## Print Date : 15-Aug-2024 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025

Asset Name	: ASTORIA DISTRICT HEALTH CENT	`ER	
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
Total	\$343,600	\$1,446,000
Importance Code A		\$394,500
Importance Code B	\$343,600	\$1,051,600
Total	\$343,600	\$1,446,000

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
Total	\$125,300	\$86,300	\$18,600	\$16,000
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			
Total	\$125,300	\$86,300	\$18,600	\$16,000



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.

			A3561#.1					
Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
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	
nterior								
Floors	=0 /				ate ate	_	<b>* 1 2</b> 0 0	
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	
Gypsun Board	Paint Pee		: Light, Area Affec Locations			5	\$3,000	
Marble Panels	5%			LIFE	* *			
Plaster	60% //Cracking	0-2 Crumbling,	\$11,300 Extent : Light, Are se Stairway	LIFE	* * ed : 2%	5	\$7,100	
			: Light, Area Affec se Stairway	cted : 2%	í			
			xtent : Light, Area	Affected	: 5%			
	Location	1 : Penthou	se Stairway					
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	20%			2045	* *	5	\$7,800	
Exposed Struc: Concrete				LIFE	* *	5	\$300	
Plaster	70%			LIFE	* *	5	\$17,100	
		ling, Extent 1 : Through	t : Moderate, Area . out	Affected	: 10%			
Plaster	5%			LIFE	* *	5	\$1,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	* *			
Retaining Walls Cast in Place Concrete	100%			2052	* *			

Asset # : 132

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.

#### Asset # : 132

Architecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Prioriț
te Pavements Public Sidewalk Cast in Place Concrete	-		\$33,600 Extent : Moderate Locations	2045 , Area Aj	* * ffected : 20%			
On-Site Walkways Cast in Place Concrete Masonry: Granite	50% 50%			2037 LIFE	* * * *			
Parking/Driveway Cast in Place Concrete	100%			2045	* *			
lectrical		Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts Service Equipment Fused Disc Sw	Location	servation, E 1 : Electrico	Extent : Light, Area 11 Room Basement 600 Ampere Main I			5	\$100	
Switchgear / Switchboard Fused Knife Sw	100% Other Obs Location	2-4 servation, E 1 : Electrice	\$95,300 Extent : Moderate, A al Room Basement lete Equipment	2062	* *	5	\$100	
Raceway	Елриани	<i>iion</i> . 0030	ieie Equipmeni					
Conduit Conduit	90% 10%			2032 2042	\$36,300 * *	1 1		
Panelboards Fused Disc Sw Fused Knife Sw		0-2 led Life, Ex	\$3,900 tent : Moderate, Ar	2031 2057 rea Affec	\$1,900 ** ted : 100%	5 5		
Fused Toggle Switch	55% On Extend	led Life, Ex	s21,400 (tent : Moderate, Ar (3rd Floor Hallway		* * ted : 100%	5	\$200	
Molded Case Bkrs	30%			2048	* *	5	\$200	
Wiring Braided Cloth		Aged, Exte	\$39,800 ent : Moderate, Area out The Building	2057 a Affecte	* * ed : 100%	1		
Thermoplastic	10%			2052	* *	1		
Thermoplastic	20%			2032	\$11,400	1		
Motor Controllers Locally Mounted round	100%			2030	\$86,800	5	\$200	

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.

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Asset # : 132

Electrical	Current Repair Future Replacement				Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
round		<u> </u>						
Grounding Devices								
Generic	100%	LIFE	* *	5	\$400			
ighting								
Interior Lighting								
Fluorescent	35%	2027	\$135,500	10	\$8,400			
	Other Observation, Extent : Light, Area		: 100%					
	Location : Basement Some In First Flo	or						
	Explanation : T-12 Lamps							
Fluorescent	43%	2037	* *	10	\$10,300			
	Other Observation, Extent : Light, Area							
	Location : Some In First Floor And Se	cond Flo	oor And Third Floo	r				
	Explanation : T-8 Lamps							
Fluorescent	2%	2032	\$7,700	10	\$500			
	Compact Fluorescent Light, Extent : Lig	sht, 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%							
larm								
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 Me				¢1.100			
Generic		2037	* *	1	\$1,100			
	Other Observation, Extent : Light, Area Location : Inside And Outside	Affected	: 100%					
$\mathbf{F}'$ /0 1 $\mathbf{D}$ / $\mathbf{f}'$	Explanation : CCTV Surveillance Can	ieras						
Fire/Smoke Detection	700/							
No Component Generic, Digital	70% 30%	2037	* *	1-3	\$5,200			
Generic, Digitai	Other Observation, Extent : Light, Area			1-5	\$3,200			
	Location : Throughout The Building	1 yjeered	. 100/0					
	Explanation : Strobe Lights, Bell, Hor Panel	n, Smoke	Detector, Manual	Pullbox	And Fire-alarm			
Mechanical	Current Repair	Futur	e Replacement	м	aintenance			
System						<b>D</b> • •		
Component	% of Fail Date Estimated Cost	Year	Estimated Cost	Cycle	<b>Estimated Cost</b>	Priorit		

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

Heating

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.

Asset # : 132

Mechanical	Current Repair Future Replacement				Μ		
System Component Type		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating							
Energy Source							
Natural Gas	100%		2052	* *	1		
Conversion Equipment							
Steam Boiler	100%		2037	* *	1	\$25,800	
	Other Observation, Ext	tent : Light, Area .	Affected	: 100%			
	Location : Boiler Roc						
	Explanation : Two Un	nits					
Distribution							
Steam Piping/Pump	100%		2042	* *			
Terminal Devices							
Air Handler	10%		2032	\$47,900	1	\$1,600	
Convector/Radiator	90%		2037	* *	1	\$7,600	
Air Conditioning							
Energy Source	1000/		20.49	* *	1		
Electricity	100%		2048		1		
Conversion Equipment	10%		2022	\$60.400			
Split Unit	10% Other Observation, Ext	tent · N/A Area A	2032 ffacted ·	\$60,400			
	Location : At Parking						
	Explanation : Split U			-			
Window/Wall Unit	<u>50%</u>		2030	\$48,200	1		
No Component	40%		2030	\$40,200	1		
Distribution	1070						
Ductwork/Diffusers	10%		LIFE	* *	2	\$3,400	
No Component	90%		211 2		-	\$2,100	
/entilation							
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, Ext		-	100%			
	Location : Basement		n				
	Explanation : 74 Gal	lon Tank					
Sanitary Piping	1000/		TIPP	ىلە بىلە	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		TIPP	* *	1		
Cast Iron	100%		LIFE	~ ~	1		
Sump Pump(s)	1000/		2022	¢ 5 500	А	<b>ቀረ</b> ስሶ	
Non-Submersible	100%		2032	\$5,500	4	\$600	
Sewage Ejector(s)	1000/		2027	* *	Λ	¢1 100	
Electric	100%		2037	·· *	4	\$1,100	

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

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

Asset # : 132

Mechanical	Current Repair	Future Repl	acement	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin FY	nated Cost Cyc (Yr	ele Estimated Cost rs)	Priority
Plumbing					
Backflow Preventer					
Generic	100%	2040	** 1	\$1,600	
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE	* *		
	Other Observation, Extent : Lig	ht, Area Affected : 100%	ó		
	Location : Basement To 3rd F	oor			
	Explanation : One Unit				
Fire Suppression					
Sprinkler					
No Component	95%				
Generic	5%	2052	** 1-2	2 \$400	

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<sup>\*\*</sup> 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	: BEDFORD DISTRICT HEALTH CENT								
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
Total	\$1,054,500	\$2,916,900
Importance Code A	\$391,900	\$873,900
Importance Code B	\$662,500	\$734,600
Importance Code C		\$1,308,500
Total	\$1,054,500	\$2,916,900

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



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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.

Asset	#	:	1	9	8	0	
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Architecture		Current I	Repair	Futur	re Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•							•
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%		\$16,200	2031	\$809,400			
			xtent : Moderate, . of At Hvac Duct F					
Skylight, Metal/Glass	5%			2041	* *	10	\$13,300	
	Location	ı : Through		Affected :	100%			
	Explana	tion : 2 Sky	lights					
Soffits						_		
Stucco Cement	100%			2036	* *	5		
terior								
Floors					ala ala	_	<b>.</b>	
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	50/			2024	¢120.500	-	¢2 400	
Ceramic Tile	5%			2034	\$130,500	5	\$2,400	
		aea, Extent 1 : Bathrooi	: Light, Area Affeo ns	ctea : 5%				
Gypsum Board	35%			LIFE	* *	5	\$10,200	
Masonry: Brick	10%			LIFE	* *			
Mason y. Drick	5%			LIFE	* *			
Metal Panel	570				* *			
	5%			LIFE				
Metal Panel	5%	Now	\$4,600	LIFE LIFE	* *	5	\$2,900	
Metal Panel Marble Panels	5% 20%	Now	\$4,600 Extent : Moderat	LIFE	* *	5	\$2,900	
Metal Panel Marble Panels	5% 20% Cracking/	Now Crumbling,		LIFE	* *	5	\$2,900	

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.

#### Asset # : 1980

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	•		<b>*2 1</b> 00	0044	ate ate	_	<b>#2 5</b> 00	
AcousTileSusp.Lay-In	Water Pen		\$2,400 xtent : Moderate, A r Conference Roon			5	\$3,700	
AcousTileSusp.Lay-In	Cracking/		\$2,400 Extent : Light, Are out	2036 va Affecte	* * ed : 10%	5	\$3,700	
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 ir Bulkhead		ffected : 2%	-		
Site Enclosure								
Fence/Gates	· ·			0044				
Chain Link	25%			2041	* *			
Iron Picket	75%	1		2051	* *			
Retaining Walls								
Cast in Place Concrete				2051	* *			
Masonry: Fieldstone	25%			2051	* *			
			xtent : N/A, Area A		100%			
			d And Exterior Rai	np				
	Explana	tion : This	Is Actually Granite					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	1		2044	* *			
On-Site Walkways								
Cast in Place Concrete				2036	* *			
Masonry: Granite	70%	I		LIFE	* *			
Parking/Driveway								
Asphalt	100%	1		2034	\$1,178,100			
Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System	0/ .ef							Devie arite
Component Type	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Jnder 600 Volts								-
Service Equipment								
Fused Disc Sw	100%			2051	* *	5	\$200	
	Other Obs	servation, E	xtent : Light, Area	Affected	: 100%			
		n : Electrica	U					
	Explana	tion : Main	Service Disconnec	t Switch	Rated At 1,600 An	iperes.		
Switchgear / Switchboard	1 ,				,	• ·		
Fused Disc Sw	100%			2041	* *	5	\$200	
	20070					-	<b>\$2</b> 00	
Raceway								
Raceway Conduit	50%			2031	\$20.100	1		
Raceway Conduit Conduit	50% 50%			2031 2051	\$20,100 * *	1 1		

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

Asset # : 1980

Electrical		Current	Repair	Futu	re Replacement	М	aintenance	
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%		\$28,500	2056	* *	1		
		-	ent : Severe, Area A	ffected :	100%			
	Location	1 : Through	out The Building					
Thermoplastic	50%			2041	* *	1		
Motor Controllers								
Locally Mounted	50%			2029	\$57,900	5	\$100	
Variable Frequency	50%			2036	* *			
Drive								
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	
			Extent : Light, Area	Affected	: 100%			
		i : Generat						
	Explana	tion : Eme	rgency Generator R	ated At (	600 Kilowatts			
Batteries	1000/				<b>** * * *</b>	_	<b>*</b> 1 100	
Lead/Acid	100%			2026	\$2,400	5	\$1,400	
Fuel Storage	=		<b>\$ 5 0 0</b>	0000	* *	-		
Day Tank		Now	\$500	2039		5		
			Extent : Moderate, A	irea Affe	ected : 100%			
		i : Generat				D 77		
	-		Gallons Rated Capa				o Pump Failure	
Underground Storage	50%			LIFE	* *	5		
			Extent : Light, Area	Affected	1:100%			
		ı : Undergr						
	Explana	tion : 4,000	) Gallons Rated Ca	pacity				

Lighting

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#### Asset # : 1980

Electrical	Current Repair	М				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting						
Interior Lighting						
Fluorescent	80%	2036	* *	10	\$27,700	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Throughout The Building					
	Explanation : T-8 Lamps	2026	* *	10	¢2.500	
Fluorescent	10%	2036		10	\$3,500	
	Other Observation, Extent : Light, Area	Ајјестеа	: 100%			
	Location : Upper Floors					
	Explanation : T-5 Lamps	2026	¢20,100	10	¢1.700	
Fluorescent	5%	2026	\$28,100	10	\$1,700	
	Other Observation, Extent : N/A, Area A Location : Basement	ijjeciea :	100%			
	Explanation : T-12 Lamps					
		2026	* *	10	¢1.700	
Fluorescent	5%	2036		10	\$1,700	
	Compact Fluorescent Light, Extent : Lig Location : Upper Floors	gni, Area	Affected : 100%			
Esses Lishting	Locution : Opper Pioors					
Egress Lighting Emergency, Service	40%	2036	* *	1		
Emergency, Battery	10%	2030	\$6,200	10	\$900	
Exit, LED	45%	2051	\$0,200	10	\$900	
Exit, Service	5%	2037	\$800	1		
Exterior Lighting	570	2001	4000	1		
HID	20%	2031	\$34,400	10		
	Other Observation, Extent : Light, Area			- •		
	Location : Outside Perimeter	55				
	Explanation : Operated Via Timer					
No Component	80%					
larm						
Security System						
No Component	70%					
Generic	30%	2039	* *	1	\$4,200	
	Other Observation, Extent : Light, Area		: 100%			
	Location : Lobby And Entry And Exit					
	Explanation : Surveillance System And	d Intrusio	on Alarm System			
Fire/Smoke Detection						
No Component	70%	0000			* < 1 × -	
Generic, Digital	30% Now \$2,900	2036	* *	1-3	\$6,400	
	Malfunctioning, Extent : Moderate, Are			Lot W 1	ina	
	Location : 1st Floor, Panel Remain Tr			vot Work	ing	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Hallways And Basement	ו ת	la Houng Cturk I	ichte 1	d Smaka	
	Explanation : Manual Pull Stations, A Detectors	iarm Bel	is, Horns, Strobe L	ignis And	и этоке	

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

Asset # : 1980

lechanical	Current Repair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
eating							
Energy Source							
Natural Gas	100%	2041	* *	1			
Conversion Equipment Hot Water Boiler	100% Now \$7,800 Controller Not Working, Extent : Sever Location : Heat Timer Control Malfu Other Observation, Extent : N/A, Area Location : Boiler Room	nctioning.	Basement	1	\$16,800		
	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 Location : Roof						
	Explanation : Rooftop Units With Ga		-				
Convector/Radiator	70%	2029	\$211,100	1	\$8,500		
Fan Coil Unit/Heat	5% Other Observation, Extent : Light, Are Location : Basement Near Auditorium Explanation : Self Contained Unit Wi	n		1 Casement	\$600 Auditorium. See		
~	Cooling Units.						
r Conditioning							
Energy Source	100%	2039	* *	1			
Electricity	100%	2039		1			
Conversion Equipment Int Pkg Unit - Heating/Cooling	5%	2026	\$30,000	2	\$100		
Treating/Cooling	Other Observation, Extent : Light, Area Location : Basement	a Affected	: 100%				
Exterior Pkg Unit -	Explanation : With Hot Water Heat.25% Now\$10,100	2026	\$101,100	2	\$500		
Exterior Pkg Unit - Cooling	25%Now\$10,100R-22 Refrigerant, Extent : Light, Area		,	2	\$500		
	25% Now \$10,100	Affected :	100%	2	\$500		
	25% Now \$10,100 R-22 Refrigerant, Extent : Light, Area Location : Roof Other Observation, Extent : Light, Area	Affected : a Affected	100% : 100%	2	\$500		
	25%Now\$10,100R-22 Refrigerant, Extent : Light, AreaLocation : RoofOther Observation, Extent : Light, AreaLocation : 3 Units At RoofExplanation : Defective Climate Con5%Other Observation, Extent : Light, AreaLocation : Basement	Affected : a Affected trol Syster 2026 a Affected	100% : 100% n. : 100% : 100%				
Cooling	25%Now\$10,100R-22 Refrigerant, Extent : Light, AreaLocation : RoofOther Observation, Extent : Light, AreaLocation : 3 Units At RoofExplanation : Defective Climate Con5%Other Observation, Extent : Light, Area	Affected : a Affected trol Syster 2026 a Affected	100% : 100% n. : 100% : 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.

