler*

Steam Boiler	90%			2045	**	1		\$31,100	
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*Other Observation, Extent : N/A, Area Affected : 75%**Location : Sub-basement Boiler Room**Explanation : 2 Units*

## Distribution

Hot Wtr Piping/Pump	10%			2048	**	4		\$200	
Steam Piping/Pump	90%			2042	**				

## Terminal Devices

Air Handler	25%			2032	\$160,200	1		\$5,400	
Convactor/Radiator	75%			2037	**	1		\$8,500	

**Air Conditioning**

## Energy Source

Electricity	100%			2040	**	1			
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## Conversion Equipment

Centrifugal, Elec Chiller	40%			2028	\$277,700	1		\$15,100	
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*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : One Chiller On Roof*

Int Pkg Unit - Heating/Cooling	20%			2033	\$111,000	2		\$400	
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Ext Pkg Unit - Heating/Cooling	15%			2040	**	2		\$300	
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Split Unit	5%			2037	**				
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Window/Wall Unit	20%			2027	\$25,800	1			
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**FORT GREENE DISTRICT HEALTH CTR.**  
**Asset # : 1981**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	40%			2052	**	4	\$700	
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2037	**	1	\$8,600	
	No Component	60%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,400	
Exhaust Fans									
	Interior	80%			2032	\$120,800	2	\$900	
	Roof	20%			2032	\$13,200	2	\$200	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2037	**	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : One 75 Gallon Tank								
Water Heater With Tanks									
	Gas Fired	100%			2030	\$16,700	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2037	**	4	\$900	
Backflow Preventer									
	Generic	100%			2037	**	1	\$2,100	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Two Units From Basement To 5th Floor, One Unit From Sub-basement To 1st Floor								
	Explanation : 3 Units								
Fire Suppression									
Sprinkler									
	Under Construction	100%							
Fire Pump									
	Under Construction	100%							

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : HOMECREST DIST. HEALTH CTR.  
**Address** : 1601 AVENUE S @ E.16 ST  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0022.000 / 13729 **Yr Built/Renovated** : 1950 / 2014  
**Area Sq Ft** : 16,684 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 22-Nov-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2  
**Block** : 6821 **Lot** : 142 **BIN** : 3184035

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture		\$114,500
Electrical		\$121,400
Mechanical	\$90,600	
<b>Total</b>	<b>\$90,600</b>	<b>\$235,900</b>
Importance Code B	\$90,600	\$235,900
<b>Total</b>	<b>\$90,600</b>	<b>\$235,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$9,200			\$700
Interior Architecture	\$70,800	\$3,400		\$1,800
Electrical	\$11,700	\$1,700	\$2,000	\$1,800
Mechanical	\$52,400	\$2,200	\$2,700	\$45,500
Site Enclosure	\$11,000			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$162,200</b>	<b>\$14,600</b>	<b>\$11,900</b>	<b>\$56,900</b>
Importance Code A	\$10,800	\$1,700	\$1,700	\$2,400
Importance Code B	\$113,000	\$12,900	\$10,300	\$54,600
Importance Code C	\$38,300			
<b>Total</b>	<b>\$162,200</b>	<b>\$14,600</b>	<b>\$11,900</b>	<b>\$56,900</b>



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**HOMECREST DIST. HEALTH CTR.**  
**Asset # : 13729**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glass Block	1%			LIFE	**	5	\$100	
	Masonry: Brick Cavity	94%			LIFE	**	5	\$17,000	
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Masonry: Limestone	5%			LIFE	**	5	\$700	
Windows									
	Aluminum	100%			2050	**	5	\$6,600	
Parapets									
	Masonry: Brick Cavity	95%			LIFE	**	5	\$4,300	
	Masonry: Limestone	5%			LIFE	**	5	\$300	
Roof									
	Modified Bitumen	97%	Now	\$9,200	2039	**			
		Blisters, Extent : Moderate, Area Affected : 2%							
		Location : Throughout Upper Roof							
		Ponding, Extent : Moderate, Area Affected : 2%							
		Location : Canopy Roof. Improper Pitch							
	Skylight, Metal/Glass	3%			2054	**	10	\$1,800	
Soffits									
	Cast in Place Concrete	40%			LIFE	**	5	\$1,200	
	Metal Panel	60%			2054	**	5-10	\$2,500	
Interior									
Floors									
	Cast in Place Concrete	7%	4+	\$2,900	LIFE	**	5	\$3,800	
		Paint Peeling, Extent : Light, Area Affected : 20%							
		Location : Basement							
	Ceramic Tile	8%	Now	\$5,500	2043	**	5	\$1,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Toilets Throughout							
	Mosaic Tile	3%			2039	**	5	\$1,900	
	Terrazzo	5%			LIFE	**	5	\$1,000	
	Vinyl Tile	17%	Now	\$5,700	2034	\$114,500	3	\$1,600	
		Uneven Substrate, Extent : Moderate, Area Affected : 25%							
		Location : 2nd Floor Offices							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : 2nd Floor Offices							
	Vinyl Tile	50%			2039	**	3	\$4,700	
	Vinyl Tile 9" X 9"	10%	Now	\$29,300	2044	**	3	\$900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Basement							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Basement							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**HOMECREST DIST. HEALTH CTR.**  
**Asset # : 13729**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$8,300	LIFE	* *			
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Storage Room							
Ceramic Tile	7%	Now	\$1,700	2043	* *	5	\$800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Toilets Throughout							
Glass Block	3%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	\$2,000	
Plaster	65%	Now	\$17,400	LIFE	* *	5	\$4,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Staircase And 2nd Floor Offices							
Ceilings								
AcousTileSusp.Lay-In	15%			2047	* *	5	\$3,700	
Gypsum Board	10%			LIFE	* *	5	\$3,100	
Plaster	75%			LIFE	* *	5	\$11,700	
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	\$10,100	2054	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Roof, Remote Terminal Unit Enclosure							
Iron Picket	25%			2069	* *			
Free Standing Walls								
Masonry: Brick	100%	2-4	\$800	2054	* *			
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : At Main Entrance							
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2034	\$7,400	5	\$100		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Available Nameplate Rating Capacity									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2034	\$63,500	5	\$400		

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**HOMECREST DIST. HEALTH CTR.**  
**Asset # : 13729**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	70%			2034	\$11,100	1		
	Conduit	30%			2044	* *	1		
Panelboards									
	Molded Case Bkrs	70%			2033	\$27,300	5	\$300	
	Molded Case Bkrs	30%			2042	* *	5	\$100	
Wiring									
	Thermoplastic	20%			2044	* *	1		
	Thermoplastic	80%			2034	\$15,500	1		
Motor Controllers									
	Locally Mounted	100%			2032	\$57,900	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$200	
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Lighting									
	Interior Lighting								
	LED	100%			2042	* *			
Egress Lighting									
	Emergency, Battery	50%			2034	\$13,700	10	\$2,000	
	Exit, Service	50%			2034	\$3,500	1		
Exterior Lighting									
	LED	30%			2042	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2034	\$30,600	1	\$6,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways, Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2034	\$42,000	1-3	\$10,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	* *	1		

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**HOMECREST DIST. HEALTH CTR.**  
**Asset # : 13729**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2039	* *	1	\$16,500	
		Repairs In Progress, Extent : N/A, Area Affected : 50%							
		Location : Unit No. 2 In Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units							
	Distribution								
	Steam Piping/Pump	100%			2044	* *			
	Terminal Devices								
	Convactor/Radiator	90%			2039	* *	1	\$4,900	
	Unit Heater - Steam	10%			2034	\$9,300	4	\$200	
	Controls								
	Electrical	100%			2029	\$90,600			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%	0-2	\$35,700	2044	* *	2	\$200	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Rooftop Unit Is Very Noisy Due To Malfunction							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit, Roof							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Explanation : On Extended Life Time							
	Window/Wall Unit	70%			2029	\$43,200	1		
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$2,800	
	No Component	70%							
	Exhaust Fans								
	Roof	30%	0-2	\$9,500	2044	* *	2	\$100	
		Not Energy Efficient, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : 2 Units, Roof							
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$4,200	2044	* *	1		
		Corroded, Extent : Severe, Area Affected : 5%							
		Location : Water Main Valve							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**HOMECREST DIST. HEALTH CTR.**  
**Asset # : 13729**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit 75 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$700	2034	\$3,300	4	\$400	
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : The Housing, Boiler Room							
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$1,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : JAMAICA DISTRICT HEALTH CENTER  
**Address** : 90-37 PARSONS BOULEVARD NEAR JAMAICA AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HEA0007.000 / 1979 **Yr Built/Renovated** : 1952 / 2012  
**Area Sq Ft** : 51,640 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 03-Dec-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,Ph  
**Block** : 9756 **Lot** : 6 **BIN** : 4208836

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$196,900	\$838,100
Interior Architecture		\$1,209,400
Electrical	\$69,000	\$461,400
Mechanical	\$1,483,100	\$743,400
<b>Total</b>	<b>\$1,749,000</b>	<b>\$3,252,300</b>
Importance Code A	\$196,900	\$905,200
Importance Code B	\$1,552,100	\$2,347,100
<b>Total</b>	<b>\$1,749,000</b>	<b>\$3,252,300</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$37,100			
Interior Architecture	\$65,600			\$5,600
Electrical	\$29,400	\$4,700	\$3,500	\$5,600
Mechanical	\$38,200	\$9,300	\$12,100	\$8,200
Site Pavements	\$3,000			
Elevators/Escalators	\$28,800	\$28,800	\$28,800	\$28,800
<b>Total</b>	<b>\$202,200</b>	<b>\$42,800</b>	<b>\$44,400</b>	<b>\$48,100</b>
Importance Code A	\$39,500	\$2,300	\$2,300	\$2,300
Importance Code B	\$142,400	\$40,500	\$42,100	\$45,800
Importance Code C	\$20,200			
<b>Total</b>	<b>\$202,200</b>	<b>\$42,800</b>	<b>\$44,400</b>	<b>\$48,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**JAMAICA DISTRICT HEALTH CENTER**  
**Asset # : 1979**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Glazed Ceramic Panel	5%			LIFE	* *	5	\$12,800	
	Masonry: Brick	90%	Now	\$196,900	LIFE	* *	5	\$49,000	
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout 2nd And 3rd Floor								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Throughout 2nd And 3rd Floor								
	Granite Panels	5%	4+	\$6,500	LIFE	* *	5	\$2,000	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
	Location : Front Facade								
Windows									
	Aluminum	90%	Now	\$15,400	2047	* *	5	\$8,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Basement Boiler Room								
	Glass Block	5%	Now	\$4,900	LIFE	* *	5	\$600	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor West Facade								
	Metal Louvers	5%			2034	\$49,700	10	\$5,700	
Parapets									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
	Masonry: Brick	80%			LIFE	* *	5	\$6,700	
	Masonry: Limestone	5%			LIFE	* *	5	\$500	
	Metal Rail	5%			2036	* *	5-10	\$7,500	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Roof									
	Single Ply Membrane	85%			2031	\$838,100	10	\$41,900	
	Skylight, Metal/Glass	15%			2051	* *	10	\$24,600	
Soffits									
	Cast in Place Concrete	50%	Now	\$5,800	LIFE	* *	5	\$2,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Rear Yard Exit								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Rear Yard Exit								
	Ceramic Tile	50%			2041	* *	10	\$500	
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Main Entrance								

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**JAMAICA DISTRICT HEALTH CENTER**  
**Asset # : 1979**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$15,100		
Ceramic Tile	10%			2040	**	5	\$6,900		
Patching Evident, Extent : Light, Area Affected : 10%									
Location : Toilets Throughout									
Worn/Eroded, Extent : Light, Area Affected : 10%									
Location : Toilets Throughout									
Terrazzo	15%			LIFE	**	5	\$8,100		
Vinyl Tile	65%	Now	\$24,200	2031	\$1,209,400	3	\$16,800		
Adhesion Failure, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor Laboratory									
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor Laboratory									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : 1st Floor Laboratory									
Interior Walls									
Glazed Ceramic Panel	10%			LIFE	**				
Gypsum Board	55%	Now	\$10,900	LIFE	**	5	\$23,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 2nd And 3rd Floor Offices									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd And 3rd Floor Offices									
Plaster	25%	Now	\$8,600	LIFE	**	5	\$5,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 2nd And 3rd Floor Offices									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 2nd And 3rd Floor Offices									
SGFT/Glazed Masonry	10%			LIFE	**				
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Basement									
Ceilings									
AcousTileSusp.Lay-In	80%	Now	\$17,900	2044	**	5	\$27,600		
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : 2nd And 3rd Floor Offices									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : 2nd And 3rd Floor Offices									
Exposed Struc: Concrete	10%			LIFE	**	5	\$1,100		
Plaster	10%	Now	\$4,100	LIFE	**	5	\$4,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 2nd And 3rd Floor Offices									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd And 3rd Floor Offices									

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**JAMAICA DISTRICT HEALTH CENTER**  
**Asset # : 1979**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	95%			2051		* *		
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Rear Yard							
	Iron Picket	5%			2066		* *		
Retaining Walls									
	Cast in Place Concrete	100%			2066		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$2,200	2036		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Along Parsons Boulevard							
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$800	2036		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Rear Yard							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2051	* *	5	\$100	
	Fused Disc Sw	50%			2041	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch For The Annex Rated At 400 Amperes.							
Transformers									
	Dry Type	100%			2044	* *	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 112.5 Kilovolt-ampere, 208/480/277 Volts							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2051	* *	5	\$1,400	
Raceway									
	Conduit	30%			2051	* *	1		
	Conduit	50%			2051	* *	1		
	Conduit	20%			2031	\$11,700	1		
Panelboards									
	Fused Disc Sw	10%			2047	* *	5	\$100	
	Fused Disc Sw	5%			2053	* *	5	\$100	
	Molded Case Bkrs	20%			2030	\$17,500	5	\$300	
	Molded Case Bkrs	35%			2039	* *	5	\$500	
	Molded Case Bkrs	30%			2047	* *	5	\$400	

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**JAMAICA DISTRICT HEALTH CENTER**  
**Asset # : 1979**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	5%	2-4	\$4,300	2056	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	30%			2051	* *	1		
	Thermoplastic	25%			2031	\$21,400	1		
	Thermoplastic	40%			2051	* *	1		
Motor Controllers									
	Locally Mounted	50%			2036	* *	5	\$200	
	Locally Mounted	20%			2029	\$34,700	5	\$100	
	Locally Mounted	30%			2044	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$800	
Lighting									
Interior Lighting									
	Fluorescent	60%			2031	\$410,800	10	\$25,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps.							
		Lighting Fixtures Are Scheduled To Be Replaced With LED Lighting Fixtures.							
	Fluorescent	5%			2026	\$34,200	10	\$2,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps.							
		Fixtures Are Scheduled To Be Replaced With LED Lighting Fixtures.							
	Fluorescent	5%			2036	* *	10	\$2,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	* *	10	\$2,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Annex Building							
	Fluorescent	25%			2036	* *	10	\$10,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Annex Building							
Egress Lighting									
	Emergency, Battery	35%			2036	* *	10	\$3,900	
	Emergency, Battery	15%			2039	* *	10	\$1,700	
	Exit, LED	15%			2059	* *	1		
	Exit, Service	35%			2036	* *	1		

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**JAMAICA DISTRICT HEALTH CENTER**  
**Asset # : 1979**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	5%			2031	\$10,100	10	\$200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Rear Of Main Building							
	LED	15%			2039	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Exterior							
		Explanation : LED Fixtures Installed In 2018.							
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$5,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside And Entry And Exit Doors							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	* *	1-3	\$31,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Furnace	20%			2036	* *	1	\$4,600	
	Heat Exchanger, Shell & Tube	35%			2034	\$67,200			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit And Pump Serves Annex.							
		2 Units Serve Main Building.							
	Hot Water Boiler	10%			2044	* *	1	\$2,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Third Floor Equipment Room							
		Explanation : 1 Unit Serves Annex							
	Steam Boiler	35%			2036	* *	1	\$16,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Steam Boilers Serving Main Building							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**JAMAICA DISTRICT HEALTH CENTER**  
**Asset # : 1979**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	45%			2030	\$44,300	4	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Asbestos Insulation							
	Hot Wtr Piping/Pump	40%			2047	* *	4	\$1,400	
	Steam Piping/Pump	15%			2031	\$54,100			
Terminal Devices									
	Air Handler	25%			2026	\$211,700	1	\$7,100	
	Convactor/Radiator	50%			2036	* *	1	\$7,400	
	No Component	25%							
Air Conditioning									
Energy Source									
	Electricity	100%			2039	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	60%			2026	\$398,300	1	\$12,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Chillers							
	Ext Pkg Unit - Heating/Cooling	40%			2036	* *	2	\$1,100	
Distribution									
	CW & CHW Wtr Pipe/Pump	60%			2031	\$43,700	4	\$2,000	
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2026	\$873,100	1	\$28,500	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,700	
Exhaust Fans									
	Roof	40%			2036	* *	2	\$600	
	No Component	60%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2031	\$577,900	1		
Water Heater With Tanks									
	Gas Fired	100%			2026	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 2 Units. 70 Gallons Each							
Sanitary Piping									
	Cast Iron	60%			LIFE	* *	1		
	Cast Iron	40%			LIFE	* *	1		

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**JAMAICA DISTRICT HEALTH CENTER**  
**Asset # : 1979**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	60%	0-2	\$1,900	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : During Heavy Rains At Parking Lot Drain.							
	Cast Iron	40%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$10,100	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$2,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 70%							
		Location : Basement To 4th Floor							
		Explanation : Two Passenger Units							
	Hydraulic	20%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 30%							
		Location : Sub-basement To 1st Floor And 1st To 3rd Floor							
		Explanation : One Freight Unit And One Passenger Elevator In The Annex							

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : JAMAICA DISTRICT HEALTH CENTER ANNEX  
**Address** : 90-27 PARSONS BOULEVARD  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HEA0007.010 / 14734 **Yr Built/Renovated** : 1952 / 2012  
**Area Sq Ft** : 13,716 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 28-Feb-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 9756 **Lot** : 6 **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$85,000	
Electrical		\$101,900
Mechanical	\$58,800	
Site Pavements	\$53,300	
<b>Total</b>	<b>\$197,100</b>	<b>\$101,900</b>
Importance Code A	\$85,000	
Importance Code B	\$58,800	\$101,900
Importance Code C	\$53,300	
<b>Total</b>	<b>\$197,100</b>	<b>\$101,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$66,600			
Interior Architecture	\$10,800	\$2,800		\$2,100
Electrical	\$1,500	\$1,500	\$1,600	\$1,300
Mechanical	\$1,500	\$1,300	\$2,600	\$1,300
Site Pavements	\$46,600	\$100	\$100	\$1,300
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$134,200</b>	<b>\$12,900</b>	<b>\$11,400</b>	<b>\$13,100</b>
Importance Code A	\$67,500	\$800	\$800	\$800
Importance Code B	\$20,100	\$9,700	\$10,500	\$11,000
Importance Code C	\$46,600	\$2,300	\$100	\$1,300
<b>Total</b>	<b>\$134,200</b>	<b>\$12,900</b>	<b>\$11,400</b>	<b>\$13,100</b>



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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**JAMAICA DISTRICT HEALTH CENTER ANNEX**  
**Asset # : 14734**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	**	5	\$4,000	
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$10,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : First Floor, Main Entrance									
Explanation : This Component Is Actually Architectural Terra Cotta									
	Masonry: Brick Cavity	90%	0-2	\$41,300	LIFE	**	5	\$24,300	
Diagonal Cracks, Extent : Light, Area Affected : 5%									
Location : Bulkhead Stair									
Efflorescence, Extent : Light, Area Affected : 20%									
Location : West Facade									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Spalling, Extent : Severe, Area Affected : 10%									
Location : Throughout Main Building									
Vertical Cracks, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Main Building									
	Masonry: Limestone	2%			LIFE	**	5	\$400	
Windows									
	Aluminum	100%	4+	\$18,600	2049	**	5	\$4,000	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 4th Floor Window Lintels									
Parapets									
	Concrete Masonry Unit	30%			LIFE	**	5	\$1,100	
	Masonry: Brick Cavity	65%	Now	\$85,000	LIFE	**	5	\$2,200	
Misaligned/Bulging, Extent : Severe, Area Affected : 5%									
Location : Parapet Of 3rd Floor Lower Roof									
Spalling, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Vertical Cracks, Extent : Severe, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	3%	4+	\$1,200	LIFE	**	5	\$100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Coping Stones									
	Pre-Cast Concrete	2%			LIFE	**	5	\$400	
Roof									
	Single Ply Membrane	100%	4+	\$5,500	2038	**			
Blisters, Extent : Moderate, Area Affected : 2%									
Location : Overpass To Annex									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Overpass To Annex									
Soffits									
	Metal Panel	25%			2053	**	5-10		
	Stucco Cement	75%			2046	**	5		

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**JAMAICA DISTRICT HEALTH CENTER ANNEX**  
**Asset # : 14734**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,200	
	Ceramic Tile	5%			2042	**	5	\$1,000	
	Terrazzo	10%			LIFE	**	5	\$1,600	
	Vinyl Tile	80%			2038	**	3	\$8,200	
Interior Walls									
	Ceramic Tile	10%			2042	**	5	\$4,600	
	Glass: Single Pane	10%			LIFE	**	5	\$3,400	
	Gypsum Board	60%			LIFE	**	5	\$16,400	
	Plaster	10%			LIFE	**	5	\$1,400	
	SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	85%			2046	**	5	\$17,500	
		Staining/Discoloring, Extent : Light, Area Affected : 5% Location : 4th Floor Main Building							
	Gypsum Board	15%			LIFE	**	5	\$3,800	
Site Enclosure									
Fence/Gates									
	Chain Link	75%			2053	**			
	Iron Picket	25%			2068	**			
Free Standing Walls									
	Masonry: Fieldstone	100%			2053	**			
		Other Observation, Extent : N/A, Area Affected : 100% Location : Main Entrance Explanation : Actually Granite Walls							
Retaining Walls									
	Cast in Place Concrete	100%			2068	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2046	**			
On-Site Walkways									
	Cast in Place Concrete	95%	Now	\$39,900	2046	**			
		Sinking/Subsiding, Extent : Severe, Area Affected : 10% Location : Rear Walkway Tripping Hazard, Extent : Severe, Area Affected : 5% Location : Rear Walkway At Exit							
	Metal	5%	Now	\$53,300	2063	**	1-3	\$4,200	
		Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100% Location : Floor Hatch, South Side							
Parking/Driveway									
	Asphalt	100%	0-2	\$6,700	2042	**			
		Ponding, Extent : Moderate, Area Affected : 10% Location : Rear Lot							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**JAMAICA DISTRICT HEALTH CENTER ANNEX**  
**Asset # : 14734**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room At Main Building Basement								
	Explanation : Main Service Switch Ratings 2,000 Amperes For Main Building And 1,200 Amperes For The Annex								
	Transformers								
	Dry Type	100%			2038	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room At Main Building Basement								
	Explanation : 112.5 Kilovolt Amperes 208/480 Volt								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2043	* *	5	\$400	
	Raceway								
	Conduit	100%			2043	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2041	* *	5		
	Molded Case Bkrs	95%			2041	* *	5	\$300	
	Wiring								
	Thermoplastic	100%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2038	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	45%			2033	\$91,700	10	\$5,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Annex Building								
	Fluorescent	5%			2033	\$10,200	10	\$600	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Hallways Annex								
	LED	50%			2041	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Main Building								
	Explanation : LED Lighting Fixtures								
	Egress Lighting								
	Emergency, Service	25%			2033	\$2,100	1		
	Emergency, Battery	25%			2033	\$5,600	10	\$800	
	Exit, LED	25%			2048	* *	1		
	Exit, Battery	25%			2033	\$4,700	10	\$200	
	Exterior Lighting								
	LED	20%			2038	* *			
	No Component	80%							

**Alarm**

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**JAMAICA DISTRICT HEALTH CENTER ANNEX**  
**Asset # : 14734**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm									
	Security System								
	Generic	50%			2033	\$12,600	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside Of The Main Building And The Annex							
		Explanation : CCTV Surveillance Camera							
	Generic	50%			2033	\$12,600	1	\$2,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Main Building And Annex							
		Explanation : Intrusion System							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	\$34,600	1-3	\$8,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Main Building And Annex							
		Explanation : Two Fire Alarm Panels							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		
	Conversion Equipment								
	Furnace	80%			2038	* *	1	\$5,400	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Roof							
		Explanation : 4 Package Units							
	Steam Boiler	20%			2050	* *	1	\$2,700	
	Terminal Devices								
	Air Handler	20%			2038	* *	1	\$1,700	
	Convactor/Radiator	20%			2050	* *	1	\$900	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2055	* *	1		
	Conversion Equipment								
	Reciprocating	20%			2038	* *	1	\$1,300	
	Compr/Chiller								
		Other Observation, Extent : N/A, Area Affected : 20%							
		Location : Roof							
		Explanation : 2 Units On Roof							
	Ext Pkg Unit -	80%			2038	* *	2	\$700	
	Heating/Cooling								
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 4 Units. Roof							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**JAMAICA DISTRICT HEALTH CENTER ANNEX**  
**Asset # : 14734**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$58,800	LIFE	* *	2-5	\$7,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Leaking Duct At 4th Floor Conference Room</i>									
Exhaust Fans									
	Roof	100%			2038	* *	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2031	\$16,700	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2038	* *	1	\$800	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1st To 3rd Floor.</i>									
<i>Explanation : 1 Unit</i>									

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : MANHATTAN ANIMAL SHELTER  
**Address** : 326 EAST 110TH STREET @1ST - 2ND AVENUES  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0020.000 / 13721 **Yr Built/Renovated** : 1989 / 2009  
**Area Sq Ft** : 15,347 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 22-Dec-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 1681 **Lot** : 37 **BIN** : 1052845

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$79,000	\$460,000
Interior Architecture	\$315,400	\$160,600
Electrical		\$12,800
Mechanical		\$486,200
<b>Total</b>	<b>\$394,400</b>	<b>\$1,119,600</b>
Importance Code A	\$79,000	\$460,000
Importance Code B	\$96,400	\$659,600
Importance Code C	\$219,100	
<b>Total</b>	<b>\$394,400</b>	<b>\$1,119,600</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$49,500		\$11,500	
Interior Architecture	\$85,000			
Electrical	\$1,900	\$1,400	\$14,100	\$1,800
Mechanical	\$86,400	\$900	\$55,700	\$1,000
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$230,000</b>	<b>\$9,600</b>	<b>\$88,500</b>	<b>\$10,000</b>
Importance Code A	\$66,100	\$800	\$12,400	\$800
Importance Code B	\$163,300	\$8,800	\$76,000	\$9,200
Importance Code C	\$600			
<b>Total</b>	<b>\$230,000</b>	<b>\$9,600</b>	<b>\$88,500</b>	<b>\$10,000</b>



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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MANHATTAN ANIMAL SHELTER**  
**Asset # : 13721**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	55%	Now	\$79,000	LIFE	* *	5	\$9,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : North Elevation							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : North Elevation, 2nd Floor							
	Masonry: Brick	3%	Now	\$6,600	LIFE	* *	5	\$800	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : Throughout Garage, North And South Facade							
	Metal Coiling Doors	2%			2038	* *	5	\$1,700	
	Stucco Cement	35%			2046	* *	5	\$24,000	
	Stucco Cement	5%			2038	* *	5	\$3,400	
Windows									
	Aluminum	88%			2041	* *	5	\$800	
	Metal Louvers	12%			2036	* *	10	\$700	
Parapets									
	Concrete Masonry Unit	40%			LIFE	* *	5	\$700	
	Metal Rail	50%			2038	* *	5-10	\$14,100	
	Metal: Cage/Fence	5%			2038	* *	5-10	\$600	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$500	
Roof									
	Single Ply Membrane	93%	Now	\$23,000	2033	\$460,000			
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Skylight, Metal/Glass	5%	Now	\$6,800	2043	* *			
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Sloped Glazing	2%			LIFE	* *	5	\$6,600	
Interior									
Floors									
	Cast in Place Concrete	75%	4+	\$28,600	LIFE	* *	5	\$37,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Laundry Room							
	Quarry Tile	10%	Now	\$33,000	2038	* *	5	\$1,700	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
	Traffic Topping	15%	Now	\$96,400	2033	\$160,600	5	\$2,200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : 2nd Floor Corridor							
		Worn/Eroded, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MANHATTAN ANIMAL SHELTER**  
**Asset # : 13721**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls	Concrete Masonry Unit	95%	Now	\$219,100	LIFE	**	5	\$9,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	5%	0-2	\$600	LIFE	**	5	\$400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Ceilings									
Ceilings	AcousTileSusp.Lay-In	70%	4+	\$5,200	2038	**	5	\$8,000	
		Worn/Eroded, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Gypsum Board	10%	Now	\$3,900	LIFE	**	5	\$2,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Ceilings	Plaster	20%	Now	\$13,600	LIFE	**	5	\$2,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
	Site Enclosure								
	Fence/Gates								
Fence/Gates	Chain Link	60%			2043	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lower Roof							
		Explanation : Located At Lower Roof							
	Iron Picket	40%			2053	**			
	Free Standing Walls	Concrete Masonry Unit	100%			2043	**		
Site Pavements									
Public Sidewalk	Cast in Place Concrete	100%			2050	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Recent Replacement Evident							
	Parking/Driveway	Cast in Place Concrete	100%			2050	**		
		Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout								
	Explanation : Recent Replacement Evident								

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MANHATTAN ANIMAL SHELTER**  
**Asset # : 13721**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2053	**	5	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1,200 Ampere Main Service Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2053	**	5	\$400	
Raceway									
	Conduit	50%			2053	**	1		
	Conduit	50%			2043	**	1		
Panelboards									
	Molded Case Bkrs	30%			2049	**	5	\$100	
	Molded Case Bkrs	70%			2041	**	5	\$300	
Wiring									
	Thermoplastic	50%			2053	**	1		
	Thermoplastic	50%			2043	**	1		
Motor Controllers									
	Locally Mounted	100%			2038	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	70%			2038	**	10	\$9,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2033	\$12,800	10	\$700	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : First Floor									
	LED	25%			2041	**			
Egress Lighting									
	Emergency, Battery	50%			2038	**	10	\$1,900	
	Exit, Battery	50%			2038	**	10	\$500	
Exterior Lighting									
	LED	10%			2038	**			
	No Component	90%							
Alarm									
Security System									
	Generic	50%			2038	**	1	\$2,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Intrusion Alarm System									
	Generic	50%			2038	**	1	\$2,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance System									

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MANHATTAN ANIMAL SHELTER**  
**Asset # : 13721**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Alarm

Fire/Smoke Detection  
Generic, Digital

100%

2038

\* \*

1-3

\$9,700

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Manual Pull Stations, Horns/strobes And Smoke Detection*

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Heating

Energy Source

Natural Gas

100%

2043

\* \*

1

Conversion Equipment

Furnace

90%

2038

\* \*

1

\$6,800

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Roof*

*Explanation : 4 Rooftop Package Units*

Hot Water Boiler

10%

0-2

\$15,900

2053

\* \*

1

\$700

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : 1st Floor*

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : 1st Floor Boiler Room*

*Explanation : 1 Unit, Used As Back Up Unit*

Distribution

Hot Wtr Piping/Pump

15%

2041

\* \*

4

\$100

No Component

85%

Terminal Devices

Fan Coil Unit/Heat

15%

2033

\$55,700

1

\$700

No Component

85%

Controls

Digital

100%

Now

\$43,000

2031

\$430,500

*Software Issue Suspected, Extent : Severe, Area Affected : 100%*

*Location : System Not Fully Programmed, All Units Are Run Manually*

## Air Conditioning

Energy Source

Electricity

100%

2049

\* \*

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

90%

Now

\$22,700

2038

\* \*

2

\$700

*Broken, Extent : Severe, Area Affected : 25%*

*Location : One Rooftop Unit Has Broken Motor*

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Roof*

*Explanation : 4 Rooftop Package Units Using 407c Refrigerant*

Split Unit

10%

2038

\* \*

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MANHATTAN ANIMAL SHELTER**  
**Asset # : 13721**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$20,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,600	
	Exhaust Fans								
	Roof	100%			2038	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$3,900	2043	**	1		
		Corroded, Extent : Severe, Area Affected : 3% Location : Water Main Valve, 1st Floor							
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Explanation : 85-gallon Unit. Quantity 1							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2033	\$6,700	1	\$900	
	Fixtures								
	Generic	100%							
	Tankless Water Heater(POU)								
	Gas Fired	100%			2028	\$31,600	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Explanation : 200 Gallon Storage Tank Unit							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st To 2nd Floor Explanation : 1 Unit							

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : MANHATTANVILLE DIST. HEALTH CTR.  
**Address** : 21 OLD BROADWAY BTWN: W.126 ST. - W.129 ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0021.000 / 13728 **Yr Built/Renovated** : 1950 / 2009  
**Area Sq Ft** : 15,260 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 14-Oct-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1983 **Lot** : 3 **BIN** : 1059720