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	Priorit	
ir Conditioning									
Heat Rejection Air Cooled Condenser Unit	2%			2026	\$2,100	2	\$500		
	Location	n : Roof	Extent : Light, Area ciated With Miscell						
Dry Cooler	3% Other Obs Location	servation, E 1 : 1st Floor	Extent : Light, Area Roof	2026 Affected	\$5,100 : 100%	2	\$800		
			ciated With Compu	ter Room	Units.				
No Component	95%								
Ventilation Distribution Ductwork/Diffusers	Insul. Det	-	\$13,000 Extent : Severe, Ar dling Unit - 1, 2 An			2-5 Coof.	\$8,400		
No Component	60%								
Exhaust Fans									
Roof	Other Obs Location Explana	1 : Roof Per tion : Gene	\$600 Extent : Severe, Are nthouse rral Exhaust Fan N			2 e Alarm 1	\$400 Malfunction.		
No Component	Location	servation, E 1 : First An	Extent : Light, Area d Second Floors fechanical Ventilati			oors			
lumbing	1								
H/C Water Piping Brass/Copper	100%			2031	\$473,700	1			
Water Heater With Tanks Gas Fired	Location	servation, E 1 : Basemer	Extent : Light, Area nt Mechanical Room 70 Gallon Tank	00	\$16,700 : 100%	2			
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

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.

Asset # : 1980

Mechanical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	ea Affected : 100	0%			
	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, Are	ea Affected : 100	0%			
	Location : I T Room					
	Explanation : Fm-200					

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.

<sup>\*\*</sup> 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 Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block		000 / 13734 19	N: SHEPHERD AVE ] Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	ESSEX ST. : N/A : 1994 / : HEALTH AND MEN : NONE : 3097756	TAL HYGIENE
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architect Interior Architect Electrical Site Pavements			\$388,900 \$280,400		\$1,012,100 \$919,000 \$279,400 \$755,500
Total			\$669,300		\$2,966,100
Importance Code Importance Code Importance Code	В		\$388,900 \$71,400 \$209,000		\$1,012,100 \$1,639,700 \$314,300
Total			\$669,300		\$2,966,100
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architect Interior Architect Electrical Mechanical Site Pavements		\$38,500 \$21,500 \$36,500 \$73,700 \$31,100	\$1,600 \$1,500	\$1,800 \$500 \$1,800 \$13,800	\$200 \$1,900 \$1,500
Total		\$201,300	\$3,100	\$17,800	\$3,600
Importance Code Importance Code Importance Code	В	\$45,800 \$148,200 \$7,300	\$600 \$2,500	\$2,400 \$15,400	\$600 \$3,000
Total		\$201,300	\$3,100	\$17,800	\$3,600



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.

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.

#### Asset # : 13734

rchitecture		Current	Repair	Futu	e Replacement	Μ	aintenance	
vstem	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Component Type	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	50/	N	¢5.400	LIPP	* *	-	¢4.600	
Cast in Place Concrete	Cracking/ Location Water Per	ı : Through	xtent : Moderate, A		ed : 10%	5	\$4,600	
Metal Coiling Doors	Air Infiltr Location Broken/M Location Corrosion	1 : All Door issing Elen 1 : Through VRusting, E	nents, Extent : Mod out Extent : Moderate, 2	erate, Ar	ea Affected : 10%	5	\$2,300	
		n : Rear Do		2025	<b>#050 000</b>		¢10,400	
Stucco Cement	Broken/M Location Cracking/ Location	1 : Various Crumbling 1 : Through	, Extent : Moderate	e, Area Aj	ffected : 20%	5	\$19,400	
	Location	1 : Rear Fa	cade					
Window Wall	Location Explana 3% Air Infiltr	n : Through tion : This 0-2 ation, Exter	Is An Exterior Insu \$3,300 nt : Moderate, Area	<i>lation Ar</i> 2040	nd Finish System Sy * *	vstem 5	\$1,000	
	Location	n : Main Er	trance					
Windows	1000/			2029	* *	5	\$2.600	
Fiberglass Panel Roof	100%			2038		5	\$3,600	
IRMA/Protected Membrane	97%	Now	\$303,100	2040	* *			1
	Location	ı : Southeri	ients, Extent : Seve 1 Perimeter					
	Location	1 : Through	, Extent : Moderate out hings, Extent : Seve					
		1 : Perimet 1 Growth, E	er Edges Extent : Severe, Are	a Affecte	d : 50%			
			r Seams And Roof I					
			xtent : Moderate, A Penetrations Over					
Metal Panel	Caulking	Now Deteriorate 1 : Entry Ve	\$14,400 ed, Extent : Moderc estibule	2050 nte, Area	* * Affected : 50%			
	Water Per	-	xtent : Moderate, A	lrea Affe	cted : 50%			

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

#### Asset # : 13734

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	50/			2022	¢ 10, coo	-	<b>\$</b> 000	
Ceramic Tile	5%		¢71 400	2033	\$49,600	5	\$900	
Traffic Topping	85%		\$71,400 Extent : Moderate,	2030	\$714,100	5	\$9,600	
	-	-	bby, Exam Rooms,			ut		
			Extent : Moderate,			u		
			bby, Exam Rooms,			ut		
			t : Moderate, Area					
			bby, Exam Rooms,			ut		
	Worn/Erod	ded, Extent	: Moderate, Area A	Affected :	25%			
	Location	ı : Main Lo	bby, Exam Rooms,	Dock Are	eas And Throughou	ut		
Vinyl Tile	10%	Now	\$1,000	2030	\$48,600	3	\$700	
-	Cracking/	Crumbling	, Extent : Moderate	e, Area A <u>f</u>	fected : 10%			
	Location	ı : Locker I	Room, Lunch Room	And Thr	oughout			
Interior Walls								
Concrete Masonry Unit			\$209,000	LIFE	* *	5	\$9,100	
			, Extent : Light, Are	ea Affecte	ed : 10%			
		1 : Through						
	-		tent : Moderate, An Offices And Throu		ea : 15%			
			ent : Moderate, Are		$d \cdot 15\%$			
			ical Room And Thr					
			Extent : Moderate, A	-	cted : 50%			
		1 : Through		55				
	Explana	tion : Pain	t Peeling					
Ceilings								
AcousTileSusp.Lay-In		Now	\$20,500	2035	\$204,900	5	\$6,300	
			ents, Extent : Mod	erate, Ar	ea Affected : 25%			
		n : Through		- 1 mag 1	fracted , 250/			
		1 : Through	, Extent : Moderate	e, Area Aj	<i>Jeclea</i> : 25%			
		i . Iniougn	0111					
Expand Strain Congrat				LIEE	* *	5	\$200	
Exposed Struc: Concrete Exposed Struc: Steel	e 10%			LIFE	* *	5	\$300	
Exposed Struc: Steel				LIFE LIFE		5	\$300	
Exposed Struc: Steel Site Enclosure	e 10%					5	\$300	
Exposed Struc: Steel	e 10%					5	\$300	
Exposed Struc: Steel Site Enclosure Fence/Gates Chain Link Site Pavements	e 10% 20%			LIFE	* *	5	\$300	
Exposed Struc: Steel Site Enclosure Fence/Gates Chain Link Site Pavements Public Sidewalk	e 10% 20% 100%			LIFE 2050	* *	5	\$300	
Exposed Struc: Steel Site Enclosure Fence/Gates Chain Link Site Pavements	e 10% 20% 100%	0-2	\$22,100	LIFE 2050 2035	* * * * \$441,300	5	\$300	
Exposed Struc: Steel Site Enclosure Fence/Gates Chain Link Site Pavements Public Sidewalk	e 10% 20% 100% 100% <i>Cracking</i> /	0-2 Crumbling	Extent : Light, Are	LIFE 2050 2035	* * * * \$441,300	5	\$300	
Exposed Struc: Steel Site Enclosure Fence/Gates Chain Link Site Pavements Public Sidewalk Cast in Place Concrete	e 10% 20% 100% 100% <i>Cracking</i> /	0-2 Crumbling		LIFE 2050 2035	* * * * \$441,300	5	\$300	
Exposed Struc: Steel Site Enclosure Fence/Gates Chain Link Site Pavements Public Sidewalk Cast in Place Concrete On-Site Walkways	e 10% 20% 100% 100% <i>Cracking/</i> <i>Location</i>	0-2 Crumbling 1 : East Sid	, Extent : Light, Ard e Of Property	LIFE 2050 2035 ea Affecte	* * * * \$441,300 ed : 25%	5	\$300	
Exposed Struc: Steel Site Enclosure Fence/Gates Chain Link Site Pavements Public Sidewalk Cast in Place Concrete	e 10% 20% 100% Cracking/ Location 100%	0-2 Crumbling 1 : East Sid 0-2	Extent : Light, Are	LIFE 2050 2035 ea Affecte 2043	** ** \$441,300 ed : 25% **	5	\$300	

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.

### Asset # : 13734

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements								
Parking/Driveway	1000/	N	¢( <b>2</b> 00	2022	¢214.200			
Asphalt	Cracking/ Location Sinking/St	ı : Through	xtent : Moderate, A		-			
Activity Yard Cast in Place Concrete	Location Ponding,	Crumbling, 1 : Dog Run	ht, Area Affected :		* * ed : 15%			
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	Location	servation, E 1 : Electrico	Extent : Light, Area al Room Service Switch Raa			5	\$100	
Switchgear / Switchboard Fused Disc Sw	100%			2040	**	5	\$100	
Raceway	10070			2010		5	\$100	
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	
round								
Grounding Devices				LIEE	* *	5	\$200	
Grounding Devices Generic	100%			LIFE		5	\$200	
Grounding Devices Generic tand-by Power	100%			LIFE		5	\$200	
Grounding Devices Generic tand-by Power Transfer Switches					<b>.</b>			
Grounding Devices Generic tand-by Power Transfer Switches Automatic	100%			2035	\$10,600	1	\$3,700	
Grounding Devices Generic tand-by Power Transfer Switches Automatic Generators	100%			2035		1	\$3,700	
Grounding Devices Generic tand-by Power Transfer Switches Automatic	100%			2035 2033	\$78,700			
Grounding Devices Generic tand-by Power Transfer Switches Automatic Generators	100% 100% Other Ob.	servation, E	Extent : Light, Area	2035 2033	\$78,700	1	\$3,700	
Grounding Devices Generic tand-by Power Transfer Switches Automatic Generators	100% 100% Other Ob. Location	servation, E 1 : Outside		2035 2033 Affected	\$78,700 : 100%	1	\$3,700	
Grounding Devices Generic tand-by Power Transfer Switches Automatic Generators	100% 100% Other Ob. Location	servation, E 1 : Outside	xtent : Light, Area gency Generator R	2035 2033 Affected	\$78,700 : 100%	1	\$3,700	

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

### Asset # : 13734

	Asset # : 1.			
lectrical	Current Repair	Future Replacement	Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priorit
and-by Power				
Fuel Storage		•••••	_	
Main Tank		2045 **	5	
	Other Observation, Extent : Light, Area Location : Outside	Affected : 100%		
	Explanation : 400 Gallons Rated Cap	acity		
ghting	Explanation : 400 Guilons Rated Cap	ucity		
Interior Lighting				
Fluorescent	99%	2030 \$198,700	10 \$10,900	
	Other Observation, Extent : N/A, Area			
	Location : Throughout			
	Explanation : T-8 Lamps			
Fluorescent	1%	2030 \$2,000	10 \$100	
	Compact Fluorescent Light, Extent : Light	ght, Area Affected : 100%		
	Location : Entrance			
Egress Lighting		••••		
Emergency, Service	50%	2030 \$3,600		
Exit, Service	50% Now \$2,500 Not Functioning, Extent : Severe, Area	2040	1	
	Location : Throughout The Building	Ajječieu . 5076		
Exterior Lighting	Location : Intolghout the ballang			
HID	20%	2030 \$11,000	10	
HID	10%	2040 **	10	
	Recent Replace Evident, Extent : N/A, A			
	Location : Front Of The Building			
No Component	70%			
larm				
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			
$\mathbf{E}'_{\mathbf{n}} = 0 0 1 0 0 1 0 0 1 0 0 0 0 0 0 0 0$	Explanation : CCTV Surveillance Car	neras		
Fire/Smoke Detection Generic, Digital	100% Now \$30,300	2030 \$30,300	1-3 \$6,800	
Generie, Digital	Other Observation, Extent : Moderate,		1-5 \$0,800	
	Location : Throughout The Building	in cu nyjecicu : 10070		
	Explanation : Frequent Trouble Signa	ls Reported.		
lechanical	Current Repair	Future Replacement	Maintenance	
ystem Component	% of Fail Date Estimated Cost	Year Estimated Cost	Cycle Estimated Cost	Priorit
Component Type	Total (Years)	FY	(Yrs)	

тт	. •
HAG	tina.
1100	ating

Heating				
Energy Source				
Electricity	10%	2040	* *	1
Natural Gas	90%	2040	* *	1

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

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

### Asset # : 13734

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
<b>Conversion Equipment</b>								
Furnace	Location	ervation, E : Roof	\$7,300 Extent : Severe, Area its. Computer Temp			1 Not Work	\$5,400	
Terminal Devices							0	
Convector/Radiator	Location	: Lunchro	Extent : Light, Area om ric Radiators	2028 Affected	\$9,600 : 10%	1	\$400	
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	
No Component Terminal Devices Air Handler/Cool/Ht Heat Rejection Air Cooled Condenser Unit	Location Obsolete E Location Other Obso Location Explanat 85% 100% On Extend Location 100% Broken, Ex	: Roof quipment, : Roof ervation, E : Roof ion : 1 Pac 0-2 ed Life, Ex : Roof Now tent : Seve	nt : Severe, Area A Extent : Moderate, Extent : N/A, Area A Exage Unit. R-22. F \$20,500 Stent : Moderate, An \$3,100 rre, Area Affected : Of 5 Malfunctioning	Area Afj ffected : `or Media 2040 rea Affec 2026 50%	Yected : 100% 15% cal Area **	1	\$6,700	
	Other Obso Location	ervation, E : Roof	Extent : Moderate, 2 Extended Life	, ,	cted : 100%			
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
Exhaust Fans	1000/			2020	¢22 000	C	¢ 40.0	
Roof	100%			2030	\$22,800	2	\$400	
Plumbing H/C Water Piping Brass/Copper		nt, Extent	\$3,000 : Moderate, Area A Of The 1st Floor	2040 Iffected :	**	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.

#### Asset # : 13734

lechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
umbing						
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%					

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.

<sup>\*\*</sup> 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 Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: 599 WIN : BROOKI : HEA0033 : 37,718 : 30-Mar-2	3.000 / 14653	NY AVE. Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 2005 / 2008 : HEALTH AND ME : NONE : 3831514	NTAL HYGIENE
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architect	ture		\$510,700		1 1 2030 - 2033
Interior Architect	ure		\$150,700		
Mechanical					\$1,666,100
Total			\$661,400		\$1,666,100
Importance Code	А		\$510,700		
Importance Code			\$150,700		\$1,666,100
Total			\$661,400		\$1,666,100
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architect	ture	\$51,100	\$16,700	\$6,000	
Interior Architect	ure	\$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/Escalate	ors	\$7,200	\$7,200	\$7,200	\$7,200
Total		\$195,500	\$39,800	\$42,300	\$26,200
Importance Code	А	\$51,800	\$16,700	\$6,000	
Importance Code		\$143,400	\$23,100	\$36,400	\$26,200
Importance Code	С	\$200			
Total		\$195,500	\$39,800	\$42,300	\$26,200



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.

### **BROOKLYN OCME**

Asset # : 14653

Architecture	Current Repair		Futur	e Replacement	M	Maintenance			
ystem Component Type		Date E ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Masonry: Brick	50%			LIFE	* *	5	\$29,600		
Metal Panel		↓+ , _	\$20,700	2052	* *	5	\$30,000		
	v		nt : Moderate, A	rea Affec	eted : 2%				
		ove Load	ding Dock Door						
Metal Coiling Doors	3%			2045	* *	5	\$5,600		
Pre-Cast Concrete	5% N		\$4,200	LIFE	* *	5	\$9,600		
			, Extent : Moder	ate, Area	n Affected : 25%				
	Location : Si	ll Joint Se	ealant						
Window Wall	15%			2052	* *	5	\$33,300		
Windows									
Aluminum	95%			2048	* *	5	\$11,900		
			ent : Moderate, 4	1rea Affe	cted : 100%				
	Location : Th	0							
	Explanation	: Fixed W	Vindows						
Metal Louvers	5% 0	-2	\$1,700	2041	* *				
	Deformed/Dented, Extent : Light, Area Affected : 5%								
	Location : Th	roughou	t						
Parapets									
Masonry: Brick	35%			LIFE	* *	5	\$2,700		
			ent : N/A, Area A	ffected :	100%				
	Location : Po								
	Explanation	: Singly I	Ply Membrane Ta	ırn Up W	Valls				
Metal Panel	25% 4	l+	\$15,200	2058	* *	5	\$3,700		
	Corrosion/Rus	ting, Exte	ent : Moderate, A	lrea Affe	cted : 40%				
	Location : Th	roughou	t						
Metal Rail	15%			2045	* *	5-10	\$20,700		
Metal Rail	20% 4	ŀ+	\$6,300	2045	* *	5	\$10,800		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 40% Location : Support Posts								
	Other Observa	tion, Exte	ent : Moderate, 4	Area Affe	cted : 100%				
	Location : O	ver Secon	nd Floor At Sout	h Facade					
	Explanation	: Metal R	ail With Glass						
Pre-Cast Concrete	5% N		\$3,000	LIFE	* *	5	\$2,400		
-					Affected : 25%		* ) - *		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Co								

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.

### **BROOKLYN OCME**

#### Asset #: 14653

Architecture	Curre	nt Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Roof	1000/ 11	¢510 700	2027	* *			1	
Single Ply Membrane	100% Now	\$510,700	2037				1	
	Location : Main	Extent : Moderate, Al	rea Affecte	a : 15%				
		lements, Extent : Seve	re Area At	facted · 20%				
	-	Roof By Exhaust Fan		<i>Jecieu</i> . 2070				
		Extent : Severe, Area		20%				
		Roof By Exhaust Fan	00	2070				
		, Extent : Severe, Ared		10%				
		Roof By Exhaust Fan						
Soffits								
Metal/Glass Curt Wall	40%		LIFE	* *	5	\$1,000		
Metal: Cage/Fence	60%	<b>F I</b>	2045	* *	5	\$3,300		
		, Extent : Light, Area	Affected :	100%				
	Location : Throw	-						
nterior	Explanation : Su	nscreen						
Floors								
Carpet	15% 2-4	\$29,300	2031	\$146,300	3	\$12,700		
1		ng, Extent : Light, Ar				• )		
	Location : 2nd F	loor Offices						
Cast in Place Concrete	5%		LIFE	* *	5	\$6,200		
Granite Panels	20%		LIFE	* *	5	\$8,500		
Sheet Vinyl/Rubber	5% Now	\$9,000	2037	* *	5	\$2,100		
	Misaligned/Bulgir Location : 1st Fl	g, Extent : Moderate, oor Corridor	Area Affec	cted : 10%				
Steel Plate	10% Now	\$150,700	LIFE	* *	1			
	Deformed/Dented, Location : Cold	Extent : Moderate, A Box	rea Affecte	ed : 30%				
	Other Observation	, Extent : Severe, Are	a Affected	: 100%				
	Location : Cold							
	Explanation : Pa	nel Joint Failure, Leo	iking Belov	w Floor				
Terrazzo	5% 0-2	\$5,200	LIFE	* *	5	\$2,200		
		ent : Moderate, Area	Affected : 2	20%				
	Location : Morg	ue						
Traffic Topping	20% Now	\$26,300	2037	* *	5	\$7,100		
	-	ements, Extent : Mod	erate, Arec	a Affected : 20%				
		ng Docks, Basement						
	-	ng, Extent : Moderate	e, Area Affe	ected : 7%				
		ng Docks, Basement						
Vinyl Tile	20%		2037	* *	3	\$4,200		
Interior Walls	<b>5</b> 0 /		20.41	ۍ بې	~	ф <b>4</b> 00		
Ceramic Tile	5%		2041	* *	5	\$400 \$700		
Concrete Masonry Unit	20%		LIFE	* *	5	\$700 \$2,700		
Gypsum Board	50%		LIFE	* *	5	\$2,700		
SGFT/Glazed Masonry	25%		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.

## **BROOKLYN OCME**

#### Asset # : 14653

		Cumant	Denair	Ender			aintananaa	
Architecture		Current	-		e Replacement		aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Ceilings						_		
AcousTileSusp.Lay-In			\$7,300 Extent : Light, Are, out	2045 ea Affecte	* * ed : 5%	5	\$11,300	
Exposed Struc: Steel	20%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$3,500	
Metal Panel	35%			LIFE	* *	5	\$24,700	
ite Enclosure								
Fence/Gates	1000/				at at			
Chain Link	100%			2052	* *			
ite Pavements								
Public Sidewalk	1000/			2045	* *			
Cast in Place Concrete	100%			2045				
On-Site Walkways Cast in Place Concrete	100%			2045	* *			
Parking/Driveway	10070			2043				
Asphalt	100%			2041	* *			
Aspilat	10070			2041				
Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System	% of		Estimated Cost	Year	Estimated Cost	Cyclo	Estimated Cost	Priority
Component Type	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	THOMY
Inder 600 Volts								
~								
Service Equipment								
Service Equipment Fused Disc Sw	100%			2052	* *	5	\$200	
		ervation, E	Extent : N/A, Area A			5	\$200	
	Other Obs Location	: Electrice	al Room	ffected :	100%		\$200	
Fused Disc Sw	Other Obs Location	: Electrice		ffected :	100%		\$200	
Fused Disc Sw Transformers	Other Obs Location Explanat	: Electrice	al Room	ffected : t Switch	100% Rated At 4000 Am	peres.		
Fused Disc Sw	Other Obs Location Explanat 100%	e : Electrice tion : Main	ıl Room Service Disconnec	ffected : <u>et Switch</u> 2045	100% Rated At 4000 Am		\$200 \$100	
Fused Disc Sw Transformers	Other Obs Location Explanat 100% Other Obs	e : Electrico tion : Main ervation, E	al Room Service Disconnec Extent : N/A, Area A	ffected : <u>et Switch</u> 2045	100% Rated At 4000 Am	peres.		
Fused Disc Sw Transformers	Other Obs Location Explanat 100% Other Obs Location	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	ffected : <u>et Switch</u> 2045 ffected :	100% <u>Rated At 4000 Am</u> ** 100%	peres. 5	\$100	
Fused Disc Sw Transformers Dry Type	Other Obs Location Explanat 100% Other Obs Location	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A	ffected : <u>et Switch</u> 2045 ffected :	100% <u>Rated At 4000 Am</u> ** 100%	peres. 5	\$100	
Fused Disc Sw Transformers Dry Type Switchgear / Switchboard	Other Obs Location Explanat 100% Other Obs Location Explanat	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	ffected : <u>t Switch</u> 2045 ffected : <u>480 Volt</u>	100% Rated At 4000 Am ** 100% s Primary, 277/120	peres. 5 9 Volts Se	\$100 econdary	
Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw	Other Obs Location Explanat 100% Other Obs Location	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	ffected : <u>et Switch</u> 2045 ffected :	100% <u>Rated At 4000 Am</u> ** 100%	peres. 5	\$100	
Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw Raceway	Other Obs Location Explanat 100% Other Obs Location Explanat 100%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	ffected : 1 Switch 2045 ffected : 480 Volt 2052	100% Rated At 4000 Am <sub>j</sub> ** 100% *s Primary, 277/120 **	peres. 5 9 Volts Se 5	\$100 econdary	
Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw Raceway Conduit	Other Obs Location Explanat 100% Other Obs Location Explanat	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	ffected : <u>t Switch</u> 2045 ffected : <u>480 Volt</u>	100% Rated At 4000 Am ** 100% s Primary, 277/120	peres. 5 9 Volts Se	\$100 econdary	
Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards	Other Obs Location Explanat 100% Other Obs Location Explanat 100%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	ffected : t Switch 2045 ffected : 480 Volt 2052 2052	100% <u>Rated At 4000 Am</u> ** 100% <u>s Primary, 277/120</u> ** **	peres. 5 0 Volts Se 5 1	\$100 econdary \$200	
Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw	Other Obs Location Explanat 100% Other Obs Location Explanat 100% 100%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	ffected : t Switch 2045 ffected : 480 Volt 2052 2052 2048	100% Rated At 4000 Am <sub>j</sub> ** 100% *s Primary, 277/120 **	peres. 5 0 Volts Se 5 1 5	\$100 econdary \$200 \$300	
Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs	Other Obs Location Explanat 100% Other Obs Location Explanat 100%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	ffected : t Switch 2045 ffected : 480 Volt 2052 2052	100% <u>Rated At 4000 Am</u> ** 100% <u>S Primary, 277/120</u> ** **	peres. 5 0 Volts Se 5 1	\$100 econdary \$200	
Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring	Other Obs Location Explanat 100% Other Obs Location Explanat 100% 100% 30% 70%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	ffected : (1 Switch 2045 ffected : 480 Volt 2052 2052 2048 2048 2048	100% <u>Rated At 4000 Am</u> ** 100% <u>S Primary, 277/120</u> ** **	peres. 5 0 Volts Se 5 1 5 5	\$100 econdary \$200 \$300	
Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic	Other Obs Location Explanat 100% Other Obs Location Explanat 100% 100%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	ffected : t Switch 2045 ffected : 480 Volt 2052 2052 2048	100% Rated At 4000 Am ** 100% ** ** ** ** **	peres. 5 0 Volts Se 5 1 5	\$100 econdary \$200 \$300	
Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers	Other Obs Location Explanat 100% Other Obs Location Explanat 100% 100% 30% 70%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	ffected : t Switch 2045 ffected : 480 Volt 2052 2052 2048 2048 2048 2052	100% Rated At 4000 Am ** 100% ** ** ** ** **	peres. 5 0 Volts Se 5 1 5 5 1	\$100 econdary \$200 \$300 \$700	
Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted	Other Obs Location Explanat 100% Other Obs Location Explanat 100% 100% 30% 70%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	ffected : (1 Switch 2045 ffected : 480 Volt 2052 2052 2048 2048 2048	100% <u>Rated At 4000 Am</u> ** 100% s Primary, 277/120 ** ** ** ** ** **	peres. 5 0 Volts Se 5 1 5 5	\$100 econdary \$200 \$300	
Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers	Other Obs Location Explanat 100% Other Obs Location Explanat 100% 100% 30% 70%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	ffected : t Switch 2045 ffected : 480 Volt 2052 2052 2048 2048 2048 2052	100% <u>Rated At 4000 Am</u> ** 100% s Primary, 277/120 ** ** ** ** ** **	peres. 5 0 Volts Se 5 1 5 5 1	\$100 econdary \$200 \$300 \$700	

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.

# **BROOKLYN OCME**

Asset #: 14653

Electrical	Current Repair	Futur	e Replacement	Μ	aintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
and-by Power							
Transfer Switches	1000/	20.45	* *	1	¢11.600		
Automatic Generators	100%	2045		1	\$11,600		
Diesel	100% Other Observation, Extent : N/A, Area Location : Roof			1	\$14,600		
Batteries	Explanation : Emergency Generator	r Ratea At S	000 Kilowatts				
Nickel Cadmium	100%	2026	\$2,400	5	\$8,400		
Fuel Storage	10070	2020	\$2,400	5	\$0,400		
Day Tank	6% Other Observation, Extent : N/A, Area Location : Roof Explanation : 275 Gallons Rated Ca		**	5			
Main Tank	94%	2060	* *	5			
	Other Observation, Extent : N/A, Area Location : Basement Explanation : 4000 Gallons Rated C	a Affected :	100%	0			
ighting							
Interior Lighting		• • • •		1.0	<b>* - * *</b>		
Fluorescent	5% Other Observation, Extent : N/A, Area Location : Lobby Explanation : Compact Fluorescent		** 100%	10	\$1,700		
LED	95%	2040	* *				
Egress Lighting	,,,,	2010					
Emergency, Service	50%	2037	* *	1			
Exit, LED	50%	2060	* *	1			
Exterior Lighting							
LED	30%	2040	* *				
No Component	70%						
larm Security System No Component Generic	70% 30% Other Observation, Extent : N/A, Area Location : Hallways Explanation : CCTV Surveillance C		**	1	\$4,200		
Fire/Smoke Detection Generic, Analog	100% Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Manual Pull Stations,			1-3	\$23,200		

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

### BROOKLYN OCME

Asset # : 14653

lechanical		Current I	Kepair	Futur	re Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ating								
Energy Source Plant Campus Steam / PRV	100%			2052	* *	1		
	Location	: Through	xtent : N/A, Area A out 1 Is Provided From					
Conversion Equipment Heat Exchanger, Shell & Tube	40%			2041	* *			
Pres. Reducing Valve/LP Steam	60%			2041	* *	5	\$1,300	
Distribution								
Hot Wtr Piping/Pump	Location	: Hallway	xtent : N/A, Area A s For Hydronic Loo		* * 100%	4	\$700	
Steam Piping/Pump	60%		\$3,500	2052	* *			
Steam riping ramp	Controller	Not Worki	ng, Extent : Moder e Building Manage	ate, Area				
Terminal Devices								
Air Handler	60%			2037	* *	1	\$14,000	
Fan Coil Unit/Heat	40%			2032	\$365,300	1	\$4,900	
r 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	
	Location	: Tempera	ng, Extent : Moder ture Control Of No Extent : N/A, Area A	o.1 Unit.				
			nt Air Conditioning					
	Explana	tion : 2 Chi	llers. Lithium, Bro	mide And	d Water Used As Re	efrigeran	t	
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% Other Obs	ervation, E	xtent : N/A, Area A	2033 Affected :	\$665,200 100%			
			nt Air Conditioning					
	Explana	tion : 1 Uni	t					

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.

# BROOKLYN OCME

Asset # : 14653

Mechanical		Current Repair Future Replacement				M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
entilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,000		
Exhaust Fans	500/			2027	* *	2	¢(00		
Interior Roof	50% 50%	0-2	\$3,600	2037 2032	\$35,700	2	\$600 \$500		
Kool		ating, Exte	\$3,000 ent : Moderate, Area			2	\$300		
lumbing		-							
H/C Water Piping									
Brass/Copper	100%			2052	* *	1			
Water Heater With Tanks Electric	100%			2031	\$23,100	4			
HW Heat Exchanger					4-0,000				
Steam Fired	100%			2062	* *	4	\$5,600		
	-	place Evide : Basemer	ent, Extent : N/A, A at	rea Affec	ted : 100%				
			Extent : N/A, Area A	ffected :	100%				
		: Basemer							
	Explana	tion : 2 Brd	and New Instantane	ous Unit	S.				
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	1000/				<u>ب</u> د بد				
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s) Submersible	100%			2026	\$1,100	4	\$1,200		
Sewage Ejector(s)	1000/			2025	ate ate		¢1.500		
Electric	100%			2037	* *	4	\$1,500		
Backflow Preventer Generic	100%			2037	* *	1	\$2,300		
Fixtures	10070			2037		1	\$2,500		
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%			LIFE	* *				
	Location	: Basemer	Extent : N/A, Area A nt To 2nd Floor	ffected :	100%				
	Explana	tion : One	Unit						
Fire Suppression									
Sprinkler	100%			2052	* *	1.2	\$10,600		
Generic	Dry Syster	n, Extent : : Through	Light, Area Affected out			1-2	\$10,600		

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.

### Print Date: 15-Aug-2024 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	<ul> <li>259 BRIS</li> <li>BROOK</li> <li>HEA001'</li> <li>32,472</li> <li>27-Apr-2</li> <li>Basemen</li> </ul>	7.000 / 1985 023 t, Roof, Floors 1,2,3,Ph	2 AND DUMONT AVES. Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1949 / 2009 : HEALTH AND ME : NONE	NTAL HYGIENE
Block	: 3559	Lot : 11	BIN	: 3081765	
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architect	ture		\$778,100		
Interior Architect	ure		\$283,700		\$562,000
Electrical			\$59,500		\$98,600
Mechanical			\$200,700		\$795,800
Total			\$1,322,100		\$1,456,400
Importance Code	А		\$778,100		
Importance Code	В		\$544,000		\$1,456,400
Total			\$1,322,100		\$1,456,400
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architect	ture	\$2,600	\$900		
Interior Architect	ure	\$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/Escalate	ors	\$7,200	\$7,200	\$7,200	\$7,200
Total		\$94,000	\$46,000	\$24,700	\$42,300



\$3,500

\$42,500

\$46,000

\$2,600

\$18,000

\$4,100 **\$24,700**  \$2,600

\$39,600

\$42,300

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.