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$230,800	
Interior Architecture	\$191,000	
Electrical	\$2,300	\$111,100
<b>Total</b>	<b>\$424,000</b>	<b>\$111,100</b>
Importance Code A	\$230,800	
Importance Code B	\$193,200	\$111,100
<b>Total</b>	<b>\$424,000</b>	<b>\$111,100</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$71,500			\$1,300
Interior Architecture	\$82,600		\$400	\$2,000
Electrical	\$1,400	\$1,700	\$1,400	\$15,600
Mechanical	\$38,900	\$2,000	\$2,600	\$2,000
Site Pavements	\$3,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$205,400</b>	<b>\$10,900</b>	<b>\$11,700</b>	<b>\$28,100</b>
Importance Code A	\$73,000	\$1,500	\$1,500	\$2,900
Importance Code B	\$85,700	\$9,400	\$9,700	\$25,200
Importance Code C	\$46,700		\$400	
<b>Total</b>	<b>\$205,400</b>	<b>\$10,900</b>	<b>\$11,700</b>	<b>\$28,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MANHATTANVILLE DIST. HEALTH CTR.**  
**Asset # : 13728**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$6,300	LIFE	* *	5	\$5,400	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : Concrete Beams At Rear Yard							
	Masonry: Brick	90%	Now	\$156,300	LIFE	* *	5	\$19,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10% Location : Throughout Water Penetration, Extent : Severe, Area Affected : 5% Location : Stair A1 To Basement							
	Granite Panels	5%	Now	\$13,000	LIFE	* *	5	\$800	
		Deteriorated Finish, Extent : Moderate, Area Affected : 5% Location : Heavy Calcium Deposits At Ramp In Front Of The Building Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : Ramp At Front Of Building							
Windows									
	Aluminum	100%	Now	\$14,100	2050	* *	5	\$3,000	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5% Location : Throughout. Particularly 2nd Floor Staff Toilet							
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$5,200	LIFE	* *	5	\$2,300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% Location : Throughout Lower Roof							
	Masonry: Brick	90%	Now	\$32,800	LIFE	* *	5	\$2,700	
		Efflorescence, Extent : Moderate, Area Affected : 20% Location : Throughout Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20% Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Heavy Calcium Deposits At Various Locations Water Penetration, Extent : Severe, Area Affected : 10% Location : Stair Leading To Bulkhead							
Roof									
	Modified Bitumen	80%	Now	\$74,500	2039	* *			
		Blisters, Extent : Moderate, Area Affected : 60% Location : Throughout Patching Evident, Extent : Light, Area Affected : 15% Location : Throughout							
	Plaza Roof: Stone Panels	20%			2044	* *			
Soffits									
	Stucco Cement	100%			2039	* *	5	\$2,700	
Interior									

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MANHATTANVILLE DIST. HEALTH CTR.**  
**Asset # : 13728**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	20%	Now	\$7,600	LIFE	**	5	\$10,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout								
	Ceramic Tile	5%	Now	\$1,300	2043	**	5	\$600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout								
	Terrazzo	5%	0-2	\$2,100	LIFE	**	5	\$900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Lobby								
	Vinyl Tile	65%	Now	\$8,000	2039	**	3	\$5,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout Including North Area On The 1st Floor								
	Vinyl Tile 9" X 9"	5%	Now	\$89,200	2044	**	3	\$400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100% Location : 1st Floor								
Interior Walls									
	Cast in Place Concrete	20%	Now	\$5,000	LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 5% Location : Throughout								
	Ceramic Tile	5%			2043	**	5	\$800	
	Masonry: Brick	5%	Now	\$7,800	LIFE	**			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : Stairs To 129th Street Water Penetration, Extent : Moderate, Area Affected : 10% Location : Stairs To 129th Street								
	Metal Panel	20%	Now	\$3,400	LIFE	**			
	Deformed/Dented, Extent : Severe, Area Affected : 10% Location : Throughout								
	Plaster	35%	Now	\$2,800	LIFE	**	5	\$1,800	
	Water Penetration, Extent : Moderate, Area Affected : 15% Location : Bulkhead								
	Plaster	15%	Now	\$23,900	LIFE	**	5	\$800	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100% Location : North Area On 1st Floor								
Ceilings									
	AcousTileSusp.Lay-In	65%			2051	**	5	\$14,800	
	Exposed Struc: Concrete	20%	Now	\$13,400	LIFE	**	5	\$700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Basement								
	Plaster	15%	Now	\$101,800	LIFE	**	5	\$2,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100% Location : North Area On The 1st Floor								

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MANHATTANVILLE DIST. HEALTH CTR.**  
**Asset # : 13728**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Chain Link

25%

2054

\*\*

Iron Picket

75%

2069

\*\*

Free Standing Walls

Masonry: Brick

100%

2054

\*\*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2039

\*\*

On-Site Walkways

Cast in Place Concrete

100%

Now

\$3,800

2039

\*\*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Handicap Ramp*

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2054

\*\*

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : 400 Amperes*

Switchgear / Switchboard

Fused Disc Sw

100%

2054

\*\*

5

\$100

Raceway

Conduit

50%

2060

\*\*

1

Conduit

50%

2044

\*\*

1

Panelboards

Molded Case Bkrs

100%

2050

\*\*

5

\$400

Wiring

Thermoplastic

50%

2054

\*\*

1

Thermoplastic

50%

2044

\*\*

1

Motor Controllers

Locally Mounted

60%

2047

\*\*

5

\$100

Locally Mounted

40%

2039

\*\*

5

Ground

Grounding Devices

Generic

100%

LIFE

\*\*

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : Water Main*

Lighting

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MANHATTANVILLE DIST. HEALTH CTR.**  
**Asset # : 13728**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Lighting**

## Interior Lighting

## Fluorescent

49%

2034

\$111,100

10

\$6,900

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%*  
*Location : 1st And 2nd Floor*

## Fluorescent

1%

2029

\$2,300

10

\$100

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%*  
*Location : Boiler Room*

## LED

30%

2042

\* \*

## Under Construction

20%

## Egress Lighting

## Emergency, Battery

50%

2042

\* \*

10

\$1,800

## Exit, LED

50%

2062

\* \*

1

## Exterior Lighting

## HID

20%

2029

\$13,900

10

## No Component

80%

**Alarm**

## Security System

## Generic

100%

2034

\$28,000

1

\$5,700

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*

*Explanation : Cameras Security System And Intrusion Alarm System*

## Fire/Smoke Detection

## Generic, Digital

100%

2039

\* \*

1-3

\$9,400

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Outside*

*Explanation : The Fire Alarm System Is For The Gasoline Tank Only. It Consists Of Alarm Bells, Strobe Lights, Manual Pull Stations.*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

## Energy Source

## Natural Gas

100%

2054

\* \*

1

## Conversion Equipment

## Steam Boiler

100%

2039

\* \*

1

\$15,100

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Basement*

*Explanation : 2 Units*

## Distribution

## Central Plant Steam

100%

2044

\* \*

4

\$800

## Piping/Pmp

## Terminal Devices

## Convactor/Radiator

100%

2039

\* \*

1

\$4,900

**Air Conditioning**

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MANHATTANVILLE DIST. HEALTH CTR.**  
**Asset # : 13728**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	**	1		
	Conversion Equipment								
	Split Unit	25%	0-2	\$17,700	2039	**			
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Roof. One Unit Are Not Working							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 2nd Floor							
		Explanation : 9 Split Dx System Units							
	Window/Wall Unit	25%			2032	\$14,100	1		
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,700	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2034	\$5,800	2	\$100	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%	4+	\$19,100	2044	**	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement. Corroded Gate Valve							
	Galvanized Steel	80%			2047	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$16,700	2		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Explanation : 65 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : MORRISANIA DISTRICT HEALTH CTR.  
**Address** : 1309 FULTON AVENUE @E. 169 STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HEA0004.000 / 2645 **Yr Built/Renovated** : 1955 / 2008  
**Area Sq Ft** : 51,434 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 30-Oct-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2925 **Lot** : 80 **BIN** : 2009620

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$378,300	
Interior Architecture	\$1,227,600	\$833,500
Electrical	\$339,500	\$282,500
Mechanical	\$509,900	\$895,800
<b>Total</b>	<b>\$2,455,300</b>	<b>\$2,011,800</b>
Importance Code A	\$378,300	
Importance Code B	\$1,876,600	\$1,387,800
Importance Code C	\$200,400	\$624,000
<b>Total</b>	<b>\$2,455,300</b>	<b>\$2,011,800</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$46,300			
Interior Architecture	\$72,600			\$7,100
Electrical	\$48,200	\$6,000	\$4,800	\$5,000
Mechanical	\$7,100	\$8,900	\$11,100	\$24,100
Site Pavements	\$7,600			
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
<b>Total</b>	<b>\$196,700</b>	<b>\$29,700</b>	<b>\$30,800</b>	<b>\$51,100</b>
Importance Code A	\$49,600	\$2,500	\$2,500	\$2,500
Importance Code B	\$140,300	\$27,200	\$28,200	\$48,500
Importance Code C	\$6,900			
<b>Total</b>	<b>\$196,700</b>	<b>\$29,700</b>	<b>\$30,800</b>	<b>\$51,100</b>



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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MORRISANIA DISTRICT HEALTH CTR.**  
**Asset # : 2645**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$67,700	LIFE	* *	5	\$42,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Penthouse							
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : East Facade Of Bulkhead							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Granite	5%	Now	\$20,200	LIFE	* *	5	\$2,000	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	10%	Now	\$81,000	LIFE	* *	5	\$3,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : Displaced Stone Panels Adjacent To Park							
	Window Wall	5%			2041	* *	5	\$9,900	
Windows									
	Aluminum	98%	Now	\$229,600	2047	* *	5	\$12,300	
		Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Light, Area Affected : 5%							
		Location : Penthouse							
		Caulking Deteriorated, Extent : Light, Area Affected : 50%							
		Location : Throughout							
	Metal Louvers	2%	Now	\$1,400	2040	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Parapets									
	Masonry: Brick	80%			LIFE	* *	5	\$5,300	
	Masonry: Limestone	10%	Now	\$8,000	LIFE	* *	5	\$800	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Metal Rail	10%			2036	* *	5-10	\$12,000	
Roof									
	Modified Bitumen	100%	Now	\$4,500	2041	* *			
		Blisters, Extent : Light, Area Affected : 75%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		

## Interior

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MORRISANIA DISTRICT HEALTH CTR.**  
**Asset # : 2645**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$12,600	LIFE	* *	5	\$16,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$10,500	2034	\$209,500	5	\$1,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Terrazzo	10%			LIFE	* *	5	\$5,900	
Vinyl Tile	60%	Now	\$61,600	2036	* *	3	\$17,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Vinyl Tile 9" X 9"	15%	Now	\$17,800	2026	\$891,500	3	\$4,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	10%	Now	\$62,400	2034	\$624,000	5	\$5,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Gypsum Board	15%			LIFE	* *	5	\$10,500	
Marble Panels	5%			LIFE	* *			
Plaster	50%	Now	\$138,000	LIFE	* *	5	\$17,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$74,100	2044	* *	5	\$11,400	
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Plaster	70%	Now	\$31,600	LIFE	* *	5	\$33,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Site Enclosure								
Fence/Gates								
Chain Link	20%			2041	* *			
Iron Picket	80%			2051	* *			
Retaining Walls								
Cast in Place Concrete	100%			2051	* *			
Site Pavements								

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MORRISANIA DISTRICT HEALTH CTR.**  
**Asset # : 2645**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	0-2	\$700	2036	* *
------------------------	------	-----	-------	------	-----

Cracking/Crumbling, Extent : Light, Area Affected : 20%

Location : Throughout

## On-Site Walkways

Cast in Place Concrete	100%	0-2	\$6,900	2036	* *
------------------------	------	-----	---------	------	-----

Cracking/Crumbling, Extent : Light, Area Affected : 15%

Location : Throughout

## Parking/Driveway

Asphalt	70%			2040	* *
---------	-----	--	--	------	-----

Cast in Place Concrete	30%			2036	* *
------------------------	-----	--	--	------	-----

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2051	* *	5	\$1,400
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switches Rated At 1,200 And 800 Amperes.

## Switchgear / Switchboard

Air Circuit Breaker	100%			2031	\$127,000	5	\$300
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## Raceway

Conduit	80%			2031	\$47,000	1	
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Conduit	20%			2051	* *	1	
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## Panelboards

Molded Case Bkrs	30%			2047	* *	5	\$400
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Molded Case Bkrs	70%			2030	\$61,400	5	\$900
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## Wiring

Braided Cloth	20%			2030	\$17,100	1	
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Thermoplastic	80%			2041	* *	1	
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## Motor Controllers

Locally Mounted	50%			2029	\$86,800	5	\$200
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Locally Mounted	40%			2044	* *	5	\$100
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Variable Frequency	10%			2044	* *		
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## Drive

## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$800
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## Lighting

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MORRISANIA DISTRICT HEALTH CTR.**  
**Asset # : 2645**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	50%			2036	* *	10	\$23,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2026	\$229,300	10	\$14,200	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor And 3rd Floor							
	Fluorescent	10%			2036	* *	10	\$4,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 4th Floor							
	LED	10%			2039	* *			
Egress Lighting									
Emergency, Battery		50%			2041	* *	10	\$6,200	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
Exit, Battery		50%			2041	* *	10	\$1,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
Exterior Lighting									
	HID	90%			2036	* *	10	\$100	
	HID	10%			2026	\$23,400	10		
Alarm									
Security System									
Generic		50%			2036	* *	1	\$9,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside, Hallways, Lobby And Staircases							
		Explanation : CCTV Surveillance System							
Generic		50%			2031	\$47,200	1	\$9,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
Fire/Smoke Detection									
Generic, Digital		100%			2039	* *	1-3	\$31,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Horns And Smoke Detection							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MORRISANIA DISTRICT HEALTH CTR.**  
**Asset # : 2645**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2036	* *	1	\$25,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 3 Natural Gas Fired Hot Water Boilers								
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$3,800	
	Terminal Devices								
	Air Handler	30%			2031	\$283,600	1	\$9,500	
	Convactor/Radiator	70%			2029	\$287,500	1	\$11,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Reciprocating	30%			2031	\$222,300	1	\$7,200	
	Compr/Chiller								
	Window/Wall Unit	70%			2026	\$133,200	1		
	Distribution								
	CW & CHW Wtr	30%			2041	* *	4	\$800	
	Pipe/Pump								
	No Component	70%							
	Terminal Devices								
	Air Handler/Cool/Ht	40%			2031	\$389,900	1	\$12,700	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$28,700	
	Exhaust Fans								
	Interior	40%			2026	\$89,100	2	\$600	
	Roof	30%			2031	\$29,200	2	\$500	
	No Component	30%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : First Floor Mechanical Equipment Room								
	Explanation : These Components Are Already Accounted For Under The Cooling Section Of This Report								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,700	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MORRISANIA DISTRICT HEALTH CTR.**  
**Asset # : 2645**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$10,100	4	\$1,600	
			Other Observation, Extent : Light, Area Affected : 10%						
			Location : Boiler Room						
			Explanation : Boiler Pit Only						
	Backflow Preventer								
	Generic	100%			2041	* *	1	\$3,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : Newly Installed Reduce Pressure Zone Device						
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 5th Floor						
			Explanation : Two Units						

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL  
**Address** : 421 E. 26TH STREET @ FIRST AVE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0029.000 / 14212 **Yr Built/Renovated** : 2007 /  
**Area Sq Ft** : 378,169 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 21-Feb-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,8,9,10,13,14,15  
**Block** : 962 **Lot** : 100 **BIN** : 1087242

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$585,300	\$2,923,700
Interior Architecture	\$402,200	\$6,393,300
Electrical	\$79,500	\$6,791,300
Mechanical	\$22,214,000	\$143,100
Site Pavements	\$61,400	
<b>Total</b>	<b>\$23,342,500</b>	<b>\$16,251,400</b>
Importance Code A	\$585,300	\$2,923,700
Importance Code B	\$22,464,900	\$13,125,600
Importance Code C	\$292,200	\$202,100
<b>Total</b>	<b>\$23,342,500</b>	<b>\$16,251,400</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$36,400			\$16,400
Interior Architecture	\$1,660,300		\$14,200	\$133,000
Electrical	\$68,700	\$72,700	\$71,000	\$63,600
Mechanical	\$2,365,600	\$100,900	\$192,000	\$83,400
Site Enclosure	\$10,800			
Site Pavements	\$22,000			
Elevators/Escalators	\$98,400	\$98,400	\$98,400	\$98,400
<b>Total</b>	<b>\$4,262,100</b>	<b>\$272,000</b>	<b>\$375,500</b>	<b>\$394,800</b>
Importance Code A	\$36,400	\$4,500		\$17,200
Importance Code B	\$4,207,200	\$267,500	\$375,500	\$377,600
Importance Code C	\$18,500			
<b>Total</b>	<b>\$4,262,100</b>	<b>\$272,000</b>	<b>\$375,500</b>	<b>\$394,800</b>



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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL**  
**Asset # : 14212**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Granite	5%			LIFE	**	5	\$21,700	
Metal/Glass Curt Wall	40%			LIFE	**	5	\$433,700	
Metal Panel	10%	Now	\$74,900	2054	**	5	\$108,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : 14th Floor Roof At Cooling Tower								
Metal Sect. OHD	5%	2-4	\$51,200	2047	**	5	\$45,200	
Deformed/Dented, Extent : Light, Area Affected : 2%								
Location : Along East 26th Street								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Along East 26th Street								
Explanation : Weather Stripping Around Doors Deteriorating								
Pre-Cast Concrete	40%	4+	\$327,700	LIFE	**	5	\$751,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Above Main Entrance								
Windows								
Metal Louvers	99%			2043	**	10		
No Component	1%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : No Windows - All Glazed Openings Are Reported As Extra Walls: Metal/glass Curt Wall								
Explanation : Report Clarification								
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5	\$7,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 9th Floor Roof								
Explanation : A Rubber Membrane Covers This Portion Of Parapet								
Metal/Glass Curt Wall	30%	4+	\$36,400	2044	**	5	\$12,300	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : 14th Floor Roof Deck At Cooling Tower								
Metal Panel	40%			2044	**	5	\$32,800	
Roof								
IRMA/Protected Membrane	100%			2034	\$1,562,300	10	\$67,600	
Soffits								
Metal Panel	100%	0-2	\$131,500	2044	**	5	\$31,800	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : East Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Above Drive Through Entrance								
Interior								