\$5,200

\$72,300

\$16,500

\$94,000

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

Importance Code A

Importance Code B

Importance Code C

Total

#### Asset # : 1985

chitecture	Current Repair Future Replaceme				e Replacement	nent Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls								
Masonry: Brick	Location	nce, Extent 1 : Roof Lev	\$121,100 : Moderate, Area 2 vel, Front Facade rod, Extent : Moder			5	\$30,100	
			l West Side Wall	,				
Masonry: Limestone	10%			LIFE	* *	5	\$2,700	
Granite Panels	5%			LIFE	* *	5	\$1,300	
Windows								
Aluminum	Ctrwt/Bal Location Hardware Location Unit Inopu Location	1 : Various . Missing, E 1 : Various . erable, Exte 1 : Various .	\$75,900 ct, Extent : Modera Locations, All Face ixtent : Moderate, A Locations, All Face ent : Moderate, Are Locations, All Face xtent : Moderate, A	ades Area Affe ades ea Affecte ades	cted : 25% d : 25%	5	\$1,400	
			44 And 346 At Lini	00				
Metal Louvers	5%			2037	* *	10	\$900	
Parapets								
Masonry: Brick Cavity	Location Joint Mor	n : Perimete	\$414,700 : Severe, Area Affe er Parapets od, Extent : Light, e			5	\$7,000	
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,300	
Roof								
Built-Up (BUR)	Drains Cl Location Ponding,	i : Lower Ro	derate, Area Affect		* * d : 5%			
Modified Bitumen	Blisters, E Location Ponding, Location Recent Re Location Water Per Location Other Obs Location	a : Upper Ra Extent : Lig a : Upper Ra pair Evider a : Upper Ra setration, E a : Upper Ra servation, E a : Upper Ra	ht, Area Affected : oof at, Extent : N/A, Ar oof xtent : Light, Area : oof Extent : N/A, Area A oof	2% ea Affecte Affected Affected :	: 5% 100%			
<u>C. (C.</u>	Explana	tion : Repa	ir Not Successful, S	Still Leak	ing			
Soffits	1000/			LIPP	* *	£	Ø5 200	
Cast in Place Concrete	100%			LIFE	* *	5	\$5,300	

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

#### Asset # : 1985

Architecture	Current Repair Future Replacement				e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$15,200	
			: Light, Area Affec	eted : 10%	6			
		n : Basemen	et state and sta					
Mosaic Tile	10%			2047	* *	5	\$11,600	
Sheet Vinyl/Rubber	15%		\$221,800	2042	* *	5	\$5,200	
		-	amage, Extent : Mo	oderate, 1	Area Affected : 10	%		
			r Offices Area					
			tent : Moderate, A	rea Affec	ted : 5%			
			r Offices Area					
			: Moderate, Area A	Affected :	100%			
	Location	i : Ist Floo	r Offices Area					
Terrazzo	15%		\$12,700	LIFE	* *	5	\$5,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location	ı : Hallway	1st Floor, Basemen	nt				
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		Now	\$15,600	LIFE	**	5	\$9,800	
	Location	ı : Bulkhead						
		etration, E. 1 : Bulkhead	xtent : Severe, Arec l	a Affectea	l : 15%			
Ceilings						_	*** - ***	
AcousTileSusp.Lay-In	40%			2039	* *	5	\$18,500	
	0	0	Extent : Light, Are oor At Leaking Are	00	ed : 5%			
Exposed Struc: Concrete	e 15%			LIFE	* *	5	\$1,100	
Plaster	30%			LIFE	* *	5	\$8,700	
Plaster		Now	\$61,900	LIFE	* *	5	\$4,300	
			xtent : Moderate, A		cted : 30%			
			20, 344, 345 And 3					
			Extent : Severe, Are		d : 50%			
	Location	i : Rooms 3	20, 344, 345 And 3	46				
	Explana	tion : Repa	ir Not Successful, S	Still Leak	ing			
Site Enclosure								
Fence/Gates	050/			2054	* *			
Chain Link	95% 5%			2054	* *			
Iron Picket	5%			2054	**			
Free Standing Walls Masonry: Brick	100%			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.

Asset # : 1985

	ASSEL # . 1903									
Architecture	Current	Repair	Futur	e Replacement	Maintenance					
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
te Enclosure										
Retaining Walls										
Cast in Place Concrete		\$10,700 Extent : Severe, Area Area At Front Of Buil ining Rust Marks	00	* * d : 80%						
te Pavements										
Public Sidewalk Cast in Place Concrete	100% 0-2 Cracking/Crumbling Location : At From	\$10,800 g, Extent : Light, Are at Of Property	2047 ea Affecte	* * ed : 5%						
On-Site Walkways										
Cast in Place Concrete		\$900 g, Extent : Moderate ard And Front Steps	2047 , Area A <u>j</u>	* * ffected : 5%						
Activity Yard										
Asphalt	100% Now Cracking/Crumbling Location : Rear Yo	\$9,600 g, Extent : Moderate ard	2037 , Area A <u>j</u>	* * ffected : 10%						
Electrical	Current	Repair	Futur	re Replacement	M	aintenance				
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
nder 600 Volts										
Service Equipment Fused Disc Sw	Location : Electric	Extent : Light, Area cal Room in Service Switch Rai			5	\$100				
Switchgear / Switchboard	1			1						
Fused Disc Sw	100%		2054	* *	5	\$100				
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				
	Location : Baseme	Extent : Moderate, A ent, Penthouse, Boile	er Room							
		els Are Original And		ena Oj Lije **	5	¢500				
Molded Case Bkrs	60%		2050	<b>*</b>	5	\$500				
Wiring Thermoplastic	100%		2060	* *	1					
Motor Controllers	10070		2000		1					
Locally Mounted	70%		2032	\$81,000	5	\$200				
Variable Frequency	30%		2032	**	2	\$ <b>2</b> 00				

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.

Asset # : 1985

Electrical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimated Cost FY	Cycle Estimated Cost Priorit (Yrs)
round			
Grounding Devices			
Generic	100%	LIFE **	5 \$500
ighting			
Interior Lighting			
LED	100%	2042 **	
Egress Lighting	<b>5</b> 00/		
Emergency, Battery	50%	2042 **	10 \$5,900
Exit, LED	50%	2069 **	1
Exterior Lighting	2004	2042 **	
LED	20%	2042 * *	
No Component	80%		
ightning Protection			
Arresters/Cabling	100%	2069 * *	5 \$300
Generic	Other Observation, Extent : Light		5 \$300
	Location : 1st Floor Front Disk		
	Explanation : Cameras Securit		
larm	Explanation . Cameras Securi	y System	
Security System			
Generic	100%	2029 \$59,500	1 \$12,100
	Other Observation, Extent : Ligh		
	Location : Hallways		
	Explanation : Intrusion Alarm	Only. Motion Sensors	
Fire/Smoke Detection			
Generic, Digital	7% Now \$5	5,700 2042 **	1-3 \$1,300
	Malfunctioning, Extent : Modera	ite, Area Affected : 5%	
	Location : Boiler Room		
	Other Observation, Extent : Moa		
	Location : Throughout The Bui	lding	
	Explanation : Control Panel Re	eports Trouble Condition For Boil	ler Room Heat Detector.
Generic, Digital	93%	2042 **	1-3 \$18,600
lechanical	Current Repair	Future Replacement	Maintenance
System			
Component	% of Fail Date Estimated Total (Years)	l Cost   Year Estimated Cost FY	Cycle Estimated Cost Priorit (Yrs)
Туре		I' I	(115)
leating			
Energy Source			
Natural Gas	100%	2054 **	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.

#### Asset # : 1985

Mechanical	Current Repair Futur			are Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Conversion Equipment								
Furnace	40%			2039	* *	1	\$6,400	
		ervation, E : Roof Mo	xtent : Light, Area unted	Affected	: 40%			
		-	ge Units, 1 Small U	Jnit				
Steam Boiler	4%			2039	* *	1	\$1,300	
		ervation. E	xtent : N/A, Area A		100%	•	\$1,000	
		: Boiler R			10070			
		tion : 2 Uni						
Steam Boiler	56%			2039	* *	1	\$18,000	
Distribution	5070			2057		1	\$10,000	
Steam Piping/Pump	60%			2044	* *			
No Component	40%			2044				
Terminal Devices	4070							
Air Handler	40%			2034	\$238,700	1	\$8,000	
Convector/Radiator	40%			2034	\$103,700	1	\$4,200	
	40% 20%			2052	\$105,700	1	\$4,200	
No Component	2070							
Controls Electrical	100%			2032	\$176,300			
ir Conditioning	10070			2032	\$170,300			
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment Interior Pkg Unit -	26%			2042	\$130,400	2	\$500	
Cooling								
	R-22 Refri	gerant, Ext	tent : Light, Area A	ffected :	26%			
	Location	: Basemen	nt Mechanical Equi	pment R	oom			
Ext Pkg Unit -	52%			2034	\$277,100	2	\$1,000	
Heating/Cooling					. ,			
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%							
lentilation								
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	
lumbing					-			
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,700	2		

Note: All component repairs & estimates are in current dollars and are not escalated for potential future inflat 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.

Asset # : 1985

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
lumbing								
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100% 0-2	\$2,200	LIFE	* *	1			
	Blockage /Clogged,	Extent : Severe, Are	a Affecte	ed : 100%				
	Location : Roof							
Sump Pump(s)								
Non-Submersible	100% 2-4	\$6,300	2044	* *	4	\$700		
	On Extended Life, E	xtent : Severe, Area	Affected	: 100%				
	Location : Baseme	ent						
Sewage Ejector(s)								
Electric	100%		2034	\$16,600	4	\$1,900		
Backflow Preventer								
Generic	100%		2034	\$14,200	1	\$2,000		
Fixtures								
Generic	100%							
/ertical Transport								
Elevators								
Geared Traction	100%		LIFE	* *				
	Other Observation,	Extent : Light, Area	Affected	: 100%				
	Location : Baseme	ent To 3rd Floor						
	Explanation : One	Unit						
ire Suppression Chemical System								
No Component	98%							
Generic	2%		2029	\$1,000	1-3	\$4,900		
	Other Observation,	Extent : Moderate, 4	1rea Affe	. ,				
	Location : Kitchen							
	Explanation : No H	Kitchen Hood						

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.

<sup>\*\*</sup> 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 Address	: BUSHWICK DISTRICT HEALTH CT : 335 CENTRAL AVENUE @LINDEN S		
Borough	: BROOKLYN	Agency's Number	: N/A
Program / Asset #	: HEA0018.000 / 1986	Yr Built/Renovated	: 1959 / 1996
Area Sq Ft	: 35,640	<b>Project Type</b>	: 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 Architec	ture	\$584,000	

Total	\$2,310,300	\$3,991,900
Importance Code B	\$1,726,300	\$3,991,900
Importance Code A	\$584,000	
Total	\$2,310,300	\$3,991,900
Mechanical	\$1,726,300	\$579,500
Electrical		\$529,600
Interior Architecture		\$2,882,800

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
Total	\$242,000	\$22,900	\$26,100	\$47,600
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			
Total	\$242,000	\$22,900	\$26,100	\$47,600



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.

Asset # : 1986

rohitooture							
rchitecture		nt Repair		e Replacement		aintenance	
zstem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Bronze/Brass	3%		LIFE	* *	_		
Cast in Place Concrete	Location : Spana	Moderate, Area Affec			5	\$8,000	
Masonry: Brick	Location : Stair J Diagonal Cracks, Location : Stair J Joint Mortar Miss, Location : Throu Misaligned/Bulgin Location : Stair J Rusting Masonry S Location : Throu	Extent : Moderate, A Bulkheads 'Erod, Extent : Moder ghout g, Extent : Moderate, Bulkheads Supt, Extent : Modera	rea Affect rate, Area , Area Aff ute, Area 4	ed : 10% Affected : 25% èected : 10% Affected : 20%	5	\$26,300	
	Location : West S Explanation : Sa	Stair Tower fety Netting Has Beer	n Installee	d 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	Location : Throu Joint Mortar Miss, Location : Throu	Erod, Extent : Model ghout Extent : Moderate, 2	rate, Area	Affected : 25%	5	\$500	
Parapets		3					
Masonry: Brick	Location : Throu Misaligned/Bulgin Location : Throu	g, Extent : Moderate, ghout Extent : Moderate, 2	, Area Aff	ected : 10%	5	\$4,000	
Masonry: Limestone	Location : Copin Caulking Deterior	ated, Extent : Moderd			5	\$600	
	Location : Copin	8	20.50	باب رائي			
Metal Security Bars	2%		2059	* *			

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.

#### Asset # : 1986

Architecture	Current	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Roof							
Modified Bitumen	100% Now Blisters, Extent : M Location : Throug	\$106,500 oderate, Area Affecte hout	2026 ed : 20%	\$266,300			
	Drains Inad/Mispos Location : Throug	sn, Extent : Moderate hout	e, Area A	ffected : 25%			
	Vegetation Growth, Location : Throug	Extent : Moderate, A hout	lrea Affe	cted : 10%			
	Water Penetration, Location : Throug	Extent : Moderate, A hout	rea Affec	cted : 10%			
	-	nt : Moderate, Area A	lffected :	50%			
Soffits							
Cast in Place Concrete	Location : Under Exposed Reinforcen	\$10,500 g, Extent : Moderate Balcony At Rear Of J nent, Extent : Moder Balcony At Rear Of J	Building ate, Area		5	\$4,600	
	Paint Peeling, Exte	nt : Moderate, Area Balcony At Rear Of	Affected.	: 100%			
Metal Panel	35%		2041	* *	5-10	\$3,400	
terior 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, E Location : Roof St	Extent : Moderate, Ar tair Bulkhead	ea Affect	ted : 5%			
Glass: Single Pane	2%		LIFE	* *	5	\$900	
Gypsum Board	50% 4+ Water Penetration, Location : 3rd Flo	\$7,800 Extent : Moderate, A por Corridor	LIFE rea Affec	* * cted : 5%	5	\$17,200	
Plaster	-	\$6,300 g, Extent : Moderate		* * ffected : 10%	5	\$3,900	
		tair And Elevator Bu		* *			
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.

Asset # : 1986

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Ceilings	000/			2026	ate ate	-	<b></b>	
AcousTileSusp.Lay-In	80%		¢15 500	2036	* *	5	\$42,500	
Exposed Struc: Concrete			\$15,500 xtent : Moderate, A	LIFE		5	\$800	
			ir And Elevator Bu		lea . 1070			
Gypsum Board		Now	\$1,800	LIFE	* *	5	\$6,600	
Gypsun Doard	Water Per		xtent : Moderate, A		cted : 5%	5	\$0,000	
ite Enclosure								
Fence/Gates	100/			• • • • •				
Chain Link	40%			2041	* *			
Iron Picket	30%		¢2 100	2051	* *			
Masonry: Brick	30% Brokan/M		\$2,100 ents, Extent : Mode	2041				
		0	t Corner Of Prope		eu Ajjecieu . 570			
			od, Extent : Moder	-	a Affected · 30%			
		n : Through						
Retaining Walls		0						
Masonry: Brick	100%	Now	\$3,300	2041	* *			
-	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Arec	n Affected : 10%			
		n : Handica						
	-	ed/Bulging, n : Handica	Extent : Moderate, p Ramp	Area Afj	fected : 5%			
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	)		2036	* *			
On-Site Walkways	500/			2026	* *			
Cast in Place Concrete	50%			2036	* *			
Masonry: Granite Parking/Driveway	50%	)		LIFE	•• ••			
Asphalt	100%	1		2034				
lectrical		Current I	Repair	Futur	e Replacement	М	aintenance	
vstem	% of	Fail Data	Estimated Cost	Voor	Estimated Cost	Cycle	Estimated Cost	Priorit
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1 1 101 10
Туре		( )				( )		
nder 600 Volts								
Service Equipment Fused Disc Sw	100%			2041	* *	5	\$200	
rused Disc Sw			xtent : Light, Area			5	\$200	
		n : Electrica	-		. 100/0			
			Main Service Disco	nnect Sw	vitches Rated At 2.	500 Amn	eres And 1,200	
	Amperes					P		
Switchgear / Switchboard								
Fused Disc Sw	100%	)		2041	* *	5	\$200	
Raceway								
Conduit	100%			2041	* *			

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.

Asset # : 1986

Electrical	Current Repair	· Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 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	050/	2021	¢502 100	10	¢21 100	
Fluorescent	95% T.º. Lawrence And Einsteinen Er	2031	\$503,100	10	\$31,100	
	T-8 Lamps And Fixtures, Ex Location : Throughout Th	e Building				
Fluorescent	5%	2031	\$26,500	10	\$1,600	
	Compact Fluorescent Light Location : Throughout Th		Affected : 100%			
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	200/	2021	\$ <b>22</b> 500	10		
HID	20%	2031 Light Area Affected	\$32,500	10		
	Other Observation, Extent Location : Exterior	: Ligni, Area Ajjeciea	. 100%			
	Explanation : Operated V	ia Timors				
No Commente						
No Component	80%					
Alarm Security System						
Security System No Component	70%					
Generic	30%	2031	\$19,600	1	\$4,000	
Generie	Other Observation, Extent			1	φ <del>-</del> ,000	
	Location : Hallways And					
	Explanation : Surveillanc					
Fire/Smoke Detection	r					
No Component	70%					
Generic, Digital	30%	2031	\$26,900	1-3	\$6,600	
-,8	Other Observation, Extent Location : Throughout Th	: Light, Area Affected		-	+ • , • • •	
	Explanation : Strobe Ligh Detectors		ons, Alarm Bells, H	lorns And	d Smoke	
Wechanical	Current Repair		e Replacement		aintenance	
	Current Repair	Futur	- Replacement	IVI	amtenance	

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

Asset # : 1986

Mechanical		Current	Repair	Futur	re Replacement	М	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Driania
Component	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit
Туре	Total	(10113)				(113)		
Ieating								
Energy Source	1000/			• • • • •				
Natural Gas	100%			2041	* *	1		
Conversion Equipment	1000/			2026	* *			
Hot Water Boiler	100%			2036		1	\$17,600	
			Extent : N/A, Area A nt Boiler Room	jjectea :	100%			
			n Boller Room s Fired Hot Water I	Doilowa				
Distribution	Explanal	ion : 2 Ga	s Firea Hoi waler I	Sollers				
Hot Wtr Piping/Pump	100%			2030	\$76,100	4	\$2,600	
Terminal Devices	10070			2030	\$70,100	4	\$2,000	
Air Handler	50%			2026	\$327,500	1	\$11,000	
Convector/Radiator	50%			2020	\$142,300	1	\$5,800	
Air Conditioning	2070			2327	¢112,500	1	ψυ,000	
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Reciprocating	100%			2026	\$513,500	1	\$16,500	
Compr/Chiller								
	R-22 Refri	gerant, Ex	tent : Moderate, Ar	ea Affeci	ted : 100%			
	Location	: Two Uni	ts At Roof					
Distribution								
CW & CHW Wtr	100%	0-2	\$1,100	2031	\$56,300	4	\$1,800	
Pipe/Pump					× 1 100/			
		-	Extent : Moderate,	Area Afj	tected : 10%			
	Location	: Piping A	nd Pumps At Roof					
Terminal Devices	1000/			2026	¢(75.400	1	¢22.000	
Air Handler/Cool/Ht	100%			2026	\$675,400	1	\$22,000	
/entilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,900	
Exhaust Fans	10070			LIFE		2-3	\$19,900	
Roof	100%			2026	\$67,500	2	\$1,100	
lumbing	10070			2020	\$07,500	2	\$1,100	
H/C Water Piping								
Brass/Copper	100%			2031	\$447,100	1		
Water Heater With Tanks					÷•••,=••			
Gas Fired	100%			2029	\$16,700	2		
		place Evid	ent, Extent : N/A, A	rea Affec				
	Location	: Boiler R	oom					
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
		: Boiler R						
	Explanat	tion : Two	75 Gallon Units					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain 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.

Asset # : 1986

Mechanical	Current Repa	ir Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	* *			
	Other Observation, Extent	: N/A, Area Affected :	100%			
	Location : Basement To .	3rd Floor				
	Explanation : 2 Units					

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.

<sup>\*\*</sup> 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 Address		L HARLEM DIST HEAL H AVENUE @W. 137 STI			
Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: MANHAT : HEA0012. : 31,180 : 13-Dec-202	TAN 000 / 2788	Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1937 / 2013 : HEALTH AND MEN : NONE : 1053900	
CAPITAL Exterior Architect Interior Architect Electrical Mechanical			FY 2026 - 2029 \$177,700 \$707,800 \$278,000 \$1,877,500		<b>FY 2030 - 2035</b> \$253,000 \$973,900 \$451,200 \$153,800
Total			\$3,040,900		\$1,831,900
Importance Code Importance Code			\$177,700 \$2,863,200		\$253,000 \$1,578,900
Total			\$3,040,900		\$1,831,900
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architect Interior Architect Electrical Mechanical Site Pavements	ure	\$27,400 \$51,300 \$3,000 \$21,100 \$500	\$3,800 \$6,800 \$8,000	\$10,000 \$48,900 \$16,800	\$700 \$2,900 \$10,300
Elevators/Escalat	ors	\$7,200	\$7,200	\$7,200	\$7,200
Total		\$110,700	\$25,800	\$82,800	\$21,100
Importance Code Importance Code Importance Code	В	\$30,500 \$34,700 \$45,400	\$3,100 \$21,300 \$1,400	\$3,200 \$79,700	\$3,100 \$18,000
Total		\$110,700	\$25,800	\$82,800	\$21,100



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.

#### Asset # : 2788

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick		Now	\$119,700	LIFE	* *	5	\$29,800	
	-	-	Extent : Light, Are					
	Location	: Through	out, Mostly At Low	er Level	Adjacent To Sidew	alk		
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	* *			
		-	xtent : Light, Area	Affected	: 5%			
	Location	: Through	out					
Steel		Now	\$58,000	2058	* *	5	\$4,900	
	Air Infiltra	tion, Exter	nt : Moderate, Area	Affected	l : 50%			
	Location	: Basemer	nt, Second And Thir	d Floors				
			xtent : Moderate, A					
	Location	: Basemer	nt, Second And Thir	d Floors				
	Thermally	Inefficient	, Extent : Moderate	, Area Aj	ffected : 50%			
	Location	: Basemer	nt, Second And Thir	d Floors	,			
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$3,500	
Masonry: Brick	90%			LIFE	* *	5	\$4,100	
Roof								
Modified Bitumen		Now	\$25,300	2033	\$253,000			
			xtent : Light, Area	Affected	: 20%			
		: Leaks In	To 3rd Floor					
Skylight, Metal/Glass	5%			2053	* *	10	\$4,200	
Soffits								
Cement - Fiber Panel	100%			2038	* *	10		
nterior								
Floors						_		
Cast in Place Concrete	8%			LIFE	* *	5	\$9,300	
Ceramic Tile	5%			2036	* *	5	\$2,700	
Poured Epoxy/Resin	2%		-	2033	\$58,100			
	-		ent, Extent : N/A, A		eted : 100%			
		: New Co	vid Laboratory Bas					
Sheet Vinyl/Rubber	25%			2038	* *	5	\$19,900	
Terrazzo	10%			LIFE	* *	5	\$4,100	
Vinyl Tile	35%	<b>.</b> .		2033	\$501,200	3	\$7,000	
Vinyl Tile 9" X 9"	10%	2-4	\$207,300	2033	\$414,600	3	\$2,000	
	-	-	Extent : Light, Are	ea Affecte	ed : 10%			
		: Through	out					
Wood	5%			2061	* *	5	\$5,000	

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.

#### Asset # : 2788

	Current I	Repair	Futur	e Replacement	М	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
					•		-
5%			2042	* *	5	\$2,900	
10%			LIFE	* *	5		
25%			LIFE	* *			
2%			LIFE	* *	5		
Recent Rej	olace Evide	ent, Extent : N/A, A	rea Affec	ted : 100%			
Location	: New Cov	vid Laboratory Bas	ement				
5%			LIFE	* *			
				* *			
	0-2	\$44 900		* *	5	\$5 700	
				$d \cdot 10\%$	5	ψ5,700	
			u nyjeere	. 10/0			
	-		rea Affec	rted · 5%			
			rea nyjee				
	. Busemen		LIFE	* *			
					~	¢11 400	
5%			LIFE		3	\$11,400	
(00/	0.2	<b>\$500,500</b>	2052	* *	~	¢10.000	
Cracking/0	Crumbling,	Extent : Moderate			3	\$19,900	
-	-		, Area A <u>j</u>	ffected : 50%			
Worn/Erod	led, Extent	: Moderate, Area A	ffected :	25%			
Location	: Second A	And Third Floors					
10%			2046	* *	5	\$5 300	
				* *			
	tallation F	Extent · N/A. Area A		100%	5	ψ1,100	
				10070			
				* *	5	\$700	
			LIFE		5 5		
<b>2</b> 0/			LIDD				
5%			LIFE	* *	5	\$1,700	
5%			LIFE	* *	5	\$1,700	
						\$1,700	
5% 100%			LIFE 2053	**	5	\$1,700	
					5	51,700	
100%			2053	* *		51,700	
						51,700	
100% 100%			2053 2046	**		51,700	
100% 100% 95%		<b>A</b> -00	2053 2046 2046	**		51,700	
100% 100% 95% 5%		\$500 vod, Extent : Light, .	2053 2046 2046 LIFE	** **		51,700	
	Total5%10%25%2%Recent RepLocation5%33%Cracking/0LocationWater PendLocation10%5%60%Cracking/0LocationStaining/DLocationStaining/DLocationWorn/EroadLocation10%2%Recent Ins	% of Total       Fail Date (Years)         5%       (Years)         10%       25%         2%       Recent Replace Evide Location : New Cov         5%       33%         5%       33%         10%       5%         33%       0-2         Cracking/Crumbling, Location : Through         Water Penetration, E.         10%         5%         60%       0-2         Cracking/Crumbling, Location : Basement         10%         5%         60%       0-2         Cracking/Crumbling, Location : Second A         Staining/Discoloring, Location : Second A         Worn/Eroded, Extent         Location : Second A         10%         2%         Recent Installation, F         Location : New Cov         8%         10%	Total (Years)         5%         10%         25%         2%         Recent Replace Evident, Extent : N/A, AL         Location : New Covid Laboratory Bass         5%         5%         33%       0-2         \$44,900         Cracking/Crumbling, Extent : Light, Are         Location : Throughout         Water Penetration, Extent : Moderate, A         Location : Basement         10%         5%         60%       0-2         \$500,500         Cracking/Crumbling, Extent : Moderate         Location : Second And Third Floors         Staining/Discoloring, Extent : Moderate         Location : Second And Third Floors         Worn/Eroded, Extent : Moderate, Area A         Location : Second And Third Floors         10%         2%         Recent Installation, Extent : N/A, Area A         Location : New Covid Laboratory Bass         8%         10%	% of TotalFail Date (Years)Estimated Cost FY5%204210%LIFE25%LIFE2%LIFE2%LIFE2%LIFE2%LIFE2%LIFE2%LIFE2%LIFE2%LIFE2%LIFE2%LIFE2%LIFE2%LIFE5%LIFE5%LIFE5%LIFE5%LIFE5%LIFE5%LIFE5%LIFE5%LIFE10%LIFE5%LIFE60%0-2\$500,5002053Cracking/Crumbling, Extent : Moderate, Area AffectedLocation : Basement10%LIFE5%LIFE60%0-2\$500,5002053Cracking/Crumbling, Extent : Moderate, Area Affected :Location : Second And Third FloorsWorn/Eroded, Extent : Moderate, Area Affected :Location : Second And Third FloorsWorn/Eroded, Extent : Moderate, Area Affected :Location : Second And Third Floors10%20462%2050Recent Installation, Extent : N/A, Area Affected :Location : New Covid Laboratory Basement28%LIFE10%LIFE5%LIFE	% of TotalFail DateEstimated CostYearEstimated Cost $Total$ $(Years)$ $2042$ ** $10\%$ $LIFE$ ** $10\%$ $LIFE$ ** $25\%$ $LIFE$ ** $25\%$ $LIFE$ ** $2\%$ $LIFE$ ** $2\%$ $LIFE$ **Recent Replace Evident, Extent : N/A, Area Affected : 100%Location : New Covid Laboratory Basement $5\%$ $LIFE$ ** $5\%$ $LIFE$ ** $5\%$ $LIFE$ ** $Cracking/Crumbling, Extent : Light, Area Affected : 10%Location : ThroughoutWater Penetration, Extent : Moderate, Area Affected : 5%Location : Basement10\%LIFE**60\%0-2$500,5002053Location : BasementIIFE**60\%0-2$500,5002053Location : BasementIIFE**10\%LIFE**5\%Location : Second And Third FloorsStaining/Discoloring, Extent : Moderate, Area Affected : 25%Location : Second And Third FloorsVorn/Eroded, Extent : Moderate, Area Affected : 25%Location : Second And Third FloorsVord610\%2046**2\%2050**Recent Installation, Extent : N/A, Area Affected : 100%Location : New Covid Laboratory Basement8\%LIFE**10\%LIFE**10\%LIFE**2\%2046**$	% of TotalFail Date (Years)Estimated Cost FYYear FYEstimated Cost (Yrs) $5\%$ 10% 20% $2042$ LIFE $**$ ** 5 5 2% 2% LIFE LIFE Location : New Covid Laboratory Basement5% LIFE $**$ 5 $10\%$ LIFE $**$ 5 Secont Replace Evident, Extent : N/A, Area Affected : 100% Location : New Covid Laboratory Basement $5\%$ Location : New Covid Laboratory Basement $5\%$ LIFE $**$ 5% Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 5% Location : Basement $10\%$ Location : BasementLIFE $**$ $5\%$ $10\%$ Location : Second And Third Floors $**$ Solo Location : Second And Third Floors $10\%$ Location : Second And Third Floors $2046$ $**$ $5$ Recent Installation, Extent : N/A, Area Affected : 25% Location : Second And Third Floors $10\%$ Location : Second And Third Floors $2046$ $**$ $5$ $2\%$ $2050$ $**$ $10\%$ Location : Second And Third Floors $2046$ $**$ $5$ $2\%$ $2050$ $**$ $10\%$ Location : New Covid Laboratory Basement $2046$ $**$ $5$ $2\%$ LIFE $**$ $2\%$ Location : New Covid Laboratory Basement $2\%$ LIFE Location : New Covid Laboratory Basement	$\frac{\%}{\text{total}}$ Fail Date Estimated Cost FYYear FYEstimated Cost (Yrs)Cycle (Yrs)Estimated Cost (Yrs) $5\%$ $2042$ **5\$2,900 $10\%$ LIFE**5\$2,300 $25\%$ LIFE**5\$2,300 $25\%$ LIFE**5\$8,600 $2\%$ LIFE**5\$700Recent Replace Evident, Extent : N/A, Area Affected : 100%Location : New Covid Laboratory Basement $5\%$ LIFE $5\%$ LIFE**5\$5,700Cracking/Crumbling, Extent : Light, Area Affected : 10%Location : Throughout $44,900$ LIFEWater Penetration, Extent : Moderate, Area Affected : 5%Location : Basement $10\%$ LIFE $10\%$ LIFE**5\$11,400 $60\%$ 0-2\$500,5002053**5\$19,900Cracking/Crumbling, Extent : Moderate, Area Affected : 25%Location : Second And Third FloorsStaining/Discoloring, Extent : Moderate, Area Affected : 25%Location : Second And Third FloorsStating/Discoloring, Extent : Moderate, Area Affected : 25%Location : Second And Third FloorsWorn/Froded, Extent : Moderate, Area Affected : 100%Location : Second And Third Floors2046**5\$5,300 $2\%$ 2050**5\$1,100Stating/Discoloring, Extent : N/A, Area Affected : 100%Location : New Covid Laboratory Basement $2\%$ Location : Second And Third FloorsLocation : New Covid Laboratory Basement $25\%$ S5,300<

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.

#### Asset # : 2788

Electrical		Current Repair Future Replacement			e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	\$100	
			Extent : N/A, Area A	ffected :	100%			
		n : Electrico						
	Explana	tion : 1,200	) Ampere Main Ser	vice Swit	ch			
Switchgear / Switchboard	1000/			20.42		-	<b>#000</b>	
Molded Case Bkrs	100%	)		2043	* *	5	\$800	
Raceway	700/			2022	¢20.200	1		
Conduit	70%			2033	\$28,200 * *	1		
Conduit	30%			2043	* *	1		
Panelboards	000/			2022	¢50 (00	5	\$700	
Molded Case Bkrs	90%			2032	\$52,600 * *	5	\$700 \$100	
Molded Case Bkrs	10%	)		2041	~ ~	5	\$100	
Wiring	200/			2022	¢17 100	1		
Braided Cloth	30% 70%			2032 2043	\$17,100 * *	1		
Thermoplastic	/0%	1		2043		1		
Motor Controllers	200/			2029	* *	5		
Locally Mounted	20% 79%			2038 2031		5 5	\$200	
Locally Mounted Variable Frequency	1%			2031	\$91,400 * *	5	\$200	
Drive	170	1		2038				
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	
tand-by Power	10070			Ell E		5	4000	
Generators								
Not Accessible	100%	I						
Batteries								
Lead/Acid	100%	1		2027	\$2,400	5	\$1,200	
ighting								
Interior Lighting								
Fluorescent	60%	I.		2028	\$278,000	10	\$17,200	
	T-12 Lam	ps And Fixt	ures, Extent : Light	, Area Aj	ffected : 100%			
	Location	n : 2nd And	3rd Floors					
Fluorescent	35%	1		2033	\$162,200	10	\$10,000	
			res, Extent : Light,					
			out The Building					
Fluorescent	2%	<u> </u>	5	2033	\$9,300	10	\$600	
			t Light, Extent : Lig			10	ψ000	
			r Lobby And Corri					
Incandescent	2%		· ··· ····	2028	\$10,300	2		
LED	1%			2028	\$10,500	4		
			Extent : N/A, Area A					
		n : Basemer		geereu .	170			

*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.