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL**  
**Asset # : 14212**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	33%	0-2	\$1,613,300	2030	\$3,226,500	3	\$280,200	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Cast in Place Concrete	5%	Now	\$47,000	LIFE	**	5	\$61,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout All Mechanical Rooms								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : 14th And 15th Floor Mechanical Rooms								
Ceramic Tile	5%			2043	**	5	\$28,300	
Raised Access Floor	1%			2030	\$319,300	5	\$21,200	
Sheet Vinyl/Rubber	6%			2034	\$2,170,100	5	\$50,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Within DNA Laboratories On Floors 4 - 8								
Explanation : Reported By The Chief Engineer But Access Not Permitted For Inspectors								
Terrazzo	30%			LIFE	**	5	\$132,700	
Vinyl Tile	20%	2-4	\$61,100	2034	\$3,054,300	3	\$42,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement And Storage Rooms								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Storage Rooms Throughout								
Interior Walls								
Concrete Masonry Unit	5%	4+	\$87,500	LIFE	**	5	\$7,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Various Locations In Basement And Sub-basement								
Glass: Single Pane	15%			LIFE	**	5	\$42,900	
Gypsum Board	55%	Now	\$143,300	LIFE	**	5	\$125,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Stair B At Various Levels								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Stair B At Various Levels								
Metal Panel	5%			LIFE	**			
Panel: Limestone	15%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Lobby And Laboratories Floors 4 - 8								
Explanation : Material Is A Manufactured Stone Panel								
Wood	5%			LIFE	**	5	\$76,300	
Ceilings								
AcousTileSusp.Lay-In	60%	4+	\$110,300	2047	**	5	\$169,800	
Worn/Eroded, Extent : Light, Area Affected : 2%								
Location : Bathrooms								
Gypsum Board	20%			LIFE	**	5	\$141,500	
Metal Panel	20%			LIFE	**	5	\$141,500	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2054	**			

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL**  
**Asset # : 14212**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Site Enclosure

## Retaining Walls

Cast in Place Concrete	100%	2-4	\$10,800	2069		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Exit Enclosure At East End Of Building</i>									

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	90%	2-4	\$3,400	2047		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Along East 26th Street</i>									

Pavers/Stone	10%			2043		**			
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## On-Site Walkways

Cast in Place Concrete	40%			2047		**			
Pavers/Stone	60%	4+	\$18,500	2043		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Main Entrance Courtyard</i>									

## Parking/Driveway

Cast in Place Concrete	100%	2-4	\$61,400	2047		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Drive Through Entrance Area</i>									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2054		**	5	\$1,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Switchgear Room</i>									
<i>Explanation : Three 2,000 Amperes, Two 1,600 Amperes And One 1,200 Amperes Main Disconnect Switches</i>									

## Transformers

Dry Type	100%			2047		**	5	\$1,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout The Building Mechanical And Electrical Spaces</i>									
<i>Explanation : Various Capacity Ratings</i>									

## Switchgear / Switchboard

Fused Disc Sw	100%			2054		**	5	\$1,600	
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## Raceway

Conduit	100%			2054		**	1		
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## Panelboards

Fused Disc Sw	30%			2050		**	5	\$2,600	
Molded Case Bkrs	70%			2050		**	5	\$7,000	

## Wiring

Thermoplastic	100%			2054		**	1		
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL**  
**Asset # : 14212**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	20%			2047	* *	5	\$500	
	Motor Control Center	60%			2047	* *	5	\$6,200	
	Variable Frequency Drive	20%	Now	\$7,100	2047	* *			
		Not Functioning, Extent : Light, Area Affected : 10% Location : Mechanical Rooms On 3rd, 9th And 14th Floors							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$5,600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	* *	1	\$116,400	
	Generators								
	Diesel	100%			2043	* *	1	\$146,500	
		Other Observation, Extent : N/A, Area Affected : 100% Location : 14th Floor Generator Room Explanation : 2,400 Kilowatt Rated Capacity							
	Batteries								
	Lead/Acid	100%			2028	\$2,400	5	\$14,000	
	Fuel Storage								
	Day Tank	10%			2050	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Generator Room Explanation : The Tank Is Rated 250 Gallons.							
	Main Tank	90%			2069	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Vault Explanation : The Tank Capacity Is Rated 12,000 Gallons.							
Lighting									
	Interior Lighting								
	Fluorescent	28%			2034	\$1,541,600	10	\$97,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	50%			2034	\$2,752,900	10	\$173,400	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	20%			2034	\$1,101,200	10	\$69,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Corridors And Offices							
	LED	2%			2039	* *			
	Egress Lighting								
	Emergency, Service	50%			2034	\$113,800	1		
	Exit, Service	40%			2034	\$63,700	1		
	Exit, Battery	10%			2034	\$52,300	10	\$2,600	

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL**  
**Asset # : 14212**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	9%	Now	\$79,500	2034	\$132,600			
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : Building Perimeter					
				Malfunctioning, Extent : Severe, Area Affected : 60%					
				Location : Building Perimeter					
	LED	1%			2039	* *			
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2049	* *	5	\$700	
Alarm									
	Security System								
	Generic	100%			2034	\$693,300	1	\$141,200	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : CCTV Surveillance System					
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$233,000	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2054	* *	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	60%			2037	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 15th Floor Mechanical Room					
				Explanation : Reheat And Perimeter Hydronic Hot Water Heating					
	Pres. Reducing Valve/LP Steam	40%			2037	* *	5	\$9,000	
	Distribution								
	Hot Wtr Piping/Pump	60%			2042	* *	4	\$16,800	
	Steam Piping/Pump	40%			2054	* *			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL**  
**Asset # : 14212**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	10%	Now	\$13,900	2029	\$695,000	1	\$21,100	
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i> <i>Location : 14th Floor Mechanical Room - Leaky Valve And Coil Pipe Connection</i> <i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Various Mechanical Rooms</i> <i>Explanation : Steam Heating And Ventilating Units</i>							
Convactor/Radiator	50%			2039	* *	1	\$61,100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Building Perimeter Fin Tubes And Reheat Coils At Variable Volume Terminal Units In Ductwork</i>							
Unit Heater - Hot Water	5%			2029	\$109,500			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Mechanical Rooms, Loading Dock, Other Locations</i> <i>Explanation : Location Noted</i>							
No Component	35%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i> <i>Location : Mechanical Rooms</i> <i>Explanation : Air Handling Units With Steam And Chilled Water Coils And Water-cooled Self-contained Packaged Units With Steam Coils, Reported Under Air Conditioning</i>							
Controls								
Digital	100%	Now	\$2,121,500	2027	\$10,607,700			
	<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i> <i>Location : Mechanical Rooms</i> <i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout - Operating System And Controllers No Longer Supported</i>							
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	74%			2037	* *	1	\$302,800	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : 14th Floor Mechanical Room, 3 Units</i>							
Split Unit	1%			2029	\$87,700			
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Security Office By Loading Dock</i>							
Water Cooled interior Pkg Unit	25%			2028	\$1,658,000	2		
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 1%</i> <i>Location : 1 Of 3 Units In 10th Floor Main Telecom Room</i> <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Various Mechanical Rooms, 10th Floor Main Telecom Room, Telecom Closets, Elevator Machine Room</i>							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL**  
**Asset # : 14212**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	74%			2054	* *	4	\$20,700	
	No Component	26%							
Terminal Devices									
	Air Handler/Cool/Ht	74%			2029	\$5,303,300	1	\$173,100	
	No Component	26%							
Heat Rejection									
	Water Cooling Tower	100%			2028	\$1,865,600	2	\$380,600	
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : 14th Floor								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 14th Floor								
	Explanation : Tower Provides Condenser Water To Chillers And To Water Cooled Packaged Units Via Plate And Frame Heat Exchangers								
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$210,900	
Exhaust Fans									
	Interior	99%			2029	\$1,621,700	2	\$11,500	
	Wall Unit	1%			2029	\$1,600	2	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 15th Floor Mechanical Room, Sub-basement Fire Pump Room								
	Explanation : Location Noted								
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2054	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2054	* *	4	\$56,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 9th Floor Mechanical Room								
	Explanation : 4 Units, Instantaneous With No Storage								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$26,100	LIFE	* *	1		
	Corroded, Extent : Moderate, Area Affected : 1%								
	Location : Sub-basement Storage Room								
Sump Pump(s)									
	Submersible	100%			2026	\$11,400	4	\$12,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Sub-basement - Garage, Other Locations								
	Explanation : Location Noted								

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL**  
**Asset # : 14212**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s) Electric	100%			2039	* *	4	\$22,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement - Pump Room							
		Explanation : 1 Duplex Set							
	Backflow Preventer Generic	100%			2029	\$164,900	1	\$23,200	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	70%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : One Unit From S-2 To 15th Floor, Six Units From S-1 To 13th Floor							
		Explanation : 7 Units							
	Hydraulic	30%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Two Units From Ground To 2nd Floor, One Unit From S-2 To 2nd Floor							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe Generic	100%			2054	* *	1-5	\$190,700	
	Sprinkler Generic	80%			2054	* *	1-2	\$84,800	
	Generic	20%	Now	\$51,100	2054	* *	1-2	\$18,400	
		Dry System, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms, Garage, Other Locations							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Basement And 6th Floor - Main Dry Sprinkler Control Valves Air Leaks							
	Fire Pump Generic	100%			2043	* *	1	\$70,600	

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY  
**Address** : 18-39 42ND STREET  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HEA0023.000 / 13730 **Yr Built/Renovated** : 1989 / 2011  
**Area Sq Ft** : 13,640 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 31-Oct-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 791 **Lot** : 16 **BIN** : 4015250

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$114,200	\$380,800
Interior Architecture	\$72,100	
Electrical		\$78,300
Mechanical	\$152,800	
<b>Total</b>	<b>\$339,100</b>	<b>\$459,200</b>
Importance Code A	\$114,200	\$380,800
Importance Code B	\$224,900	\$78,300
<b>Total</b>	<b>\$339,100</b>	<b>\$459,200</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$60,800			\$800
Interior Architecture	\$58,000	\$1,000		\$1,300
Electrical	\$20,300	\$2,400	\$2,500	\$4,000
Mechanical	\$1,000	\$45,200	\$2,100	\$3,300
Site Enclosure	\$5,500			
Site Pavements	\$17,800			
<b>Total</b>	<b>\$163,400</b>	<b>\$48,600</b>	<b>\$4,500</b>	<b>\$9,300</b>
Importance Code A	\$61,200	\$400	\$400	\$1,300
Importance Code B	\$51,400	\$48,200	\$4,100	\$8,000
Importance Code C	\$50,700			
<b>Total</b>	<b>\$163,400</b>	<b>\$48,600</b>	<b>\$4,500</b>	<b>\$9,300</b>



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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY**  
**Asset # : 13730**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Concrete Masonry Unit	8%			LIFE	**	5	\$1,400	
	Glass Block	5%	Now	\$13,400	LIFE	**	5	\$800	
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : West Facade At Fascia Panel And Window Sill							
	Masonry: Brick	85%			LIFE	**	5	\$23,000	
	Metal Coiling Doors	2%			2039	**	5	\$1,700	
Windows									
	Aluminum	100%	0-2	\$47,400	2050	**	5	\$800	
		Air Infiltration, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%	Now	\$114,200	2034	\$380,800			1
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Central Pharmacy, Front Entry, Admin Area, 2nd Floor Rear Office And Toilet Room, And Throughout Warehouse							
Interior									
	Floors								
	Carpet	10%			2030	\$35,300	3	\$3,100	
	Cast in Place Concrete	85%	4+	\$72,100	LIFE	**	5	\$38,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout Warehouse							
	Mosaic Tile	5%			2039	**	5	\$2,600	
Interior Walls									
	Cast in Place Concrete	5%	2-4	\$13,200	LIFE	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Warehouse							
	Concrete Masonry Unit	90%	2-4	\$29,300	LIFE	**	5	\$6,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Receiving Bay							
	Gypsum Board	5%			LIFE	**	5	\$500	
Ceilings									
	AcousTileSusp.Lay-In	10%	4+	\$700	2039	**	5	\$1,000	
		Staining/Discoloring, Extent : Light, Area Affected : 2%							
		Location : 2nd Floor Rear Office							
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	85%	2-4	\$14,800	LIFE	**	5	\$21,700	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
		Location : 2nd Floor Entry Stair And Adjacent Office							
Site Enclosure									
	Fence/Gates								
	Chain Link	70%			2044	**			
	Metal, Corrugated	30%	4+	\$5,500	LIFE	**	1		
		Deformed/Dented, Extent : Light, Area Affected : 5%							
		Location : 42nd Street							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY**  
**Asset # : 13730**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%				2054		**		
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$15,100	2039		**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*  
*Location : 42nd Street*

On-Site Walkways

Cast in Place Concrete	100%				2047		**		
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Parking/Driveway

Cast in Place Concrete	100%	2-4	\$2,800	2039		**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 2%*  
*Location : Driveway*

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2044	**	5	\$100	
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*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 800 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%				2044	**	5	\$100	
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Raceway

Conduit	100%				2044	**	1		
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Panelboards

Fused Disc Sw	5%				2042	**	5		
Molded Case Bkrs	95%				2042	**	5	\$300	

Wiring

Thermoplastic	100%				2044	**	1		
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Motor Controllers

Locally Mounted	100%				2039	**	5	\$100	
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Ground

Grounding Devices

Generic	100%				LIFE	**	5	\$200	
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Stand-by Power

Transfer Switches

Automatic	100%				2039	**	1	\$4,200	
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Generators

Diesel	100%				2037	**	1	\$5,300	
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*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Generator Room Roof*  
*Explanation : One 125 Kilowatt*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY**  
**Asset # : 13730**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Batteries									
	Nickel Cadmium	100%			2026	\$2,400	5	\$3,000	
Fuel Storage									
	Day Tank	50%			2050	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Roof							
		Explanation : One 100 Gallons							
	Main Tank	50%			2062	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : First Floor							
		Explanation : One 350 Gallons							
Lighting									
Interior Lighting									
	Fluorescent	75%			2034	\$70,800	10	\$9,400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	8%			2034	\$7,600	10	\$1,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	15%	Now	\$14,200	2044	* *			
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	HID	2%			2034	\$3,200	10		
Egress Lighting									
	Emergency, Service	60%			2034	\$4,900	1		
	Exit, Service	30%			2034	\$1,400	1		
	Exit, Battery	10%			2029	\$1,500	10	\$100	
Exterior Lighting									
	HID	10%			2034	\$6,200	10		
	No Component	90%							
Alarm									
Security System									
	Generic	100%			2034	\$25,000	1	\$5,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Intrusion Alarm And Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2034	\$34,400	1-3	\$8,400	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY**  
**Asset # : 13730**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	60%			2034	\$24,900	1	\$4,100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Gas Fired Space Heater Serving Warehouse Space Explanation : 5 Gas Fire Space Heaters 1 On Roof And 4 In The Building							
	No Component	40%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : Rooftop Heating And Cooling Units Explanation : See Air Conditioning Section							
	Controls								
	Electrical	100%			2027	\$44,400			
Air Conditioning									
	Energy Source								
	Electricity	65%			2050	* *	1		
	No Component	35%							
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	40%			2029	\$89,500	2	\$300	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 2 Rooftop Units, Roof							
	Split Unit	20%			2029	\$63,300			
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Explanation : 1 Unit. R-407a Refrigerant							
	Window/Wall Unit	5%			2029	\$2,500	1		
	No Component	35%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,600	
	Exhaust Fans								
	Roof	100%			2034	\$25,800	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Electric	100%			2032	\$23,100	4		
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Explanation : Two 40 Gallon Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

**Fire Suppression**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY**  
**Asset # : 13730**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression	Sprinkler							
	Generic	100%		2044	* *	1-2	\$3,800	

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : PUBLIC HEALTH LABORATORY BLDG.  
**Address** : 455 FIRST AVENUE @E. 26 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0001.000 / 1574 **Yr Built/Renovated** : 1968 / 2009  
**Area Sq Ft** : 353,000 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 12-Apr-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6,10,13,14,Ph  
**Block** : 932 **Lot** : 17 **BIN** : 1020610