Asset # : 2788

	A	55el # . 2/00				
lectrical	Current Repa	ir Futu	re Replacement	M	aintenance	
ystem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting						
Egress Lighting						
Emergency, Battery	50%	2033	\$25,600	10	\$3,800	
Exit, LED	10%	2048	* * ¢17 200	1	¢900	
Exit, Battery Exterior Lighting	40%	2028	\$17,300	10	\$800	
Fluorescent	15%	2033	\$18,200	10	\$400	
	Compact Fluorescent Lig			10	\$100	
	Location : Building Per	-				
HID	15%	2033	\$21,300	10		
No Component	70%					
arm						
Security System	500/	2022	¢28.600	1	¢5 000	
Generic	50% Other Observation, Exten	2033 t : N/A Area Affected :	\$28,600	1	\$5,800	
	Location : Throughout T		10070			
	Explanation : Intrusion					
Generic	50%	2033	\$28,600	1	\$5,800	
	Other Observation, Exten	t : N/A, Area Affected :				
	Location : Throughout T	-				
- <u></u>	Explanation : CCTV Sys	stem				
Fire/Smoke Detection Generic, Digital	100%	2033	\$78,600	1-3	\$10,200	
Ocheric, Digitai	Other Observation, Exten			1-5	\$19,200	
	Location : Throughout T		10070			
	Explanation : Manual F	-	obes, Smoke Detect	tion		
echanical	Current Repa	ir Futu	re Replacement	M	aintenance	
/stem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
eating						
Energy Source Natural Gas	100%	2053	* *	1		
Natural Gas	Other Observation, Exten		: 100%	1		
	Location : Basement	0 / 30				
	Explanation : There Is N	No Vent For Gas Meter	Room			
Conversion Equipment						
Steam Boiler	100%	2046	* *	1	\$30,900	
	Other Observation, Exten Location : Basement	t : N/A, Area Affected :	100%			
	<i>Explanation : 1 Unit</i>					
Distribution	Explanation . 1 Onll					
Steam Piping/Pump	100%	2053	* *			

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.

#### Asset # : 2788

Mechanical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Terminal Devices	• • • • •						<b>**</b>	
Air Handler	20%			2038	* *	1	\$3,900	
		servation, E 1 : 1st Floo	Extent : N/A, Area A	ffected :	100%			
		tion : Upda						
A in II - n dlan	<u>- Explana</u> 30%		ieu Floor	2029	¢171.000	1	¢5 000	
Air Handler Convector/Radiator	30% 50%			2028 2038	\$171,900 * *	1 1	\$5,800 \$5,000	
Controls	30%			2038		1	\$3,000	
Digital	100%			2028	\$874,600			
Air Conditioning	10070			2028	\$074,000			
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating	85%			2028	\$381,900	1	\$12,300	
Compr/Chiller								
	6	0	tent : Light, Area A	ffected :	100%			
	Location	ı : Basemer	nt -					
Split Unit	15%			2038	* *			
			Extent : N/A, Area A	ffected :	100%			
	Location	-						
	Explana	tion : Serve	es The Covid Lab II	1 The Ba	sement			
Distribution	1000/			2052	* *	4	¢1.500	
CW & CHW Wtr	100%			2053	* *	4	\$1,500	
Pipe/Pump								
Terminal Devices Air Handler/Cool/Ht	40%			2038	* *	1	\$7,700	
All Haldel/Cool/III			Extent : Light, Area		· 100%	1	\$7,700	
			or Room 202	ijjeeteu	. 100/0			
				oning Fo	r Computer Server	Room		
Air Handler/Cool/Ht	60%			2028	\$354,500	1	\$11,600	
Heat Rejection	0070			2020	\$554,500	1	\$11,000	
Water Cooling Tower	100%	Now	\$7,700	2031	\$153,800	2	\$25,100	
			: Light, Area Affec			_	+,	
	Location		0					
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		
			Extent : N/A, Area A	iffected :	100%			
		n : Water So		- W ·	Devee II I			
	Explana	tion : Staff	Noted Odd Smell T	o water,	keason Unknown.			

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.

#### Asset # : 2788

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing							
Water Heater With Tanks							
Gas Fired	100%		2031	\$16,700	2		
		ervation, Extent : N/A, Area	Affected :	100%			
		: Basement					
	Explanat	ion : One 85-gallon Unit. Qı	antity 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, Are	ea Affecte	ed : 10%			
	Location	: Water Backup From Sewag	ge In Boil	er Room			
Backflow Preventer							
Generic	100%		2038	* *	1	\$1,900	
Fixtures							
Generic	100%						
/ertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Obse	ervation, Extent : N/A, Area A	Affected :	100%			
	Location	: Basement To 3rd Floor					
	Explanat	ion : 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.

<sup>\*\*</sup> 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 Address		A DISTRICT HEALTH C H AVENUE @W. 28 STR		
Borough Program / Asset # Area Sq Ft Date of Survey	: MANHAT : HEA0013. : 25,992 : 02-Sep-20	TAN .000 / 1575	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1937 / 2017 : HEALTH AND MENTAL HYGIENE : NONE
Areas Surveyed	: Basement.	, Roof, Floors 1		
Block	: 724	Lot : 82	BIN	: 1012830
CAPITAL			FY 2026 - 2029	FY 2030 - 2035
Exterior Architec	ture		\$161,800	
Interior Architect	ure			\$125,100
Electrical				\$11,400
Mechanical			\$51,200	\$156,700

Total	\$213,000	\$293,100
Importance Code A	\$161,800	
Importance Code B	\$51,200	\$293,100
Total	\$213,000	\$293,100

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
Total	\$167,600	\$40,600	\$32,400	\$59,500
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			
Total	\$167,600	\$40,600	\$32,400	\$59,500



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.

#### Asset # : 1575

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Masonry: Brick	90% 4+	\$161,800	LIFE	* *	5	\$40,300	
	Spalling, Extent : Moa						
	Location : Front Fac	cade At Parapet W	'all				
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, Ex		lrea Affec	cted : 40%			
	Location : Penthous	e 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, Ex		Affected	: 100%			
	Location : Througho		1.0				
	Explanation : Mater	ial Is Plastic Pane					
Metal Panel	5%		2044	* *	5	\$900	
Roof							
Modified Bitumen	98%		2039	* *	10	\$25,400	
Skylight, Metal/Glass	2%		2054	* *	10	\$1,700	
nterior							
Floors	10%		2035	¢(1 700	2	¢7 100	
Carpet	Other Observation, Ex	ctant · Modarata		\$61,700	3	\$7,100	
	Location : 1st Floor		ireu Ajjet	cieu. 570			
	Explanation : Report		arnet				
Cast in Place Concrete	<u>5%</u>		LIFE	* *	5	\$3,900	
Ceramic Tile	40%		2047	* *	5	\$14,300	
Traffic Topping	5%		2047	* *	5	\$2,200	
Vinyl Tile	40% Now	\$38,600	2042	* *	3	\$5,400	
villyr The	Adhesion Failure, Ext			· 10%	5	\$5,400	
	Location : Patient R		nyjecieu -	. 1070			
	Misaligned/Bulging, E		ea Affecte	ed : 10%			
	Location : 2nd Floor						
Interior Walls			LIDE	* *	5	\$14,200	
Interior Walls Gypsum Board	65%		LIFE				
Gypsum Board	65% 25%		LIFE LIFE	* *	5	¢11,200	
Gypsum Board Mosaic Tile	25%	\$2.200	LIFE LIFE LIFE	* *			
Gypsum Board		\$2,200 Extent : Moderate	LIFE LIFE		5	\$500	
Gypsum Board Mosaic Tile	25% 5% Now	Extent : Moderate	LIFE 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.

#### Asset # : 1575

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
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	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$6,700	2047	* *			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: At Hydra	int					
On-Site Walkways								
Cast in Place Concrete	10%			2047	* *			
Pavers/Stone	90%	Now	\$22,400	2043	* *			
	Sinking/Su	bsiding, Ex	xtent : Moderate, A	rea Affec	cted : 10%			
	Location	: Through	out					

lectrical	Current Repair	Future R	eplacement	M	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2054	* *	5	\$100	
	Other Observation, Extent :	Moderate, Area Affected	! : <i>100%</i>			
	Location : Electrical Room	n				
	Explanation : One 1,200 A	Ampere Main Disconnect	Switch			
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		

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

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

Asset # : 1575

		5( <i>m</i> . 1975				
Electrical	Current Repair	Future Re	eplacement		aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts						
Motor Controllers						
Locally Mounted	70%	2051	* *	5	\$100	
Variable Frequency	30%	2054	* *			
Drive Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
tand-by Power						
Transfer Switches						
Automatic	100%	2051	* *	1	\$8,000	
Generators						
Diesel	100%	2047	* *	1	\$10,100	
	Other Observation, Extent : La Location : Roof		0%			
	Explanation : One 250 Kilov	olt Ampere Generator				
Batteries	1000/	2020	<b>#2</b> 400	-	¢1.000	
Lead/Acid	100%	2029	\$2,400	5	\$1,000	
Fuel Storage Day Tank	50%	2056	* *	5		
	Other Observation, Extent : Li Location : Roof	ght, Area Affected : 10	0%	5		
	Explanation : 324 Gallons C	· ·	* *			
Main Tank	50% Other Observation, Extent : Li Location : Basement Explanation : Diesel Tank In		0%	5		
ighting						
Interior Lighting						
Fluorescent	20% Other Observation, Extent : Lu Location : 1st, 2nd, 3rd Floo	r	* * 0%	10	\$4,400	
	Explanation : T-8 Lamps Ins		* *	10	¢4.400	
Fluorescent	20% Other Observation, Extent : Li Location : Basement, 1st, 2n			10	\$4,400	
	Explanation : Compact Fluo		Installed Ths Y	<i>ear</i>		
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	* *			
	2070	2072				

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.

Asset # : 1575

Electrical		Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm								
Security System Generic			Extent : Moderate, 2 out The Building	2042 Area Affe	* * ected : 100%	1	\$9,700	
		-	eras Security System	n And In	trusion Alarm Syst	em		
Fire/Smoke Detection Generic, Digital	100%			2042	* *	1-3	\$16,000	
Mechanical		Current	Ponair	Euto	re Replacement	м	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Ieating								
Energy Source Natural Gas	100%			2054	* *	1		
Conversion Equipment Steam Boiler	Location	: Basemer	Extent : Light, Area nt Boiler Room			1	\$23,600	
Distribution	Explanati	ion : 2 Na	tural Gasoline Fire	a Steam	Bollers			
Central Plant Steam Piping/Pmp	100%			2054	* *	4	\$1,800	
	Location	: Through	Extent : Light, Area out	Affected	2 : 100%			
Terminal Devices	Explanat	ion : New						
Convector/Radiator	100%			2047	* *	1	\$7,700	
ir Conditioning Energy Source	1000/			2056	* *	1		
Electricity Conversion Equipment Reciprocating	<u>100%</u> 50%	Now	\$34,400	2056 2039	* *	1	\$5,000	
Compr/Chiller	•	-	nt : Moderate, Area vo Of The Chillers A			d Comm	100001	
Ext Pkg Unit -	40%	0-2	\$31,300	2034	\$156,700	$\frac{2}{2}$	\$500	
Heating/Cooling			t : Moderate, Area		-	2	\$500	
			ne External Packag			To Bad C	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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 1575

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$51,200	LIFE	* *	2-5	\$13,300	
	Insul. Dete Location		Extent : Moderate,	Area Aff	fected : 5%			
Exhaust Fans	Location	. 11009						
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		
		ervation, E	xtent : Light, Area		: 100%			
			t, Water Main Pipi	00				
		ion : New		0				
Water Heater With Tanks	1							
Gas Fired	100%			2032	\$16,700	2		
		ervation. E	xtent : N/A, Area A			_		
		: Basemen		10				
	Explanat	ion : 98 Go	allon 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	* *			
		ervation, E	xtent : N/A, Area A		100%			
			t To 3rd Floor					
		ion : 1 Uni						
Hydraulic	50%			LIFE	* *			
Trydraune		ervation F	Extent : N/A, Area A		100%			
			nt To 3rd Floor	<i>,,,</i>	100/0			
		ion : 1 Uni						
	Expiditat	ion : 1 Uni	ı					

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.

#### **DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025** Print Date: 15-Aug-2024

Asset Name Address	: CHIEF MEDICAL EXAMINERS BUILDING : 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
Total	\$6,502,600	\$7,727,200
Importance Code A	\$454,200	\$655,600
Importance Code B	\$6,048,500	\$7,019,600
Importance Code C		\$51,900

Total		\$6,502,600		\$7,727,200
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
Total	\$242,200	\$74,200	\$210,500	\$83,900
Importance Code A	\$43,300		\$48,100	
Importance Code B	\$155,200	\$74,200	\$162,500	\$83,900
Importance Code C	\$43,700			
Total	\$242,200	\$74,200	\$210,500	\$83,900



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

#### Asset # : 1572

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick		Now	\$454,200	LIFE	* *	5	\$56,500	
			od, Extent : Moder	ate, Area	Affected : 25%			
		: Through			<i>22</i> <b>1 - - 0</b> (			
			e, Extent : Moderat	e, Area A	ffected : 75%			
		: West And	d 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	0.50 (		<b>*2-</b> 000	2040	ate ate	_	<b>\$14000</b>	
Aluminum		Now	\$27,800	2049	* *	5	\$14,900	
		-	xtent : Light, Area	Affected	: 5%			
		: Through	out					
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	1000/	0.2	¢9.200	2022	¢414 700			
Modified Bitumen	100%	0-2	\$8,300	2033	\$414,700			
	Location		ht, Area Affected : 5	070				
Soffits	Locution	. 100j						
Metal Panel	100%			2043	* *	5-10		
Wietal I allel		iscoloring	Extent : Moderate			5-10		
	-	: Through		, 11 cu 11	<i>Jeelea</i> : 2576			
iterior	1000000	· imougn						
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		Now	\$64,400	LIFE	* *	5	\$5,500	
	Cracking/	Crumbling,	Extent : Moderate		fected : 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	
,			ents, Extent : Light			-	,	
		: Through		5	-			
		-	tent : Moderate, Ar	ea Affect	ted : 20%			
	-	: Through						

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.

			A3561#.1	572				
Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior				1				1
Interior Walls								
Ceramic Tile	10%			2036	* *	5	\$24,700	
Concrete Masonry Unit				LIFE	* *	5	\$14,800	
Glass: Single Pane	2%			LIFE	* *	5	\$3,700	
Gypsum Board	35%			LIFE	* *	5	\$51,900	
Marble Panels	3%			LIFE	* *	5	ψ51,700	
Plaster	20%		\$23,500	LIFE	* *	5	\$14,800	
1 laster			Extent : Light, Are		$d \cdot 5\%$	5	\$14,000	
	-	: Through	-	u njjecit				
SGET/Glazad Mason	15%	. Intough		LIFE	* *			
SGFT/Glazed Masonry Ceilings	1370			LIFE				
AcousTileSusp.Lay-In	500/	Now	\$22,900	2046	* *	5	\$35,300	
Acous mesusp.Lay-m			ents, Extent : Light			5	\$55,500	
		issing Liem i : Through	-	і, ліси л	<i>Jecieu</i> . 570			
		-	Extent : Light, Are	a Affact	ad · 2%			
	0	nscoloring, 1 : Through	U	eu Affecti	20.270			
<b>F</b> 1 <i>G G</i>			Oui				<b>**</b>	
Exposed Struc: Concret				LIFE	* *	5	\$3,300	
Metal Panel	5%			LIFE	* *	5	\$8,800	
Plaster	30%		\$25,100	LIFE	* *	5	\$26,500	
	-	-	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	1 : Through	out					
Site Enclosure								
Fence/Gates	200/			2052	* *			
Iron Picket	30%			2053	* *			
Masonry: Brick	70%			2043	* *			
Retaining Walls	4000/			• • • •				
Masonry: Fieldstone	100%			2043	* *			
			Extent : N/A, Area A		100%			
			e Of Building At Er					
	Explana	tion : This I	Is Actually A Grani	te Plante	er Wall			
Site Pavements								
Public Sidewalk	1000/	NT	¢10.000	2020	* *			
Cast in Place Concrete		Now	\$10,000	2038				
	6	0 0	Extent : Moderate,	Area Aff	ected : 5%			
		i : 30th Stre			1000/			
			Extent : N/A, Area A	ijjectea :	100%			
			Throughout					
	Explana	tion : Sidev	valk Shed Installed					
On-Site Walkways	1000/	2.4	<b>M7 000</b>	TIPP	* *			
Masonry: Granite	100%		\$7,800	LIFE				
			od, Extent : Moder	ate, Arec	a Affected : 30%			
	Location	i : Front Ste	eps At Entry					
Parking/Driveway	م م م							
Cast in Place Concrete	100%			2038	* *			

Asset # : 1572

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.