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$7,586,700	\$907,100
Interior Architecture	\$28,002,500	\$3,933,900
Electrical	\$1,552,600	\$7,157,600
Mechanical	\$26,900,100	\$12,292,000
<b>Total</b>	<b>\$64,041,900</b>	<b>\$24,290,600</b>
Importance Code A	\$8,148,400	\$907,100
Importance Code B	\$55,223,300	\$23,152,900
Importance Code C	\$670,100	\$230,600
<b>Total</b>	<b>\$64,041,900</b>	<b>\$24,290,600</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$82,900		\$30,600	
Interior Architecture	\$16,200	\$12,600		\$213,000
Electrical	\$78,100	\$69,700	\$60,900	\$65,200
Mechanical	\$160,800	\$77,500	\$265,400	\$60,900
Site Enclosure	\$18,200			
Site Pavements	\$7,000			
Elevators/Escalators	\$57,600	\$57,600	\$57,600	\$57,600
<b>Total</b>	<b>\$420,900</b>	<b>\$217,300</b>	<b>\$414,400</b>	<b>\$396,600</b>
Importance Code A	\$90,500		\$31,900	
Importance Code B	\$315,300	\$217,300	\$382,400	\$396,600
Importance Code C	\$15,000			
<b>Total</b>	<b>\$420,900</b>	<b>\$217,300</b>	<b>\$414,400</b>	<b>\$396,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PUBLIC HEALTH LABORATORY BLDG.**  
**Asset # : 1574**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%	Now	\$55,200	LIFE	* *	5	\$47,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Roof Columns And Beams And Throughout							
	Masonry: Brick	80%	Now	\$2,024,200	LIFE	* *	5	\$251,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Sidewalk Shed in Use, Extent : Light, Area Affected : 25%							
		Location : Up To The 2nd Floor							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Metal Coiling Doors	7%			2046	* *	5	\$68,800	
	Granite Panels	5%	Now	\$756,500	LIFE	* *	5	\$11,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout Facade							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout Facade							
		Loose Units, Extent : Moderate, Area Affected : 25%							
		Location : Support Bolts Have Become Loose Or Are Broken. Throughout Facade							
	Window Wall	5%			2033	\$466,500	5	\$59,000	
		Not Insulated, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
Windows									
	Aluminum	100%	0-2	\$3,907,100	2058	* *	5	\$42,000	
		Air Infiltration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Hardware Missing, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Severe, Area Affected : 90%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 25%							
		Location : Throughout							
		Weather Strip Missing, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$4,300	
	Masonry: Brick	70%	2-4	\$19,200	LIFE	* *	5	\$7,700	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%							
		Location : Throughout Main Roof							
	Metal Panel	5%			2043	* *	5	\$2,100	
	No Component	20%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Main Roof							
		Explanation : Metal Guard Rail On Main Roof							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PUBLIC HEALTH LABORATORY BLDG.**  
**Asset # : 1574**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	5%	Now	\$55,400	2043	* *			
		Alligatoring, Extent : Moderate, Area Affected : 25%							
		Location : Lower Roof							
		Vegetation Growth, Extent : Severe, Area Affected : 100%							
		Location : Lower Roof							
	Cast in Place Concrete	5%			LIFE	* *			
	IRMA/Protected Membrane	5%			2043	* *	10	\$4,900	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Above Mechanical Room Adjacent To Ramp To Lower Floor							
	Modified Bitumen	70%	Now	\$726,700	2043	* *			1
		Water Penetration, Extent : Severe, Area Affected : 100%							
		Location : Throughout Upper Roof							
	Roll Roofing	10%	Now	\$61,700	2035	\$61,700	5	\$8,100	1
		Water Penetration, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Skylight, Metal/Glass	5%			2043	* *	10	\$16,200	
Soffits									
	Cast in Place Concrete	100%	2-4	\$29,400	LIFE	* *	5	\$127,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Minor Cracks Throughout							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PUBLIC HEALTH LABORATORY BLDG.**  
**Asset # : 1574**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	2%			2029	\$173,400	3	\$20,100		
Cast in Place Concrete	11%	Now	\$229,400	LIFE	**	5	\$120,800		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Throughout									
Ceramic Tile	5%	Now	\$69,100	2036	**	5	\$12,600		
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Toilet Rooms And Locker Rooms									
Sheet Vinyl/Rubber	2%	Now	\$128,300	2033	\$641,500	5	\$7,500		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : Throughout 6th And 7th Floors Where Cabinetry Was Removed									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Observed On 6th And 7th Floors									
Explanation : Rubber And Sheet Vinyl Flooring									
Terrazzo	5%			LIFE	**	5	\$19,600		
Vinyl Tile	20%			2033	\$2,708,800	3	\$37,700		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Vinyl Tile	5%			2038	**	3	\$12,500		
Vinyl Tile 9" X 9"	50%	Now	\$3,920,900	2028	\$19,604,600	3	\$94,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
Concrete Masonry Unit	25%	0-2	\$270,700	LIFE	**	5	\$59,000		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Vertical Cracks, Extent : Moderate, Area Affected : 1%									
Location : Column 8n, Stairwell B Exit, Stair A At 14th Floor									
Gypsum Board	5%	Now	\$8,100	LIFE	**	5	\$17,700		
Cracking/Crumbling, Extent : Severe, Area Affected : 2%									
Location : 5th Floor Room 543									
Metal Panel	5%			LIFE	**				
Marble Panels	5%			LIFE	**				
Plaster	57%	0-2	\$399,400	LIFE	**	5	\$100,800		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : 6th Floor And Other Areas Throughout									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : At Windows Throughout									
Wood	3%			LIFE	**	5	\$70,800		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 6th And 7th Floors									
Explanation : Location Noted									

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PUBLIC HEALTH LABORATORY BLDG.**  
**Asset # : 1574**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	30%	Now	\$244,500	2038	**	5	\$75,300	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Exposed Struc: Concrete	30%	Now	\$2,204,000	LIFE	**	5	\$23,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : 14th Floor; Loading Dock									
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor Boiler Room									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Loading Dock									
	Exposed Struc: Steel	5%			LIFE	**			
	Metal Panel	13%	Now	\$633,300	LIFE	**	5	\$81,600	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
	Metal Panel	2%			LIFE	**	5	\$12,600	
	Plaster	20%	Now	\$298,200	LIFE	**	5	\$62,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2043	**			
Other Observation, Extent : N/A, Area Affected : 10%									
Location : Roof									
Explanation : Guard Rail Fencing									
Free Standing Walls									
	Concrete Masonry Unit	100%			2043	**			
Retaining Walls									
	Cast in Place Concrete	50%	0-2	\$18,200	2053	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Ramp At North Elevation									
	Masonry: Brick	50%			2043	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	90%			2038	**			
	Pavers/Stone	10%			2042	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Along East 26th Street									
Explanation : Location Noted									

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PUBLIC HEALTH LABORATORY BLDG.**  
**Asset # : 1574**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Site Pavements**

**On-Site Walkways**

Cast in Place Concrete	100%	2-4	\$1,300	2038		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

**Parking/Driveway**

Asphalt	10%	Now	\$5,700	2036		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Parking Area</i>									

Cast in Place Concrete	90%			2038		**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2053		**	5	\$1,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room In Vault Area And Room 002 In Basement</i>									
<i>Explanation : Three Main Service Disconnect Switches Rated At 5,000 Amperes Each</i>									

**Transformers**

Dry Type	100%			2046		**	5	\$1,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Generator Room At 3rd Floor</i>									
<i>Explanation : Three Transformers With Capacity Of 300, 225 And 500 Kilovolt Amperes 480 Delta/208y/120 Volts And One 500 Kilovolt Amperes 480 Delta/208y/120 Volt At 14th Floor.</i>									

**Switchgear / Switchboard**

Air Circuit Breaker	10%			2053		**	5	\$200	
Fused Disc Sw	80%			2053		**	5	\$1,200	
Molded Case Bkrs	10%			2053		**	5	\$900	

**Raceway**

Busway	40%			2031	\$263,400		1		
Conduit	40%			2033	\$263,400		1		
Conduit	20%			2053		**	1		

**Panelboards**

Fused Disc Sw	5%			2041		**	5	\$400	
Fused Disc Sw	10%			2049		**	5	\$800	
Molded Case Bkrs	70%			2032	\$436,600		5	\$6,500	
Molded Case Bkrs	15%			2049		**	5	\$1,400	

**Wiring**

Braided Cloth	60%			2032	\$526,500		1		
Thermoplastic	40%			2053		**	1		

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PUBLIC HEALTH LABORATORY BLDG.**  
**Asset # : 1574**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Motor Controllers									
	Locally Mounted	4%			2046	**	5	\$100	
	Locally Mounted	15%			2031	\$53,200	5	\$400	
	Motor Control Center	50%			2031	\$710,100	5	\$4,800	
	Motor Control Center	30%			2038	**	5	\$2,900	
	Variable Frequency Drive	1%			2046	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$5,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2046	**	1	\$108,600	
Generators									
	Diesel	100%			2042	**	1	\$136,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 2,750 Kilovolt Amperes Capacity								
Batteries									
	Lead/Acid	100%			2027	\$2,400	5	\$13,100	
Fuel Storage									
	Day Tank	50%			2049	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 275 Gallon Capacity								
	Main Tank	50%			2061	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Vault Area								
	Explanation : Approximately 12,000 Gallon Capacity								
Lighting									
Interior Lighting									
	Fluorescent	70%	Now	\$341,800	2033	\$3,418,000			
	Malfunctioning, Extent : Light, Area Affected : 10%								
	Location : Throughout The Building								
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%	Now	\$9,800	2033	\$488,300			
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Malfunctioning, Extent : Light, Area Affected : 2%								
	Location : Throughout The Building								
	Fluorescent	18%			2028	\$878,900	10	\$55,400	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	2%			2038	**			

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PUBLIC HEALTH LABORATORY BLDG.**  
**Asset # : 1574**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Lighting

## Egress Lighting

Emergency, Service	50%			2033	\$100,900	1			
Exit, Service	10%			2033	\$14,100	1			
Exit, Battery	40%			2033	\$185,600	10		\$9,100	

## Exterior Lighting

Fluorescent	1%			2033	\$13,800	10		\$300	
HID	4%			2033	\$64,300	10			
Incandescent	2%	Now	\$37,000	2043	* *	2			

*Malfunctioning, Extent : Moderate, Area Affected : 100%*

*Location : Main Entrance Soffit*

LED	3%			2038	* *				
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No Component

90%

## Alarm

## Security System

Generic	100%			2033	\$647,200	1		\$131,800	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : CCTV Surveillance Camera System*

## Fire/Smoke Detection

Generic, Digital	100%	Now	\$266,800	2038	* *	1-3		\$197,800	
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*Malfunctioning, Extent : Moderate, Area Affected : 30%*

*Location : Throughout The Building*

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Manual Pull Stations, Smoke Detection*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Heating

## Energy Source

Utility Steam	98%			2033	\$102,600	1			
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement Mechanical Room*

*Explanation : Steam From Con Edison*

Electricity	2%			2053	* *	1			
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Parking Garage Building Entrance*

*Explanation : Electric Air Curtain Service*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PUBLIC HEALTH LABORATORY BLDG.**  
**Asset # : 1574**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
	Conversion Equipment							
	Heat Exchanger, Shell & Tube	26%		2029	\$363,300			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Basement Mechanical Room</i> <i>Explanation : Steam/ Hot Water Heat Exchangers - Building Perimeter Heat And Hydronic Unit Heaters Service</i>						
	Heat Exchanger, Shell & Tube	2%		2029	\$27,900			
		<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i> <i>Location : 6th Floor Mechanical Room: Steam/ Hot Water Heat Exchangers, For Abandoned Re-heat Coils In Ductwork</i>						
	Pres. Reducing Valve/LP Steam	70%		2036	* *	5	\$13,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Mechanical Rooms</i> <i>Explanation : Air Handling Units, Absorption Chiller And Hydronic And Domestic Hot Water Heat Exchangers Service</i>						
	Radiant Heater	2%		2028	\$170,500	2	\$3,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Parking Garage Building Entrance</i> <i>Explanation : Electric Air Curtain</i>						

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
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**Asset # : 1574**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Ductwork/Diffusers	2%			LIFE	**	2-5	\$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And From 2nd Floor Roof To Areas Served By Make-up Air Unit								
Explanation : Air Distribution For Two Basement Heating And Ventilating Units And Rooftop Make-up Air Unit								
Hot Wtr Piping/Pump	38%	Now	\$27,200	2041	**	4	\$6,300	
Unbalanced System, Extent : Moderate, Area Affected : 50%								
Location : Various Locations, Insufficient Flow, System Water Treatment Needed								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From Basement Mechanical Room To Building Perimeter Radiation								
Explanation : Location Noted								
Hot Wtr Piping/Pump	2%			2032	\$14,300	4	\$300	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Not in Service, Extent : Light, Area Affected : 100%								
Location : 6th Floor Mechanical Room: For Abandoned Re-heat Coils In Ductwork								
Steam Piping/Pump	58%	0-2	\$608,500	2043	**			
Corroded, Extent : Moderate, Area Affected : 90%								
Location : Mechanical Rooms At All Air Handling Units Except Unit In 6th Floor Mechanical Room								
Insul. Deteriorating, Extent : Moderate, Area Affected : 30%								
Location : 14th Floor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Air Handling Units, Absorption Chiller And Domestic Hot Water Service								
Terminal Devices								
Air Handler	5%			2028	\$308,200	1	\$10,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement; 2nd Floor Roof - Access From 3rd Floor Mechanical Room								
Explanation : 2 Basement Heating And Ventilating Units, 1 Rooftop Make-up Air Unit								
Convactor/Radiator	36%			2031	\$964,300	1	\$39,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Building Perimeter								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Heating Element Enclosures Fully Covered With Plywood								
Unit Heater - Hot Water	2%			2028	\$38,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Location Observed								
No Component	57%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Terminal Devices Only On Perimeter								
Explanation : Location Noted								

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PUBLIC HEALTH LABORATORY BLDG.**  
**Asset # : 1574**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption	44%			2029	\$4,676,500	1	\$159,700	
	Chiller/Steam/HW								
				Obsolete Equipment, Extent : Light, Area Affected : 100%					
				Location : 14th Floor Mechanical Room					
				Other Observation, Extent : N/A, Area Affected : 40%					
				Location : 14th Floor Mechanical Room					
				Explanation : 2 Units, 500 Tons Each Approximate					
	Heat Pump Air Sourced	8%			2037	* *	2	\$1,600	
				Recent Installation, Extent : N/A, Area Affected : 100%					
				Location : 5th, 6th, 7th Floors					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 5th, 6th, 7th Floors					
				Explanation : Variable Refrigerant Flow Condensing Units, Quantity: 6, 6 Tons Each, Ducted To Exterior					
	Reciprocating Compr/Chiller	2%			2028	\$96,600	1	\$3,100	
				Abandoned in Place, Extent : Light, Area Affected : 100%					
				Location : Main Roof - Upper Level: 2 Units, 80 Tons Approximately, Packaged Air Cooled, Disconnected					
	Split Unit	2%			2038	* *			
	Under Construction	44%							
				Other Observation, Extent : N/A, Area Affected : 0%					
				Location : 14th Floor Mechanical Room					
				Explanation : Two Chillers Under Construction					
Distribution									
	CW & CHW Wtr Pipe/Pump	30%	Now	\$95,300	2053	* *	4	\$5,000	
				Corroded, Extent : Severe, Area Affected : 80%					
				Location : Mechanical Rooms At All Air Handling Units Except Unit In 6th Floor Mechanical Room					
				On Extended Life, Extent : Light, Area Affected : 80%					
				Location : Mechanical Rooms At All Air Handling Units Except Unit In 6th Floor Mechanical Room					
	Ductwork/Diffusers	70%	Now	\$1,007,000	LIFE	* *	2	\$305,400	
				Malfunctioning, Extent : Moderate, Area Affected : 50%					
				Location : Various Locations: Cold And Hot Deck Dampers In Ductwork					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : See Ventilation					
				Explanation : Location Noted					

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PUBLIC HEALTH LABORATORY BLDG.**  
**Asset # : 1574**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Dir Expansion	5%			2028	\$314,000	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Elevator Machine Rooms, 10th Floor Mechanical Room									
Explanation : Location Noted									
	Air Handler/Cool/Ht	90%	Now	\$1,144,000	2028	\$5,720,200	1	\$168,000	
Damaged, Extent : Severe, Area Affected : 50%									
Location : Mechanical Rooms: Damaged / Deteriorated Heating Coils									
	Fan Coil - 2 Pipe	5%			2041	* *	1	\$5,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 5th, 6th And 7th Floors									
Explanation : Variable Refrigerant Flow Systems Ceiling Cassette Units									
Heat Rejection									
	Air Cooled Condenser Unit	10%			2033	\$94,800	2	\$23,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Roof									
Explanation : 1 Condensing Unit, 40 Tons, Connected To Air Handler In 10th Floor Mechanical Room									
	Water Cooling Tower	90%	0-2	\$74,500	2027	\$1,489,100	2	\$243,000	
Corroded, Extent : Moderate, Area Affected : 15%									
Location : Outdoor Unit Supporting Beam									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof And 14th Floor Mechanical Room									
Explanation : One 4-cell Outdoor Cooling Tower And Two Indoor Cooling Towers									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$187,000	
Exhaust Fans									
	Interior	80%			2028	\$1,162,200	2	\$8,200	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Mechanical Rooms									
	Roof	20%			2033	\$127,100	2	\$2,100	
Abandoned in Place, Extent : Light, Area Affected : 60%									
Location : Main Roof: Various Laboratory Hood Fans, Disconnected									
On Extended Life, Extent : Light, Area Affected : 40%									
Location : Roofs									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$210,300	2043	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Basement - Water Main: Corroded / Deteriorated									
Leak Evident, Extent : Moderate, Area Affected : 100%									
Location : Main Roof- Water Tank Room: Water Tank Seams									