#### Asset # : 1572

Electrical		Current I	Repair	Futu	e Replacement	М	aintenance	
System	% of		Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	THUT
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	\$44,200	5	\$400	
	Location	ı : Electrica			100% thes Rated At 2,000	) Ampere	s Each	
Transformers						- î		
Dry Type	100%			2031	\$26,100	5	\$300	
		ervation, E 1 : Electrico	Extent : N/A, Area A al Room	Iffected :	100%			
	Explana	tion : Two :	500 Kilovolt Amper	res				
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%		\$101,900 ent : Moderate, Are	2058	* *	1		
		-	out The Building	u Mjecie	a. 10070			
				2042	* *	1		
Thermoplastic	40%			2043		1		
Motor Controllers	50/			2021	¢14.500	5		
Locally Mounted	5%			2031	\$14,500 * *	5	¢200	
Locally Mounted Motor Control Center	25%			2038	* *	5 5	\$200 \$500	
	20%			2038 2031		5 5	\$500 \$1,200	
Motor Control Center	50%			2031	\$80,000	3	\$1,300	
round Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,400	
and-by Power	10070			LIFL		5	\$1,400	
Transfer Switches								
Automatic	50%			2031	\$6,700	1	\$14,500	
Automatic	50%			2031	**	1	\$14,500	
Generators	5070			2050		1	\$11,500	
Diesel	50%			2029	\$53,100	1	\$18,300	
	Other Obs Location	ervation, E 1 : Generate		Iffected :	100%	1	\$10,200	
			gency Generator R					
Diesel	50% Other Obs Location	ervation, E	Extent : N/A, Area A	2036 Iffected :	* *	1	\$18,300	
	Explana	tion : Gene	rator Rated At 225	Kilowat	ts			

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.

Asset # : 1572

Electrical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (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	<b>• •</b> • • •		• • • •	<b>.</b>	_		
Day Tank	25%		2032	\$6,300	5		
	Other Observation, E	xtent : N/A, Area A	ffected :	100%			
	Location : Roof		•,				
	Explanation : 275 (	fallons Rated Capa					
Day Tank	5%		2041	* *	5		
	Other Observation, E		ffected :	100%			
	Location : Generate		•,				
	Explanation : 25 Ge	allons Rated Capac	•				
Main Tank	70%		2036	* *	5		
	Other Observation, E		ffected :	100%			
	Location : Basemen						
· · 1	Explanation : 1,000	Gallons Rated Ca	pacity				
Lighting Interior Lighting							
Interior Lighting Fluorescent	10%		2028	\$140,100	10	\$8,600	
Fluorescent	Other Observation, E	rtent · N/A Area A			10	\$8,000	
	Location : Basemen		jjecieu .	10070			
	Explanation : T-12						
Fluorescent	78%	Bumps	2033	\$1,092,400	10	\$67,400	
Fluorescent	Other Observation, E	rtant · N/A Area A			10	\$07,400	
	Location : Through		jjecieu .	10070			
	Explanation : T-8 L						
	12%	umps	2022	¢1(0,100	10	¢10.400	
Fluorescent	12% Other Observation, E	wtont · N/A Aroa A	2033	\$168,100	10	\$10,400	
	Location : Through		jjecieu :	100%			
	Explanation : Comp		ahts				
Egress Lighting	Explanation . Comp	aci Fiuoresceni Li	gnis				
Emergency, Service	45%		2033	\$25,500	1		
Emergency, Battery	5%		2033	\$7,700	10	\$1,100	
Exit, LED	50%		2055	\$7,700	10	\$1,100	
Exterior Lighting	5070		2001		1		
HID	9%		2033	\$38,700	10		
Incandescent	1%		2033	\$4,900	2		
No Component	90%		2020	ψτ,200	-		
Alarm	2070						
Security System							
Generic	100%		2038	* *	1	\$35,200	
Cenerie	Other Observation, E	xtent : N/A. Area A		100%	1	ψ55,200	
	Location : Basemen						
	Explanation : CCT	-					

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.

#### Asset # : 1572

lectrical		Current I	Kepair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
arm Fire/Smoke Detection Generic, Analog	Location	servation, E n : Through	xtent : N/A, Area A out The Building e Lights, Manual F			1-3 moke De	\$58,100 tectors, Horns	
echanical		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ating Energy Source Utility Steam	Location	servation, E n : Through	xtent : N/A, Area A out n From Con Edisor		**	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	1		2036	* *	5	\$5,600	
Distribution Hot Wtr Piping/Pump	Location Explana 30%	n : 6th Floo tion : 2 Hee	xtent : N/A, Area A r East And Baseme at Exchangers On I oderate, Area Affec	ent Mech Each Flo 2041	anical Room or * *	4	\$1,400	
Steam Piping/Pump	70% Corroded		oderate, Area Affec	2043 cted : 10	**			
Terminal Devices Air Handler	Corroded	Now , Extent : Se n : 1 Unit, R	\$346,500 evere, Area Affected oof	2043 1 : 80%	* *	1	\$10,500	
Air Handler	Abandone Location On Extend	n : 2nd Floo ded Life, Ex	\$86,600 Extent : Severe, Ar or Mechanical Rood tent : Moderate, An or Mechanical Rood	m Numbe rea Affec	er 3 ted : 20%	1	\$2,600	
Air Handler			tent : Moderate, Ai Locations	2028 rea Affec	\$606,300 ted : 100%	1	\$20,400	
Convector/Radiator Fan Coil Unit/Heat			tent : Moderate, Ar	2031 2028 rea Affec	\$150,500 \$456,500 ted : 50%	1 1	\$6,100 \$6,100	

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.

Asset # : 1572

			A3361#.1	012				
Mechanical		Current Repair Future Replacement				M		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Controls								
Electrical	100%			2028	\$511,700			
ir Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chille				2029	\$1,126,100	1	\$61,200	
			Extent : N/A, Area A	<i>Iffected</i> :	100%			
		n : Basemen						
		tion : 2 Un	IIS, K-123	2026	¢ (0, <b>5</b> 00			
Window/Wall Unit	20%			2026	\$69,700	1		
No Component	20%							
Distribution CW & CHW Wtr	60%	0-2	\$3,600	2043	* *	4	\$2,800	
Pipe/Pump	00%	0-2	\$5,000	2045		4	\$2,800	
r ipe/r unip	Corroded.	Extent : M	oderate, Area Affe	cted : 10	%			
			se And Roof					
No Component	40%		v					
Terminal Devices	1070							
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	
			evere, Area Affected	d : 60%				
			ng Beams At Roof					
			: Moderate, Area A	Iffected :	10%			
	Location	-		4 4.00	. 1 1000/			
			Extent : Moderate, 4	Area Affe	cted : 100%			
	Location	-	fficient Units					
		-	-	2029	* *	2	\$7.00	
Water Cooling Tower		Now Extent : Se	\$37,200 evere, Area Affected	2038		2	\$7,600	
		: Penthou		1.00/0				
			Extent : Severe, Ar	ea Affect	ted · 100%			
		i : Penthou		eangeet				
	On Extend	led Life, Ex	tent : Severe, Area	Affected	: 100%			
		i : Penthou		55				
No Component	40%							
entilation	1070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,600	
Exhaust Fans								
Interior	75%			2028	\$306,200	2	\$2,200	
		-	tent : Light, Area A	Iffected :	30%			
	-	n : Various .	Locations					
Roof	25%			2028	\$44,700	2	\$700	

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

Asset # : 1572

Mechanical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated 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%					
/ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exter	nt : N/A, Area Affected :	100%			
	Location : One Unit Fre	om Cellar To 6th Floor,	Two Units From 1.	st 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	

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.

### Print Date : 15-Aug-2024 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: 34-33 JU : QUEENS : HEA0016 : 28,600 : 02-Apr-2	NCTION B 5 5.000 / 133	T HEALTH CE OULEVARD ors 1,2,3 : 27	ENTER Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1940 / 2006 : HEALTH AND MEN : NONE : 4042887	NTAL HYGIENE
CAPITAL	• • • • •	Lot	• =-			
Exterior Architec	ture			<b>FY 2026 - 2029</b> \$1,260,800		FY 2030 - 2035
Mechanical	ture			\$1,200,000		\$193,100
Total				\$1,260,800		\$193,100
Importance Code	А			\$1,260,800		
Importance Code						\$193,100
Total				\$1,260,800		\$193,100
EXPENSE			FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architec	ture		\$82,700	\$500		
Interior Architect	ure		\$60,200		\$3,700	\$2,900
Electrical			\$12,100	\$52,400	\$1,200	\$700
Mechanical			\$26,700	\$14,400	\$11,700	\$5,200
Elevators/Escalat	ors		\$7,200	\$7,200	\$7,200	\$7,200
Total			\$188,900	\$74,400	\$23,800	\$16,100
Importance Code	А		\$84,800	\$2,600	\$2,100	\$2,100
Importance Code	В		\$99,400	\$71,800	\$21,700	\$14,000
Importance Code	С		\$4,800			
Total			\$188,900	\$74,400	\$23,800	\$16,100



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.

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.

#### Asset # : 133

Architecture	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls						
Masonry: Brick	73% Now 5 Horizontal Cracks, Extent : . Location : North And Sout Misaligned/Bulging, Extent : Location : North And Sout Paint Peeling, Extent : Sever Location : Exterior Facado	h Facades : Moderate, Area Aff h Facades re, Area Affected : 60	ected : 10%	5	\$35,900	
	Sidewalk Shed in Use, Exten Location : Perimeter Of Bu Vertical Cracks, Extent : Mo Location : Throughout	uilding				
Masonry: Granite	5% 0-2 Caulking Deteriorated, Exte Location : Front Entry Staining/Discoloring, Extent Location : Front Entry			5	\$1,800	
Masonry: Limestone	2% 0-2 Paint Peeling, Extent : Mode Location : Front Facade	\$37,800 LIFE erate, Area Affected	* *	5	\$700	
Masonry: Marble	5%	LIFE	* *	5	\$1,800	
Metal Panel	10% 0-2 Deformed/Dented, Extent : M Location : Exterior Securit		* * ted : 30%	5	\$9,200	
Pre-Cast Concrete	5% Now Deteriorated Finish, Extent Location : Exterior Facado Caulking Deteriorated, Exte Location : Precast Concret Spalling, Extent : Moderate, Location : Exterior Base B	e nt : Moderate, Area A te Base Band At Peri Area Affected : 40%	Affected : 30% meter Of Building	5 Facade	\$8,000	
Windows						
Aluminum	90% Now Air Infiltration, Extent : Mod Location : Basement Wind Broken/Missing Elements, E. Location : Basement Wind	ows xtent : Moderate, Art		5	\$5,100	
Bronze/Brass	10% Now S Broken/Missing Elements, E. Location : Bulkheads Glazing Broken/Cracked, Ex Location : Bulkheads Thermally Inefficient, Extent Location : Bulkheads	ttent : Moderate, Are	a Affected : 15%	5	\$3,500	

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.

#### Asset # : 133

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Parapets							
Masonry: Brick	55% 0-2 Miss/Damaged Flash Location : Perimete	-		* * ea Affected : 30%	5	\$2,700	
Masonry: Marble	20% Now Cracking/Crumbling Location : Coping Joint Mortar Miss/En Location : Coping Caulking Deteriorate Location : Coping Staining/Discoloring Location : Coping	rod, Extent : Moder ed, Extent : Modera	ate, Area te, Area	Affected : 50% Affected : 50%	5	\$1,200	
Metal Panel	5%		2052	* *	5	\$900	
Metal Rail	5%		2045	* *	5-10	\$4,400	
Metal: Cage/Fence	15% Now Corrosion/Rusting, E Location : Lower R Deteriorated Finish, Location : Lower R	oof Extent : Moderate,			5	\$2,400	
Roof							
Modified Bitumen	95% Now Blisters, Extent : Mod Location : Over Th Miss/Damaged Flash Location : Over Th	ird Floor hings, Extent : Mode		* * ea Affected : 20%			
Skylight, Metal/Glass	5% 0-2 Corrosion/Rusting, E Location : Stir Bulk	0	2052 Affected	* *			
nterior							
Floors	50 (			بة بل	_	<b>* / *</b> * *	
Cast in Place Concrete	5%		LIFE	* *	5	\$4,300	
Ceramic Tile	5% Recent Installation, 1 Location : 3rd Floo	-	2041 Affected		5	\$2,000	
	15% Now	\$26,900	LIFE	* *	5	\$4,600	
Terrazzo	Cracking/Crumbling Location : Front Ar		, Area A <u>j</u>	fected : 10%			

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.

			A55el # . I	55				
Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
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%		\$3,800	LIFE	* *	5	\$2,400	
	Water Per	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Electrice	al Room					
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$2,600	2037	* *	5	\$3,900	
1 2	Staining/L	Discoloring	Extent : Moderate	, Area Aj	ffected : 5%			
	Location	ı : First Flo	oor And Partial Bas	ement L	evel			
AcousTileSusp.Lay-In	15%			2049	* *	5	\$5,900	
Exposed Struc: Concrete				LIFE	* *	5	\$300	
Gypsum Board		Now	\$16,800	LIFE	* *	5	\$12,300	
Oypsulli Doard			<i>s</i> 10,800 <i>it, Extent : N/A, Are</i>		ed · 10%	5	\$12,500	
		-	nt Hall Level	iu nyjeen	cu . 1070			
			xtent : Moderate, A	roa Affa	ctad · 20%			
			t Hall Ceiling	reu Ajjet	lieu . 2070			
Plaster		Now	\$8,200	LIFE	* *	5	\$8,600	
Flaster			\$8,200 xtent : Moderate, A			5	\$8,000	
		i : Basemer		геи лује				
lite Enclosure								
Fence/Gates								
Iron Picket	100%			2052	* *			
Retaining Walls								
Cast in Place Concrete	100%			2052	* *			
lite Pavements								
Public Sidewalk								
Cast in Place Concrete	75%			2045	* *			
Pavers/Stone	25%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2037	* *			
		Commonstal		<b>E</b>			-:	•
Electrical		Current			e Replacement		aintenance	
System Component	% of		Estimated Cost		<b>Estimated Cost</b>	•	<b>Estimated</b> Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		
Jnder 600 Volts						-		
Fused Disc Sw	100%			2052	* *	5	\$100	
			Extent : N/A, Area A		100%	-	+	
			al Room Basement					
	Explana	tion : One .	2,000 Ampere Main	n Disconi	nect Switch			
Service Equipment Fused Disc Sw	Other Obs Location	servation, E 1 : Electrico	Extent : N/A, Area A al Room Basement 2,000 Ampere Main		100%	5	\$100	

Asset # : 133

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.