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PUBLIC HEALTH LABORATORY BLDG.**  
**Asset # : 1574**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger Steam Fired	100%			2059	* *	4	\$49,700	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 14th Floor Mechanical Room					
				Explanation : Location Noted					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Submersible	100%			2026	\$10,600	4	\$11,200	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement - Ejector Systems Pits					
				Explanation : Location Noted					
	Sewage Ejector(s) Compressed Air	100%	0-2	\$55,700	2053	* *	4	\$3,600	
				Corroded, Extent : Severe, Area Affected : 80%					
				Location : Basement					
				Obsolete Equipment, Extent : Moderate, Area Affected : 100%					
				Location : Basement - 4 Systems					
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Basement - 4 Systems					
	Fixtures Generic	100%							
				Obsolete Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout					
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Passenger - Cellar To 13th Floor And Freight - Cellar To 14th Floor					
				Explanation : 4 Passenger 2 Freight Units					
Fire Suppression									
	Standpipe Generic	100%			2043	* *	1-5	\$169,100	
	Sprinkler No Component Generic	80% 20%			2033	\$906,000	1-2	\$18,800	
	Fire Pump Generic	100%			2036	* *	1	\$62,600	

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : QUEENS OCME  
**Address** : 160-15 82ND DRIVE @ QUEENS HOSPITAL CTR.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HEA0034.000 / 14654 **Yr Built/Renovated** : 2004 / 2006  
**Area Sq Ft** : 37,718 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 11-Feb-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6858 **Lot** : 1 **BIN** : 4854226

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$63,800	
Interior Architecture	\$253,800	
Mechanical	\$119,500	\$1,381,400
<b>Total</b>	<b>\$437,100</b>	<b>\$1,381,400</b>
Importance Code A	\$63,800	
Importance Code B	\$373,300	\$1,381,400
<b>Total</b>	<b>\$437,100</b>	<b>\$1,381,400</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$48,000	\$18,900	\$3,400	
Interior Architecture	\$4,400	\$8,800	\$152,300	
Electrical	\$11,800	\$14,000	\$6,300	\$5,200
Mechanical	\$24,900	\$10,500	\$22,700	\$11,300
Site Enclosure	\$1,300			
Site Pavements	\$9,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$107,000</b>	<b>\$59,400</b>	<b>\$191,900</b>	<b>\$23,600</b>
Importance Code A	\$49,300	\$19,400	\$3,900	\$500
Importance Code B	\$43,900	\$40,000	\$188,000	\$23,200
Importance Code C	\$13,800			
<b>Total</b>	<b>\$107,000</b>	<b>\$59,400</b>	<b>\$191,900</b>	<b>\$23,600</b>



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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**QUEENS OCME**  
**Asset # : 14654**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	12%	Now	\$11,400	LIFE	**	5	\$7,100	
Expansion Joint Failure, Extent : Moderate, Area Affected : 2%								
Location : North East Corner								
Masonry: Brick	38%			LIFE	**	5	\$22,500	
Metal Panel	27%	Now	\$20,700	2052	**	5	\$30,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Roof Equipment Screen								
Metal Coiling Doors	3%			2045	**	5	\$5,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
Window Wall	4%	Now	\$3,500	2052	**	5	\$4,400	
Caulking Deteriorated, Extent : Moderate, Area Affected : 2%								
Location : Conference Room And Family Room								
Window Wall	11%			2052	**	5	\$24,400	
Windows								
Aluminum	40%	Now	\$4,700	2048	**	5	\$2,500	
Caulking Deteriorated, Extent : Moderate, Area Affected : 2%								
Location : Offices 2nd Floor								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Offices 2nd Floor								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Fixed Windows								
Aluminum	55%			2048	**	5	\$6,900	
Metal Louvers	5%			2041	**	10	\$3,900	
Parapets								
Masonry: Brick	13%	Now	\$6,100	LIFE	**	5	\$1,000	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	22%			LIFE	**	5	\$1,700	
Metal/Glass Curt Wall	20%			2052	**	5	\$5,900	
Metal Panel	25%			2052	**	5	\$7,400	
Metal Rail	15%			2045	**	5-10	\$20,700	
Pre-Cast Concrete	5%	Now	\$1,500	LIFE	**	5	\$2,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Single Ply Membrane	100%			2037	**	10	\$63,800	
Soffits								
Glass: Special Gauge	25%			LIFE	**	1		
Metal Panel	75%			2052	**	5-10		

## Interior

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**QUEENS OCME**  
**Asset # : 14654**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2028	\$146,300	3	\$12,700	
	Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
	Ceramic Tile	5%			2041	**	5	\$2,800	
	Steel Plate	5%	Now	\$150,700	LIFE	**	1		
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : Freezers								
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%								
	Location : Freezers								
	Uneven Surface, Extent : Moderate, Area Affected : 25%								
	Location : Freezers								
	Terrazzo	20%	Now	\$103,100	LIFE	**	5	\$8,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
	Recent Repair Evident, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Traffic Topping	25%			2037	**	5	\$17,600	
	Vinyl Tile	25%			2037	**	3	\$5,300	
Interior Walls									
	Cast in Place Concrete	5%	Now	\$1,600	LIFE	**			
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Basement Electric Room								
	Ceramic Tile	30%			2041	**	5	\$2,700	
	Concrete Masonry Unit	20%			LIFE	**	5	\$700	
	Gypsum Board	45%			LIFE	**	5	\$2,400	
Ceilings									
	AcousTileSusp.Lay-In	40%			2045	**	5	\$22,600	
	Exposed Struc: Steel	20%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$3,500	
	Metal Panel	35%			LIFE	**	5	\$24,700	
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%	0-2	\$1,300	2052	**			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%			2045	**			
Parking/Driveway									
	Asphalt	100%	0-2	\$9,500	2041	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Driveway And Parking Lot								

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**QUEENS OCME**  
**Asset # : 14654**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2052	* *	5	\$200	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.					
	Transformers								
	Dry Type	100%			2045	* *	5	\$100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : 112.5 Kilovolt Amperes, 208 Volts Primary, 480/277 Volts Secondary					
	Switchgear / Switchboard								
	Fused Disc Sw	90%			2052	* *	5	\$100	
	Molded Case Bkrs	10%			2052	* *	5	\$100	
	Raceway								
	Conduit	100%			2052	* *	1		
	Panelboards								
	Fused Disc Sw	15%			2048	* *	5	\$100	
	Molded Case Bkrs	85%			2048	* *	5	\$800	
	Wiring								
	Thermoplastic	100%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2045	* *	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	* *	1	\$11,600	
	Generators								
	Diesel	100%			2041	* *	1	\$14,600	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Roof					
				Explanation : Emergency Generator Rated At 600 Kilowatts					
	Batteries								
	Nickel Cadmium	100%			2026	\$2,400	5	\$8,400	
	Fuel Storage								
	Day Tank	5%			2048	* *	5		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Roof					
				Explanation : 275 Gallons Rated Capacity					
	Main Tank	95%			2060	* *	5		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Explanation : 4500 Gallons Rated Capacity					

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**QUEENS OCME**  
**Asset # : 14654**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Lighting**

Interior Lighting  
Fluorescent

3% 2037 \* \* 10 \$1,000

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Hallways*

*Explanation : Compact Fluorescent Lights*

Fluorescent

22% 2037 \* \* 10 \$7,600

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Basement*

*Explanation : T-8 Lamps*

LED

75% 2040 \* \*

**Egress Lighting**

Emergency, Service

50% 2037 \* \* 1

Exit, LED

50% 2060 \* \* 1

**Exterior Lighting**

LED

10% 2040 \* \*

No Component

90%

**Alarm****Security System**

No Component

70%

Generic

30% 2037 \* \* 1 \$4,200

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Hallways*

*Explanation : CCTV Surveillance Cameras*

**Fire/Smoke Detection**

Generic, Analog

100% 2037 \* \* 1-3 \$23,200

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating****Energy Source**

Plant Campus Steam /  
PRV

100% 2052 \* \* 1

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout*

*Explanation : From Queens Hospital Center*

**Conversion Equipment**

Heat Exchanger, Plate &  
Frame

25% 2041 \* \* 1 \$4,700

Pres. Reducing Valve/LP  
Steam

75% 2041 \* \* 5 \$1,700

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## DEPT. OF HEALTH &amp; MENTAL HYGIENE - 816

## QUEENS OCME

Asset # : 14654

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution									
Hot Wtr Piping/Pump	25%			2048	**	4	\$500		
Steam Piping/Pump	75%	0-2	\$4,400	2052	**				
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Explanation : Defective Building Management System.									
Terminal Devices									
Air Handler	75%			2037	**	1	\$17,500		
Fan Coil Unit/Heat	25%			2037	**	1	\$3,100		
Air Conditioning									
Energy Source									
Steam/HW System	100%			2052	**	1			
Conversion Equipment									
Absorption Chiller/Steam/HW	100%	0-2	\$119,500	2035	\$1,195,300	1	\$36,700		
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Causing Tubes Leak And Inefficiency.									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 2 Units, Using Lithium Bromide Refrigerant									
Distribution									
CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$1,900		
Terminal Devices									
Air Handler/Cool/Ht	75%			2037	**	1	\$17,500		
Fan Coil - 2 Pipe	25%			2037	**	1	\$3,100		
Heat Rejection									
Water Cooling Tower	100%	0-2	\$9,300	2030	\$186,100	2	\$30,400		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : 4 Inefficient Units.									
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,000		
Exhaust Fans									
Interior	50%			2037	**	2	\$600		
Roof	50%			2037	**	2	\$600		
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2052	**	1			
HW Heat Exchanger									
Steam Fired	100%			2062	**	4	\$5,600		
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Basement Mechanical Room									
Sanitary Piping									
Cast Iron	100%			LIFE	**	1			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**QUEENS OCME**  
**Asset # : 14654**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$1,100	4	\$1,200	
	Sewage Ejector(s)								
	Electric	100%			2037	* *	4	\$1,500	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$2,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : One Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$10,600	
	Fire Pump								
	Generic	100%			2035	\$35,200	1	\$7,000	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : RIVERSIDE HEALTH CENTER  
**Address** : 160 WEST 100TH STREET @AMSTERDAM AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0014.000 / 1984 **Yr Built/Renovated** : 1960 / 2014  
**Area Sq Ft** : 34,000 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 12-Oct-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1852 **Lot** : 49 **BIN** : 1055906

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$195,100	\$58,600
Mechanical	\$100,400	
<b>Total</b>	<b>\$295,500</b>	<b>\$58,600</b>
Importance Code A	\$195,100	\$58,600
Importance Code B	\$100,400	
<b>Total</b>	<b>\$295,500</b>	<b>\$58,600</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$22,200	\$23,300		\$16,400
Interior Architecture		\$24,700	\$1,700	\$1,600
Electrical	\$8,200	\$6,300	\$5,500	\$37,300
Mechanical	\$8,800	\$6,900	\$22,000	\$11,900
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$53,600</b>	<b>\$75,600</b>	<b>\$43,700</b>	<b>\$81,600</b>
Importance Code A	\$23,900	\$25,000	\$1,700	\$18,200
Importance Code B	\$29,700	\$50,600	\$40,300	\$63,400
Importance Code C			\$1,700	
<b>Total</b>	<b>\$53,600</b>	<b>\$75,600</b>	<b>\$43,700</b>	<b>\$81,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**RIVERSIDE HEALTH CENTER**  
**Asset # : 1984**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%	Now	\$10,400	LIFE	**	5	\$30,500	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Facades								
Explanation : Glazed Terracotta Units								
Masonry: Brick	90%			LIFE	**	5	\$58,600	
Windows								
Aluminum	100%	Now	\$195,100	2050	**	5	\$7,000	
Crtrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	45%	Now	\$11,800	LIFE	**	5	\$1,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Roof Level								
Metal Rail	50%			2047	**	5-10	\$38,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof								
Green, Roof Inaccessible	10%			LIFE	**			
Modified Bitumen	90%			2039	**	10	\$16,400	
Soffits								
Metal: Cage/Fence	50%			2047	**	5		
Stucco Cement	50%			2047	**	5		
Interior								
Floors								
Carpet	2%			2033	\$14,300	3	\$1,200	
Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
Sheet Vinyl/Rubber	5%			2039	**	5	\$3,100	
Steel Grating	3%			2054	**	1		
Terrazzo	25%			LIFE	**	5	\$8,100	
Wood	60%			2062	**	5	\$46,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2043	**	5	\$3,400	
Gypsum Board	90%			LIFE	**	5	\$36,400	
Ceilings								
AcousTileSusp.Lay-In	5%			2047	**	5	\$2,100	
Exposed Struc: Concrete	65%			LIFE	**	5	\$4,200	
Gypsum Board	30%			LIFE	**	5	\$15,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**RIVERSIDE HEALTH CENTER**  
**Asset # : 1984**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Site Pavements**

**Public Sidewalk**

Cast in Place Concrete	100%			2047		* *			
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**On-Site Walkways**

Cast in Place Concrete	95%			2047		* *			
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Masonry: Granite	5%			LIFE		* *			
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**Parking/Driveway**

Cast in Place Concrete	100%			2047		* *			
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**Activity Yard**

Pavers/Stone	100%			2043		* *			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Under 600 Volts**

**Service Equipment**

Air Circuit Breaker	100%			2054		* *	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : The Main Disconnect Switch Is Rated 1,600 Amperes. It Is In Good Condition.*

**Switchgear / Switchboard**

Molded Case Bkrs	100%			2054		* *	5	\$900	
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**Raceway**

Conduit	100%			2054		* *	1		
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**Panelboards**

Molded Case Bkrs	100%			2050		* *	5	\$900	
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**Wiring**

Thermoplastic	100%			2054		* *	1		
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**Motor Controllers**

Locally Mounted	80%			2047		* *	5	\$200	
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Variable Frequency Drive	10%			2047		* *			
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Variable Frequency Drive	10%	2-4		\$2,700	2047	* *			
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*Not in Service, Extent : Severe, Area Affected : 100%*  
*Location : Fan Room*

**Ground**

**Grounding Devices**

Generic	100%			LIFE		* *	5	\$500	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Boiler Room*

*Explanation : Water Main*

**Stand-by Power**

**Transfer Switches**

Automatic	100%			2047		* *	1	\$10,500	
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**RIVERSIDE HEALTH CENTER**  
**Asset # : 1984**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2043	* *	1	\$13,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 100.5 Kilovolt Ampere Generator Capacity							
Batteries									
	Not Accessible	100%							
Fuel Storage									
	Day Tank	20%			2050	* *	5		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : The Day Tank Capacity Is 100 Gallons. It Is In Good Condition.							
	Main Tank	80%			2062	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : The Main Tank Capacity Is 275 Gallons. It Is In Good Condition.							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2039	* *	10	\$29,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fixtures Are T-5. They Are In Good Condition.							
	Fluorescent	3%			2039	* *	10	\$900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Elevator Room And Small Closets							
	Fluorescent	2%			2039	* *	10	\$600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Roof							
Egress Lighting									
	Emergency, Service	50%			2039	* *	1		
	Exit, Service	50%			2039	* *	1		
Exterior Lighting									
	LED	20%			2039	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$12,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Cameras Security System And Intrusion Alarm System							
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$21,000	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**RIVERSIDE HEALTH CENTER**  
**Asset # : 1984**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2047	**	1	\$16,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
	Distribution								
	Hot Wtr Piping/Pump	100%			2050	**	4	\$2,500	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
	Terminal Devices								
	Air Handler	20%			2039	**	1	\$4,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 11 Units							
	Convector/Radiator	50%			2047	**	1	\$5,500	
	Fan Coil Unit/Heat	30%			2039	**	1	\$3,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%	0-2	\$100,400	2039	**	2	\$1,500	
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Roof. Unit 1, 3, 4, And 9 Stucked In Heating Mode							
		R-410a Refrigerant, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	Split Unit	10%			2039	**			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$44,200	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2039	**	1	\$21,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,000	
	Exhaust Fans								
	Roof	100%			2039	**	2	\$1,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$16,700	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 100 Gallon Unit							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**RIVERSIDE HEALTH CENTER**  
**Asset # : 1984**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Controller Not Working, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2064	* *	1-5	\$17,100	
	Sprinkler								
	Generic	100%			2064	* *	1-2	\$9,500	
	Chemical System								
	Wet	5%			2032	\$1,000	1-3	\$5,800	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : 2nd Floor Training Kitchen							
		Explanation : Over Range							
	No Component	95%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : TREMONT DISTRICT HEALTH CENTER  
**Address** : 1826 ARTHUR AVENUE @E. 175 STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HEA0005.000 / 1977 **Yr Built/Renovated** : 1940 / 2006  
**Area Sq Ft** : 41,894 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 30-Oct-2019 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2945 **Lot** : 18 **BIN** : 2009891

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$462,700	\$116,700
Interior Architecture		\$337,700
Electrical		\$572,100
Mechanical	\$241,800	\$531,600
<b>Total</b>	<b>\$704,600</b>	<b>\$1,558,200</b>
Importance Code A	\$704,600	\$116,700
Importance Code B		\$1,386,000
Importance Code C		\$55,400
<b>Total</b>	<b>\$704,600</b>	<b>\$1,558,200</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$82,500			
Interior Architecture	\$26,500			\$1,800
Electrical	\$7,900	\$4,700	\$3,900	\$4,500
Mechanical	\$6,000	\$5,200	\$4,700	\$20,400
Elevators/Escalators	\$21,600	\$21,600	\$21,600	\$21,600
<b>Total</b>	<b>\$144,500</b>	<b>\$31,500</b>	<b>\$30,200</b>	<b>\$48,300</b>
Importance Code A	\$83,800	\$1,200	\$1,200	\$1,200
Importance Code B	\$56,200	\$30,300	\$29,100	\$46,600
Importance Code C	\$4,500			\$500
<b>Total</b>	<b>\$144,500</b>	<b>\$31,500</b>	<b>\$30,200</b>	<b>\$48,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**TREMONT DISTRICT HEALTH CENTER**  
**Asset # : 1977**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$14,100	LIFE	* *	5	\$12,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	80%	Now	\$155,300	LIFE	* *	5	\$38,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	15%	Now	\$167,100	LIFE	* *	5	\$5,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : Along Arthur Avenue							
Windows									
	Aluminum	90%	Now	\$140,300	2056	* *	5	\$1,500	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Steel	10%	Now	\$14,800	2056	* *	5	\$2,100	
		Corrosion/Rusting, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$1,100	
	Masonry: Brick	90%	Now	\$15,500	LIFE	* *	5	\$1,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Roof									
	Modified Bitumen	95%	Now	\$35,000	2031	\$116,700			
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Skylight, Metal/Glass	5%	Now	\$3,200	2041	* *			
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Stairhalls							

**Interior**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**TREMONT DISTRICT HEALTH CENTER**  
**Asset # : 1977**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$3,800	
	Ceramic Tile	10%			2040	* *	5	\$3,500	
	Granite Panels	15%			LIFE	* *	5	\$3,900	
	Sheet Vinyl/Rubber	30%			2036	* *	5	\$15,700	
	Terrazzo	10%			LIFE	* *	5	\$2,700	
	Vinyl Tile	30%	Now	\$5,600	2031	\$282,300	3	\$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2034	\$55,400	5	\$1,000	
	Gypsum Board	80%	Now	\$4,500	LIFE	* *	5	\$9,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Granite Panels	5%			LIFE	* *			
	SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	75%	0-2	\$8,500	2044	* *	5	\$13,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Exposed Struc: Concrete	5%			LIFE	* *	5	\$300	
	Gypsum Board	10%			LIFE	* *	5	\$4,400	
	Plaster	10%			LIFE	* *	5	\$2,200	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2051	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2051	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2036	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2041	* *	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Boiler Room									
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**TREMONT DISTRICT HEALTH CENTER**  
**Asset # : 1977**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2036	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 208/480/277 Volts, 75 Kilovolt-ampere							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2041	* *	5	\$200	
	Raceway								
	Conduit	100%			2041	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2039	* *	5	\$1,100	
	Wiring								
	Thermoplastic	100%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2036	* *	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
Lighting									
	Interior Lighting								
	Fluorescent	9%			2031	\$31,200	10	\$1,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	90%			2031	\$311,600	10	\$19,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	1%			2039	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Main Lobby							
	Egress Lighting								
	Emergency, Battery	50%			2036	* *	10	\$2,800	
	Exit, Battery	50%			2036	* *	10	\$800	
	Exterior Lighting								
	HID	100%			2031	\$190,900	10	\$100	
Alarm									
	Security System								
	Generic	50%			2036	* *	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Generic	50%			2031	\$38,400	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**TREMONT DISTRICT HEALTH CENTER**  
**Asset # : 1977**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Alarm**

Fire/Smoke Detection  
Generic, Digital

100%

2036

\* \*

1-3

\$25,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors And Strobe Lights*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

Energy Source

Natural Gas

100%

2041

\* \*

1

Conversion Equipment

Hot Water Boiler

100%

2029

\$241,800

1

\$11,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 8 Natural Gas Fired Modular Hot Water Boilers*

Distribution

Hot Wtr Piping/Pump

100%

2039

\* \*

4

\$1,700

Terminal Devices

Convactor/Radiator

50%

2044

\* \*

1

\$3,800

Fan Coil Unit/Heat

50%

2031

\$282,100

1

\$3,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Air Distribution System**Explanation : Variable Air Volume Boxes With Reheat Coils In The Ductwork***Air Conditioning**

Energy Source

Electricity

100%

2047

\* \*

1

Conversion Equipment

Exterior Pkg Unit -

Cooling

100%

2031

\$249,500

2

\$1,400

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$13,000

Exhaust Fans

Interior

40%

2031

\$40,400

2

\$300

Roof

10%

2031

\$4,400

2

\$100

No Component

50%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Roof**Explanation : Component Accounted For Under The Cooling Section Of This Report***Plumbing**

H/C Water Piping

Brass/Copper

100%

2051

\* \*

1

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**TREMONT DISTRICT HEALTH CENTER**  
**Asset # : 1977**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,700	2		
				Abandoned in Place, Extent : Light, Area Affected : 1% Location : Basement Older Unit Has Been Disconnected					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$8,200	4	\$1,300	
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$1,400	
				Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : Reduced Pressure Zone Device					
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	75%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 5th Floor Explanation : Two Units					
	Hydraulic	25%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 1st Floor Explanation : 1 Unit					
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$11,700	
	Sprinkler								
	Generic	100%			2041	* *	1-2	\$6,500	

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : WASHINGTON HEIGHTS DIST. HEALTH CENTER  
**Address** : 600 WEST 168TH STREET @BROADWAY  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0003.000 / 1999 **Yr Built/Renovated** : 1939 / 2002  
**Area Sq Ft** : 42,000 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 07-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,4,6,7,Ph  
**Block** : 2138 **Lot** : 24 **BIN** : 1063379

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,013,800	\$328,100
Interior Architecture		\$551,000
Electrical	\$403,500	\$220,000
Mechanical	\$588,700	\$906,900
<b>Total</b>	<b>\$2,006,100</b>	<b>\$2,006,000</b>
Importance Code A	\$1,013,800	\$328,100
Importance Code B	\$992,200	\$1,677,900
<b>Total</b>	<b>\$2,006,100</b>	<b>\$2,006,000</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$52,400			
Interior Architecture	\$91,000			\$40,800
Electrical	\$155,600	\$1,300	\$1,600	\$1,500
Mechanical	\$56,800	\$5,900	\$13,000	\$3,700
Site Enclosure	\$5,500			
Site Pavements	\$12,600			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$389,700</b>	<b>\$23,000</b>	<b>\$30,400</b>	<b>\$61,800</b>
Importance Code A	\$52,500			
Importance Code B	\$277,600	\$23,000	\$30,400	\$61,800
Importance Code C	\$59,600			
<b>Total</b>	<b>\$389,700</b>	<b>\$23,000</b>	<b>\$30,400</b>	<b>\$61,800</b>



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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WASHINGTON HEIGHTS DIST. HEALTH CENTER**  
**Asset # : 1999**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	80%	Now	\$555,700	LIFE	* *	5	\$69,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Sidewalk Shed in Use, Extent : Light, Area Affected : 100%							
		Location : Along 168th Street And Broadway							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	5%	Now	\$66,400	LIFE	* *	5	\$3,200	
		Vertical Cracks, Extent : Moderate, Area Affected : 30%							
		Location : Window Sills							
	Metal Panel	15%			2041	* *	5-10	\$89,100	
Windows									
	Aluminum	90%	Now	\$248,700	2047	* *	5	\$8,900	
		Air Infiltration, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout 6th And 7th Floor Offices And Throughout							
	Steel	10%	Now	\$72,600	2056	* *	5	\$12,400	
		Air Infiltration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Penthouse And Basement							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Penthouse And Basement							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Penthouse And Basement							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WASHINGTON HEIGHTS DIST. HEALTH CENTER**  
**Asset # : 1999**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	70%	Now	\$70,300	LIFE	**	5	\$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$9,800	LIFE	**	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Rail	10%	0-2	\$5,300	2036	**	5	\$2,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout Upper Roof								
Pre-Cast Concrete	10%	Now	\$3,200	LIFE	**	5	\$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Coping								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Coping								
Roof								
Modified Bitumen	100%	Now	\$9,700	2031	\$194,200			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Soffits								
Metal Panel	100%			2041	**	5-10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,700	
Ceramic Tile	10%			2040	**	5	\$5,200	
Quarry Tile	5%			2044	**	5	\$3,900	
Terrazzo	5%	0-2	\$4,800	LIFE	**	5	\$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairwells								
Vinyl Tile	10%	Now	\$2,800	2031	\$141,500	3	\$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Basement								
Vinyl Tile 9" X 9"	10%	Now	\$8,200	2031	\$409,600	3	\$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	55%			2059	**	5	\$54,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 4th, 6th And 7th Floor								
Explanation : Laminated Wood								

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WASHINGTON HEIGHTS DIST. HEALTH CENTER**  
**Asset # : 1999**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	15%	Now	\$24,400	LIFE	**	5	\$5,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout Basement							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout Basement							
	Glass: Single Pane	5%			LIFE	**	5	\$3,300	
	Gypsum Board	45%			LIFE	**	5	\$23,900	
		Recent Repair Evident, Extent : N/A, Area Affected : 2%							
		Location : Basement							
	Marble Panels	5%			LIFE	**			
	Plaster	20%	Now	\$21,000	LIFE	**	5	\$5,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Offices On 6th And 7th Floor And Basement							
		Misaligned/Bulging, Extent : Severe, Area Affected : 5%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Offices On 6th And 7th Floor And Basement							
	SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	25%	Now	\$10,300	2044	**	5	\$8,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	AcousTileSusp.Lay-In	40%			2044	**	5	\$21,000	
		Staining/Discoloring, Extent : Light, Area Affected : 2%							
		Location : 6th And 7th Floor Offices							
	Gypsum Board	10%			LIFE	**	5	\$6,600	
	Plaster	25%	Now	\$19,500	LIFE	**	5	\$8,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Stairwell And Basement							
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Stock Room And Throughout Basement							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$1,500	2051	**			
		Impact Damage, Extent : Severe, Area Affected : 25%							
		Location : Along Broadway							
Free Standing Walls									
	Masonry: Brick	100%	Now	\$4,000	2041	**			
		Impact Damage, Extent : Severe, Area Affected : 25%							
		Location : At Corner Of 168th Street And Broadway							
Retaining Walls									
	Cast in Place Concrete	100%			2051	**			

**Site Pavements**

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WASHINGTON HEIGHTS DIST. HEALTH CENTER**  
**Asset # : 1999**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	4+	\$3,900	2044	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Along 168th Street And Broadway</i>									

## On-Site Walkways

Cast in Place Concrete	85%	Now	\$3,300	2036	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Southside Of Building</i>									
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Southside Of Building</i>									

Masonry: Granite	15%	Now	\$5,300	LIFE	**				
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Main Entrance Stair</i>									

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2041	**	5		\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>									

## Switchgear / Switchboard

Fused Disc Sw	100%			2041	**	5		\$200	
---------------	------	--	--	------	----	---	--	-------	--

## Raceway

Conduit	30%			2041	**	1			
Conduit	65%			2031		\$38,200	1		
Conduit	5%			2057	**	1			

## Panelboards

Fused Toggle Switch	35%	2-4	\$20,500	2056	**	5		\$200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement 1,2,3,4 Stairway</i>									

Molded Case Bkrs	30%			2030		\$17,500	5	\$300	
Molded Case Bkrs	5%			2053	**	5		\$100	
Molded Case Bkrs	30%			2039	**	5		\$300	

## Wiring

Braided Cloth	35%	2-4	\$29,900	2056	**	1			
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Thermoplastic	30%			2031		\$25,700	1		
Thermoplastic	5%			2057	**	1			
Thermoplastic	30%			2041	**	1			

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WASHINGTON HEIGHTS DIST. HEALTH CENTER**  
**Asset # : 1999**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	45%			2029	\$65,100	5	\$100	
	Locally Mounted	5%	Now	\$4,300	2051	**	5		
		Not Functioning, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	Variable Frequency Drive	50%			2036	**			
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$10,200	LIFE	**	5	\$600	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2031	\$156,200	10	\$9,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	50%			2026	\$260,300	10	\$16,100	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%	0-2	\$26,000	2041	**			
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Office							
	Fluorescent	15%			2026	\$78,100	10	\$4,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways And Staircase							
	Egress Lighting								
	Emergency, Battery	50%			2036	**	10	\$4,200	
	Exit, LED	10%			2046	**	1		
	Exit, Service	40%			2036	**	1		
	Exterior Lighting								
	Fluorescent	3%			2026	\$4,900	10	\$100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Outside							
	HID	15%			2026	\$28,700	10		
	Incandescent	2%			2026	\$4,400	2		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2036	**	1	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor, 4th Floor, Hallways							
		Explanation : CCTV Surveillance Camera							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WASHINGTON HEIGHTS DIST. HEALTH CENTER**  
**Asset # : 1999**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Alarm

## Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2031

\$42,300

1-3

\$10,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Heating

## Energy Source

Plant Campus Steam /  
PRV

100%

2041

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Columbia University - Adjacent Building**Explanation : From Outside Source*

## Conversion Equipment

Pres. Reducing Valve/LP  
Steam

100%

2040

\* \*

5

\$2,100

## Distribution

Steam Piping/Pump

100%

Now

\$5,500

2031

\$274,000

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Controls Allowing For Equal Heat On East And West Sides Are Not Working Properly**On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout*

## Terminal Devices

Air Handler

40%

2026

\$257,500

1

\$8,700

Convactor/Radiator

60%

2029

\$167,900

1

\$6,800

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

## Air Conditioning

## Energy Source

Electricity

100%

2047

\* \*

1

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WASHINGTON HEIGHTS DIST. HEALTH CENTER**  
**Asset # : 1999**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	20%			2026	\$111,500	2	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : Units Serve Columbia Floors							
	Reciprocating Compr/Chiller	40%			2031	\$201,900	1	\$6,500	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Roof							
		Explanation : Unit Serves Air Handlers On Health Center Floors							
	Window/Wall Unit	40%			2026	\$51,800	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	40%			2041	* *	4	\$700	
	Ductwork/Diffusers	60%			LIFE	* *	2	\$27,300	
Terminal Devices									
	Air Handler/Cool/Ht	40%			2031	\$265,600	1	\$8,700	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,500	
Exhaust Fans									
	Interior	10%	0-2	\$15,200	2041	* *	2	\$100	
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse Mechanical Equipment Room, House General Exhaust Fan Multiple Mechanical And Or Electrical Defects							
	Interior	20%			2026	\$30,300	2	\$200	
	Roof	30%			2031	\$19,900	2	\$300	
	No Component	40%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : 1st, 4th Floor And Penthouse Mechanical Equipment Room							
		Explanation : These Components Are Accounted For Under The Cooling Section Of This Report							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
Water Heater With Tanks									
	Under Construction	100%							
HW Heat Exchanger									
	Steam Fired	100%			2031	\$165,400	4	\$5,200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WASHINGTON HEIGHTS DIST. HEALTH CENTER**  
**Asset # : 1999**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Submersible	100%			2026	\$1,300	4	\$1,300	
	Sewage Ejector(s)								
	Electric	95%			2031	\$20,400	4	\$2,400	
	Electric	5%	Now	\$600	2041	* *	4	\$100	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement, Malfunctioning Pump Controls							
	Backflow Preventer								
	Generic	100%			2031	\$15,300	1	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Item Located In Water Meter Room							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 7th Floor							
		Explanation : Two Units, Maintained By Columbia University, Malfunctions Often							

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : WESTCHESTER DISTRICT HEALTH CTR  
**Address** : 2527 GLEBE AVENUE @OVERING STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HEA0006.000 / 1978 **Yr Built/Renovated** : 1955 / 2011  
**Area Sq Ft** : 35,461 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 21-Nov-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3986 **Lot** : 34 **BIN** : 2041911

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$749,100	
Interior Architecture		\$1,087,500
Electrical	\$217,100	\$94,500
Mechanical	\$528,700	\$307,300
<b>Total</b>	<b>\$1,494,900</b>	<b>\$1,489,400</b>
Importance Code A	\$749,100	
Importance Code B	\$745,700	\$1,335,600
Importance Code C		\$153,800
<b>Total</b>	<b>\$1,494,900</b>	<b>\$1,489,400</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$43,000	\$7,900		
Interior Architecture	\$74,700	\$141,500	\$3,600	\$8,000
Electrical	\$72,900	\$1,700	\$2,000	\$1,700
Mechanical	\$82,600	\$4,800	\$6,100	\$21,300
Site Enclosure	\$2,700			
Site Pavements	\$18,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$301,200</b>	<b>\$163,100</b>	<b>\$18,900</b>	<b>\$38,100</b>
Importance Code A	\$44,800	\$9,700	\$1,800	\$1,800
Importance Code B	\$219,600	\$153,400	\$17,200	\$36,300
Importance Code C	\$36,700			
<b>Total</b>	<b>\$301,200</b>	<b>\$163,100</b>	<b>\$18,900</b>	<b>\$38,100</b>



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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WESTCHESTER DISTRICT HEALTH CTR**  
**Asset # : 1978**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	100%	Now	\$257,500	LIFE	* *	5	\$32,000	
				Diagonal Cracks, Extent : Moderate, Area Affected : 5%					
				Location : Bulkhead Stair And Penthouse					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
				Sidewalk Shed in Use, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
	Windows								
	Aluminum	100%	Now	\$441,000	2039	* *	5	\$7,900	
				Air Infiltration, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
	Parapets								
	Cast Stone/Terra Cotta	10%	Now	\$16,100	LIFE	* *	5	\$3,500	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
	Masonry: Brick	90%	Now	\$50,600	LIFE	* *	5	\$4,100	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Spalling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
	Roof								
	Modified Bitumen	95%			2036	* *	10	\$23,700	
	Roll Roofing	5%	Now	\$3,200	2027	\$7,900	5	\$1,000	
				Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%					
				Location : Lower Roof Over Storage Area					
				Scupper Non-Func/Miss, Extent : Moderate, Area Affected : 10%					
				Location : Lower Roof Over Storage Area At Rear.					

Interior

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WESTCHESTER DISTRICT HEALTH CTR**  
**Asset # : 1978**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Carpet	15%			2027	\$137,500	3	\$11,900	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Penthouse							
	Cast in Place Concrete	5%			LIFE	**	5	\$5,800	
	Ceramic Tile	5%			2034	\$146,100	5	\$2,700	
	Terrazzo	20%	0-2	\$19,400	LIFE	**	5	\$8,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Stairwells							
	Vinyl Tile	55%			2031	\$787,600	3	\$10,900	
Interior Walls									
	Ceramic Tile	5%	Now	\$7,700	2034	\$153,800	5	\$1,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Toilets Throughout							
	Concrete Masonry Unit	15%			LIFE	**	5	\$3,400	
	Plaster	35%	Now	\$23,800	LIFE	**	5	\$6,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout 2nd And 3rd Floors. 304b, 306b, 310a, 2nd Floor Conference Room							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout 2nd And 3rd Floors. 304b, 306b, 310a, 2nd Floor Conference Room							
	SGFT/Glazed Masonry	35%			LIFE	**			
	Wood	10%			LIFE	**	5	\$22,900	
Ceilings									
	AcousTile,Adhered	10%	4+	\$3,300	2036	**	5	\$2,700	
		Misaligned/Bulging, Extent : Light, Area Affected : 5%							
		Location : Throughout 1st Floor							
	AcousTileSusp.Lay-In	25%			2044	**	5	\$13,300	
	Plaster	65%	Now	\$20,500	LIFE	**	5	\$21,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout 2nd And 3rd Floors. 304b, 306b, 310a, 2nd Floor Conference Room							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout 2nd And 3rd Floors. 304b, 306b, 310a, 2nd Floor Conference Room							
Site Enclosure									
	Fence/Gates								
	Chain Link	25%	4+	\$2,700	2041	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 15%							
		Location : Rear Yard							
	Iron Picket	75%			2051	**			
		Deteriorated Finish, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Retaining Walls									
	Cast in Place Concrete	100%			2066	**			
Site Pavements									

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WESTCHESTER DISTRICT HEALTH CTR**  
**Asset # : 1978**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Site Pavements**

**Public Sidewalk**

Cast in Place Concrete	100%	0-2	\$4,100	2044	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Below Sidewalk Shed Throughout</i>									
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>									
<i>Location : At Tree Pits</i>									

**On-Site Walkways**

Cast in Place Concrete	90%			2044	**				
Masonry: Granite	10%	0-2	\$2,500	LIFE	**				
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Main Entry Stair</i>									

**Activity Yard**

Cast in Place Concrete	100%	Now	\$11,500	2036	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Rear Yard</i>									

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2051	**		5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.</i>									

**Switchgear / Switchboard**

Molded Case Bkrs	100%			2051	**		5	\$900	
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**Raceway**

Conduit	90%			2031		\$36,300	1		
Conduit	10%			2051	**		1		

**Panelboards**

Fused Disc Sw	10%			2030		\$5,800	5	\$100	
Molded Case Bkrs	70%			2030		\$40,900	5	\$700	
Molded Case Bkrs	20%			2047	**		5	\$200	

**Wiring**

Braided Cloth	50%	2-4	\$28,500	2056	**		1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Thermoplastic	50%			2051	**		1		
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**Motor Controllers**

Locally Mounted	50%			2044	**		5	\$100	
Locally Mounted	40%			2036	**		5	\$100	
Locally Mounted	10%			2029		\$11,600	5		

**Ground**

**Grounding Devices**

Generic	100%			LIFE	**		5	\$500	
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WESTCHESTER DISTRICT HEALTH CTR**  
**Asset # : 1978**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	50%			2036	* *	10	\$16,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	39%			2026	\$205,500	10	\$12,700	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	9%			2036	* *	10	\$2,900	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : 1st Floor							
Fluorescent	Fluorescent	1%			2036	* *	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Elevator Cars							
	Incandescent	1%			2026	\$5,800	2		
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$4,300	
	Exit, Service	50%			2036	* *	1		
Exterior Lighting									
	HID	20%			2031	\$32,300	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2036	* *	1	\$4,000	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways, Staircases, Outside Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	40%							
	Generic, Digital	60%			2031	\$53,600	1-3	\$13,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns And Strobe Lights							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2041	* *	1		
Conversion Equipment	Hot Water Boiler	100%			2036	* *	1	\$17,500	
	Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room									
Explanation : 2 Units. Breeching Not Insulated.									

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WESTCHESTER DISTRICT HEALTH CTR**  
**Asset # : 1978**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	20%			2039	* *	4	\$500	
	Hot Wtr Piping/Pump	80%	4+	\$1,200	2030	\$60,600	4	\$1,400	
		Corroded, Extent : Moderate, Area Affected : 2%							
		Location : Hot Water Return Piping To Boiler No.1							
	Terminal Devices								
	Convactor/Radiator	100%			2029	\$283,200	1	\$11,500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Split Unit	30%			2031	\$246,700			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor And Basement							
		Explanation : Indoor Units Serve 1st Floor And Basement.							
	Window/Wall Unit	70%			2026	\$91,800	1		
	Heat Rejection								
	Air Cooled Condenser Unit	30%			2031	\$30,100	2	\$7,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Courtyard And Roof							
		Explanation : Serve 1st Floor And Basement Units							
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$30,400	LIFE	* *	2-5	\$19,800	
		Obsolete Equipment, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Equipment Room							
	Exhaust Fans								
	Interior	100%	Now	\$15,400	2026	\$153,600	2	\$900	
		Broken, Extent : Severe, Area Affected : 30%							
		Location : 1 Of 3 Toilet Exhaust Fans. Penthouse Equipment Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse Mechanical Equipment Room							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$22,100	2036	* *	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Main Service Valve In Basement							
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Insulation On Cold Water Piping In Basement							
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
		Explanation : Pinhole Leaks Reported							

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WESTCHESTER DISTRICT HEALTH CTR**  
**Asset # : 1978**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks Gas Fired	100%			2029	\$16,700	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 70 Gallons							
	Sanitary Piping Cast Iron	2%	Now	\$5,200	LIFE	* *	1		
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Boiler Room							
	Cast Iron	98%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping Cast Iron	5%	Now	\$3,700	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 100%							
		Location : Backyard Leaders							
	Cast Iron	95%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s) Submersible	100%			2026	\$1,100	4	\$1,100	
	Backflow Preventer Generic	100%			2031	\$15,500	1	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : Component Observed In Closet On The First Floor							
	Fixtures Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : One Unit.							
		Defective Elevator Controller							

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Print Date : 15-Aug-2024

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025**

**Asset Name** : WILLIAMSBURG DISTRICT HEALTH CTR  
**Address** : 151 MAUJER STREET (NEAR GRAHAM AVE.)  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0019.000 / 1987 **Yr Built/Renovated** : 1936 / 2007  
**Area Sq Ft** : 27,172 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 25-Feb-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2788 **Lot** : 33 **BIN** : 3069604

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$251,000	
Interior Architecture	\$355,200	\$266,500
Electrical	\$370,800	\$239,000
Mechanical	\$108,700	\$500,200
<b>Total</b>	<b>\$1,085,700</b>	<b>\$1,005,700</b>
Importance Code A	\$251,000	\$52,000
Importance Code B	\$834,700	\$851,700
Importance Code C		\$101,900
<b>Total</b>	<b>\$1,085,700</b>	<b>\$1,005,700</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$37,800			
Interior Architecture	\$12,600			\$3,300
Electrical	\$1,100	\$74,400	\$600	\$700
Mechanical	\$2,300	\$51,400	\$5,500	\$2,800
Site Pavements	\$1,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$62,900</b>	<b>\$133,100</b>	<b>\$13,300</b>	<b>\$13,900</b>
Importance Code A	\$39,100	\$1,300	\$1,200	\$1,200
Importance Code B	\$18,800	\$131,800	\$12,000	\$12,700
Importance Code C	\$5,000			
<b>Total</b>	<b>\$62,900</b>	<b>\$133,100</b>	<b>\$13,300</b>	<b>\$13,900</b>



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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WILLIAMSBURG DISTRICT HEALTH CTR**  
**Asset # : 1987**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%			LIFE	**	5	\$42,100	
	Granite Panels	2%			LIFE	**	5	\$700	
	Pre-Cast Concrete	8%			LIFE	**	5	\$12,200	
Windows									
	Aluminum	100%	0-2	\$251,000	2048	**	5	\$5,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
	Location : 2nd And 3rd Floors								
	Glazing Clouded, Extent : Moderate, Area Affected : 25%								
	Location : 2nd And 3rd Floors								
Parapets									
	Masonry: Brick	90%	0-2	\$10,300	LIFE	**	5	\$4,200	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 2%								
	Location : Various Locations								
	Vegetation Growth, Extent : Moderate, Area Affected : 2%								
	Location : Lower Roof								
	Vertical Cracks, Extent : Moderate, Area Affected : 2%								
	Location : Lower Roof								
	Metal Rail	3%			2045	**	5-10	\$2,500	
	Pre-Cast Concrete	7%			LIFE	**	5	\$2,000	
Roof									
	Fiberglass Panel	5%			2045	**	1		
	Modified Bitumen	95%	0-2	\$27,500	2037	**			
	Miss/Damaged Flashings, Extent : Light, Area Affected : 10%								
	Location : Upper Roof								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 3rd Floor								
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$8,200	
	Ceramic Tile	8%	4+	\$8,200	2035	\$164,500	5	\$1,500	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Mens Bathroom In Basement								
	Terrazzo	12%			LIFE	**	5	\$3,500	
	Vinyl Tile	55%	4+	\$55,400	2037	**	3	\$7,700	
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : 2nd And 3rd Floor								
	Vinyl Tile	15%	4+	\$3,000	2027	\$151,200	3	\$2,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Staircase A								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 3rd Floor And Some Sections In Basement								
	Explanation : 9x9 Units								

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WILLIAMSBURG DISTRICT HEALTH CTR**  
**Asset # : 1987**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%			2035	\$101,900	5	\$1,900		
Gypsum Board	10%	0-2	\$2,600	LIFE	**	5	\$2,300		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%									
Location : 2nd And 3rd Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Throughout 2nd And 3rd Floor									
Marble Panels	5%			LIFE	**				
Plaster	63%			LIFE	**	5	\$7,200		
Plaster	2%	Now	\$1,800	LIFE	**	5	\$200		
Loose/Delam Surface, Extent : Moderate, Area Affected : 100%									
Location : Third Floor									
Water Penetration, Extent : Severe, Area Affected : 100%									
Location : Third Floor									
SGFT/Glazed Masonry	15%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	40%	Now	\$145,600	2052	**	5	\$7,500		
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor									
Exposed Struc: Concrete	10%			LIFE	**	5	\$600		
Plaster	50%			LIFE	**	5	\$11,700		
Site Enclosure									
Fence/Gates									
Cast in Place Concrete	100%			2067	**				
Free Standing Walls									
Cast in Place Concrete	100%			2067	**				
Retaining Walls									
Cast in Place Concrete	100%			2067	**				
Other Observation, Extent : Light, Area Affected : 100%									
Location : Americans With Disabilities Act Ramp									
Explanation : Granite Panels									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$1,200	2037	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
On-Site Walkways									
Cast in Place Concrete	100%	2-4	\$600	2045	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Maujer Street									

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WILLIAMSBURG DISTRICT HEALTH CTR**  
**Asset # : 1987**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$14,700	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Ampere Main Disconnect Switch.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$95,300	5	\$700	
	Raceway								
	Conduit	100%			2032	\$40,300	1		
	Panelboards								
	Molded Case Bkrs	100%			2031	\$39,000	5	\$700	
	Wiring								
	Thermoplastic	100%			2032	\$56,900	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$86,800	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected To Main Water Pipe.							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2027	\$111,200	10	\$6,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : Using T-8 Lamps.							
	Fluorescent	65%	Now	\$241,000	2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : T-12 Lamps							
	Fluorescent	5%	0-2	\$18,500	2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : Compact Fluorescent							
	Egress Lighting								
	Emergency, Service	50%			2027	\$7,500	1		
	Exit, Battery	50%			2027	\$17,300	10	\$800	
	Exterior Lighting								
	HID	25%			2027	\$31,000	10		
	No Component	75%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2027	\$10,000	1	\$2,000	

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WILLIAMSBURG DISTRICT HEALTH CTR**  
**Asset # : 1987**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

## Alarm

## Fire/Smoke Detection

No Component	75%							
Generic, Analog	25%			2032	\$17,100	1-3	\$4,300	

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

## Heating

## Energy Source

Natural Gas	100%			2042	* *	1		
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## Conversion Equipment

Heat Exchanger, Shell & Tube	50%			2035	\$52,000			
Steam Boiler	50%			2037	* *	1	\$12,400	

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : 2 Gas Fired Steam Boilers*

## Distribution

Hot Wtr Piping/Pump	90%			2031	\$48,000	4	\$1,700	
Steam Piping/Pump	10%			2042	* *			

## Terminal Devices

Convactor/Radiator	100%			2030	\$199,300	1	\$8,100	
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## Air Conditioning

## Energy Source

Electricity	100%			2048	* *	1		
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## Conversion Equipment

Exterior Pkg Unit - Cooling	15%			2027	\$40,100	2	\$200	
Split Unit	1%			2032	\$5,800			

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Elevator Machine Room*

*Explanation : 1 Unit*

Window/Wall Unit	60%			2027	\$55,400	1		
No Component	24%							

## Distribution

Ductwork/Diffusers	15%			LIFE	* *	2	\$4,900	
No Component	85%							

## Terminal Devices

Air Handler/Dir Expansion	15%			2027	\$53,300	1		
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*Abandoned in Place, Extent : Light, Area Affected : 100%*

*Location : Lower Roof*

No Component	85%							
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WILLIAMSBURG DISTRICT HEALTH CTR**  
**Asset # : 1987**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	15%			2027	\$8,000	2	\$2,600	
Abandoned in Place, Extent : Light, Area Affected : 100%									
Location : Lower Roof									
	No Component	85%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,900	
Exhaust Fans									
	Roof	100%			2032	\$47,300	2	\$800	
Plumbing									
H/C Water Piping									
	Brass/Copper	20%			2042	* *	1		
	Galvanized Steel	80%			2030	\$248,900	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Beyond The Boiler Room. The Domestic Hot And Cold Water Piping Are Beyond Their Useful Life Cycle Limit									
Water Heater With Tanks									
	Gas Fired	100%			2030	\$16,700	2		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Boiler Room									
Explanation : 1 Unit Capacity 100 Gallons									
Sanitary Piping									
	Cast Iron	75%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 75%									
Location : Throughout. The Sanitary Piping Risers Are Beyond Their Useful Life Cycle Rating									
	Cast Iron	25%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 75%									
Location : Throughout. The Storm Pipe Risers Are Beyond Their Useful Life Cycle Rating									
Backflow Preventer									
	Generic	100%			2037	* *	1	\$1,500	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Through 3rd Floor									
Explanation : Basement Through 3rd Floor									

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816****Project : HEALTH AND MENTAL HYGIENE**

CAPITAL		FY 2026 - 2029		FY 2030 - 2035
Miscellaneous Buildings		515,600		429,000
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Miscellaneous Buildings	6,700	5,900	7,400	6,500

  

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
13731	PEST CONTROL	2,185	290,200	8,100
13733	STATEN ISLAND ANIMAL SHELTER	4,927	654,400	18,300

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