			A3561#.1	55				
Electrical		Current	Repair	Futu	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 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	• • •			• • • • •	at at	_		
Fused Disc Sw	2%			2048	* *	5		
Fused Disc Sw	3%			2031	\$1,200	5	¢100	
Molded Case Bkrs	10%			2031	\$3,900 * *	5	\$100	
Molded Case Bkrs	85%			2048	* *	5	\$600	
Wiring	200/	2.4	¢11 400	2057	* *	1		
Braided Cloth	20%		\$11,400	2057		1		
		i Agea, Exte 1 : Basemer	ent : Moderate, Area	a Affecte	ea : 100%			
			11					
Thermoplastic	70%			2052	* *	1		
Thermoplastic	10%			2032	\$5,700	1		
Motor Controllers	100/			0045		-		
Locally Mounted	10%			2045	* *	5	<b>*=</b> 00	
Motor Control Center	85%			2045	* *	5	\$700	
Variable Frequency	5%			2049	* *			
Drive								
Ground								
Grounding Devices Generic	100%			LIFE	* *	5	\$400	
Lighting	10070			LIFE		5	\$400	
Interior Lighting								
Fluorescent	70%			2037	* *	10	\$16,900	
Thubleseent			Extent : N/A, Area A		100%	10	\$10,900	
			out The Building	jjeerea .	10070			
		tion : T-8 L						
LED	30%		umps	2040	* *			
Egress Lighting	5070			2040				
Egress Lighting Emergency, Battery	50%			2037	* *	10	\$3,200	
Exit, LED	10%			2057	* *	10	\$5,200	
Exit, EED Exit, Service	40%			2007	* *	1		
Exterior Lighting	7070			2037		1		
HID	20%			2027	\$26,100	10		
No Component	80%			2021	φ20,100	10		
	0070							

Asset # : 133

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.

#### Asset # : 133

lectrical	Current	Current Repair		Future Replacement		Maintenance			
/stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
arm									
Security System									
No Component	80%								
Generic	10%		2027	\$5,200	1	\$1,100			
	Other Observation, I	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hallway	vs, Entry And Exit D	oors						
	Explanation : Intri	sion Alarm System,	Motions	Sensors					
Generic	10%		2037	* *	1	\$1,100			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Inside A	nd Outside							
	Explanation : CCT	V Surveillance Cam	eras						
Fire/Smoke Detection	_								
No Component	70%								
Generic, Digital	30%		2037	* *	1-3	\$5,300			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Through	nout The Building							
	-	be Lights, Alarm Bel	, Horns,	Smoke Detectors,	Pull Box	c And Fire Alarm			

Mechanical	Current Rep	air	Future Replacement		Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source							
Natural Gas	100%		2042	* *	1		
<b>Conversion Equipment</b>							
Furnace	25%	4	2032	\$20,000	1	\$3,300	
Hot Water Boiler	15%	,	2037	* *	1	\$2,000	
	Other Observation, Externation	nt : N/A, Area Affe	ected :	50%			
	Location : Third Floor	Mechanical Room	1				
	Explanation : One Unit	t					
Steam Boiler	60%		2052	* *	1	\$15,600	
	Recent Installation, Exte	nt : N/A, Area Affe	ected :	100%		. ,	
	Location : Basement						
	Other Observation, Exte	nt : Light, Area Af	fected	: 100%			
	Location : Basement						
	Explanation : Two New	) Boiler					
Distribution	*						
Ductwork/Diffusers	40%	1	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	
Convector/Radiator	60% Now	\$2,500	2037	* *	1	\$4,600	
	Leak Evident, Extent : Li	ight, Area Affectea	! : 5%				
	Location : First Floor						

#### Air Conditioning

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

Mechanical		Current I	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning				1				
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	50%			2037	* *	2	\$800	
Ext Pkg Unit -	40%			2037	* *	2	\$600	
Heating/Cooling 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	40%			2042	* *	2	\$7,300	
Unit								
No Component	60%							
Ventilation								
Distribution	1000/				بله بله	~ -	<b>\$14</b> COO	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,600	
Exhaust Fans	400/			2022	¢45 500	2	\$200	
Interior	40%	Now	\$600	2032 2032	\$45,500	2	\$300 \$400	
Roof		oning, Exte	5000 nt : Light, Area Aff		\$29,900 %	2	\$400	
Plumbing	Locuitor	i . 100j						
H/C Water Piping								
Galvanized Steel	100%			2037	* *	1		
Water Heater With Tanks	10070			2037		-		
Gas Fired	100%			2026	\$16,700	2		
			Extent : N/A, Area A					
	Location	ı : Boiler R	oom					
	Explana	tion : 85 G	allon 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%							

Asset # : 133

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.

#### Asset # : 133

Mechanical	Current Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> 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 Address Borough Program / Asset # Area Sq Ft Date of Survey	: 1218 PROS : BROOKLY : HEA0030.0 : 17,400 : 15-Mar-202	000 / 14331 23		: N/A : 1954 / 2009 : HEALTH AND MEN' : NONE	FAL HYGIENE
Areas Surveyed Block	: Basement, 1 : 1365	Roof, Floors 1,2 Lot : 9	BIN	: 3036147	
	. 1505	Lot . 7		. 5050147	
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architect			\$340,100		
Interior Architect	ure		\$158,100		¢402.000
Mechanical					\$403,600
Total			\$498,200		\$403,600
Importance Code	А		\$340,100		
Importance Code	В				\$403,600
Importance Code	С		\$158,100		
Total			\$498,200		\$403,600
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architect	ure	\$24,300	\$2,000		\$44,800
Interior Architecto	ure	\$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/Escalate	ors	\$7,200	\$7,200	\$7,200	\$7,200
Total		\$83,200	\$20,300	\$18,300	\$59,700
Importance Code	А	\$25,200	\$2,900	\$900	\$45,700
Importance Code	В	\$43,700	\$13,800	\$16,400	\$13,800
Importance Code	С	\$14,300	\$3,600	\$1,000	\$200
Total		\$83,200	\$20,300	\$18,300	\$59,700



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.

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

#### Asset # : 14331

chitecture		Current I	Renair	Futur	e Replacement	м	aintenance	
stem	0/ 0							<b>D</b> • •
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls	2004	Ът	<b>\$22</b> 000	TIPP	ىك ىك	~	<b><i><b><i><b></b></i></b> <b></b> <b></b></i> </b>	
Masonry: Brick	Location	tar Miss/Er	\$22,000 rod, Extent : Light, e And Rear Elevatio		* * ected : 15%	5	\$5,500	
Masonry: Brick Cavity	5%			LIFE	* *	5	\$1,400	
Masonry: Limestone	Location	issing Elem 1 : Window				5	\$5,100	
	Location	a : Front Fa						
	Location	led, Extent 1 : Front Fa	: Light, Area Affec acade					
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	38% 2%	Now	\$2,300	2050	* *	5 5	\$2,400	
	Location Glazing B	i : Room No	ked, Extent : Sever					
Special Gauge/Ballistic	Other Obs Location	a : Street Fa	\$117,600 Extent : Light, Area acade t Proof Glass, 3 Lo			1		
Parapets	Ехрійни	non . Dune	i 1 100j Giuss, 5 L0	cutions I	noperuole			
Metal Panel	5%			2054	* *	5	\$900	
Metal Rail	85%			2039	* *	5-10	\$68,900	
	Corrosion	0	xtent : Moderate, A out, Bottom Rail	lrea Affed	cted : 30%			
Metal: Cage/Fence	10%			2047	* *	5-10	\$3,500	
Roof								
Fiberglass Panel	Location	ı : Rear Yar	Extent : Light, Area d carbonate Paneling			1		
Modified Bitumen	-	Now	\$169,900	2044	**			
Woulded Dituilei	Alligatoria Location	ng, Extent : 1 : Main Roe	Severe, Area Affec of	ted : 100	%			
	Location	i : Main Ro	0					
	-	Evident, Ex 1 : Through	tent : Moderate, Ai out	ea Affeci	ed : 25%			
Soffits	1000/			2047	* *	5		
Stucco Cement	100%			2047		5		

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.

#### Asset # : 14331

System Type         % of Total         Fail Date         Estimated Cost IVers         Vear PY         Estimated Cost PY         Cycle         Estimated Cost (Vrs)           Interior Floors         Cast in Place Concrete         5%         LIFE         **         5         \$\$2,700           Caramic Tile         5%         2043         **         5         \$\$1,900           Terrazzo         10%         Now         \$\$4,500         LIFE         **         5         \$\$1,200           Broken/Missing Elements, Extent: Moderate, Area Affected : 20%         2043         **         5         \$\$1,200           Broken/Missing Elements, Extent: Moderate, Area Affected : 20%         2039         **         3         \$\$2,000           Vinyl Tile         2%         Now         \$\$7,900         2042         **         3         \$\$200           Cracking/Crimbling, Extent : Moderate, Area Affected : 20%         Location : Hallways, First And Second Floors         Interior         \$\$\$5         \$\$1,800           Interior Walls         Cast in Place Concrete         15%         0-2         \$\$158,100         LIFE         **         \$\$\$1,800           Guass in Place Addition Place         5%         \$\$2,200         \$\$\$1,800         Lication : Basement         \$\$\$25%         \$\$1,60	ture	Cur	rent Repair	F	uture R	eplacement	Ma	aintenance	
Floors Cast in Place Concrete Ceramic Tile       5%       LIFE       ***       5       \$2,700         Paint Peeling, Extent : Moderate, Area Affected : 20% Location : Basement       2043       **       5       \$1,200         Ceramic Tile       5%       2043       **       5       \$1,200         Terrazzo       10%       Now       \$4,500       LIFE       **       5       \$1,200         Broken/Missing Elements, Extent : Moderate, Area Affected : 2%       2%       Now       \$7,200       2042       **       3       \$7,200         Vinyl Tile       78%       2039       **       3       \$7,200         Vinyl Tile       78%       2039       **       3       \$2,200         Cracking /Crumbing, Extent : Sever, Area Affected : 10%       Location : Halways, First And Second Floors       \$2,500         Interior Walls       15%       0-2       \$158,100       LIFE       **         Ceramic Tile       5%       2043       **       5       \$1,800         Goaton : Basement       Water Penetration, Extent : Moderate, Area Affected : 25%       Location : Basement       Soution : Basement         Viare Penetration, Extent : Moderate, Area Affected : 25%       Location : Room No. 220, Bathroom Second Floor. Waiting Area       \$1,400	nent T					timated Cost	-	Estimated Cost	Priority
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $									
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         78%         0.03         **         3         \$7,200           Vinyl Tile         78%         0.03         **         3         \$27,200           Vinyl Tile         78%         0.03         **         3         \$27,200           Vinyl Tile         78%         0.03         **         3         \$200           Cracking/Crumbing, Extent : Moderate, Area Affectel : 100%         Location : Basement         Location : Basement         Kearth : Moderate, Area Affectel : 25%         Location : Basement         Ecoation : Basement         S06         Gypsum Board         60%         LIFE         **         5         \$1,400           Glass: Single Pane         2%         LIFE         **         5         \$1,400           Gypsum Board         60%         Now <td></td> <td></td> <td></td> <td></td> <td></td> <td>de de</td> <td>_</td> <td></td> <td></td>						de de	_		
Ceramic Tile         Location : Basement           Terrazzo         5%         2043         **         5         \$1,200           10%         Now         \$4,500         LIFE         **         5         \$1,200           Vinyl Tile         78%         2039         **         3         \$2,200           Vinyl Tile         78%         2039         **         3         \$2,200           Cracking/Crumbling, Extent : Severe, Area Affected : 100%         Location : Hallways, First And Second Floors         **         3         \$2,200           Interior Walls         Cast in Place Concrete         15%         0-2         \$158,100         LIFE         **           Vater Penetration : Basement         Water Penetration : Basement         Water Penetration : Basement         **         \$5         \$1,800           Concrete Masonry Unit         10%         LIFE         **         \$5         \$1,800           Glass: Single Pane         2%         LiFE         **         \$5         \$1,800           Glass: Single Pane         2%         LiFE         **         \$5         \$1,800           Glass: Single Pane         2%         LiFE         **         \$5         \$1,400           Gass							5	\$2,700	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$		-		ite, Area Affec	cted : 20	%			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2% Location : Door Threshold To Rear Yard. Stair A         Vinyl Tile       78% 2039 ** 3       \$7,200         Cracking/Crumbling, Extent : Severe, Area Affected : 100% Location : Hallways, First And Second Floors       \$\$200         Interior Walls       Cast in Place Concrete       15% 0-2       \$\$158,100       LIFE **         Paint Peeling, Extent : Moderate, Area Affected : 25% Location : Basement       #       \$\$\$55       \$\$1,800         Ceramic Tile       5%       2043 ** 5       \$\$1,800         Glass: Single Pane       2%       LIFE ** 5       \$\$1,400         Glass: Single Pane       2%       LIFE ** 5       \$\$1,200         Graze Masonry       8%       LIFE ** 5       \$\$12,800         Staining/Discoloring, Extent : Moderate, Area Affected : 5%       Location : Room No. 220, Bathroom Second Floor. Waiting Area         Ceilings       65% Now       \$\$2,200       2047 ** 5       \$\$8,000         Staining/Discoloring, Extent : Moderate, Area Affected : 5%       Location : Room No. 220, Bathroom Second Floor. Waiting Area         Location : Room No. 220, Bathroom Second Floor. Waiting Area       Water Penetration, Extent : Moderate, Area Affected : 5%       \$\$4,600         Mater Penetration, Extent : Moderate, Area Affected : 2%       Location : Room No. 220, Bathroom Second Floor. Waiting Area       \$\$4,600<	ramic Tile	5%		20	)43	* *	5	\$1,200	
$\begin{tabular}{ c c c c c } \hline Location : Door Threshold To Rear Yard. Stair A & & & & & & & & & & & & & & & & & & $	rrazzo	10% No	w S	\$4,500 LI	FE	* *	5	\$1,900	
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $		-				Iffected : 2%			
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	nyl Tile	78%		20	)39	* *	3	\$7,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 100% Location : Hallways, First And Second Floors         Interior Walls         Cast in Place Concrete         Cast in Place Concrete         Isystem : 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       \$1,400         Glass: Single Pane       2%       LIFE       **       5       \$1,400         Glass: Single Pane       2%       LIFE       **       5       \$1,200         SGFT/Glazed Masonry       8%       LIFE       **       5       \$8,000         SGFT/Glazed Masonry       8%       LIFE       **       5       \$8,000          Water Penetration, Extent : Moderate, Area Affected : 5%       Location : Room No. 220, Bathroom Second Floor. Waiting Area         Exposed Strue: Concrete       10%       LIFE       **       5       \$4,600         Water Penetratio	•	2% Nc	w S	\$7,900 20	)42	* *			
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	Crac	-	-			: 100%			
Clast in Flace Concret       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       \$1,400         Gypsum Board       60%       LIFE       ** 5       \$12,800         SGFT/Glazed Masonry       8%       LIFE       ** 5       \$12,800         SGFT/Glazed Masonry       8%       LIFE       ** 5       \$12,800         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%       \$1,500       LIFE       ** 5       \$4,600         Gypsum Board       15%       Now       \$1,300       LIFE       ** 5       \$4,600         Plaster       10%       Now       \$1,500       LIFE       * 5       \$1,50	Walls								
Location : Basement Water Penetration, Extent : Moderate, Area Affected : 25% Location : Basement         Ceramic Tile       5%       2043       **       5       \$1,800         Concrete Masonry Unit Glass: Single Pane       2%       LIFE       **       5       \$1,400         Glass: Single Pane       2%       LIFE       **       5       \$1,400         Glass: Single Pane       2%       LIFE       **       5       \$1,400         Gypsum Board       60%       LIFE       **       5       \$1,200         SGFT/Glazed Masonry       8%       LIFE       **       5       \$12,800         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         Gypsum Board       15%       Now       \$1,300       LIFE       **       5       \$4,600         Water Penetration, Extent : Moderate, Area Affected : 2%       Location : Entry Vestibule       10%       Now       \$1,500       LIFE       **       5       \$1,500         Plaster </td <td>st in Place Concrete</td> <td>15% 0-</td> <td>2 \$1:</td> <td>58,100 LI</td> <td>FE</td> <td>* *</td> <td></td> <td></td> <td></td>	st in Place Concrete	15% 0-	2 \$1:	58,100 LI	FE	* *			
$\begin{tabular}{ c c c c c c } \hline \hline $Location: Basement \\ \hline \hline $S'_0$ & $2043 & ** & $5$ & $$1,800 \\ \hline $Concrete Masonry Unit $10\% & $LIFE & ** & $5$ & $$1,400 \\ \hline $Glass: Single Pane $2\% & $LIFE & ** & $5$ & $$500 \\ \hline $Gypsum Board $60\% & $LIFE & ** & $5$ & $$12,800 \\ \hline $SGFT/Glazed Masonry $8\% & $LIFE & ** & $5$ & $$12,800 \\ \hline $Ceilings \\ AcousTileSusp.Lay-In $65\% Now $5,200 $2047 & ** $5$ & $$8,000 \\ \hline $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 \\ \hline $Water Penetration, Extent : Moderate, Area Affected : 5\% \\ $Location : Room No. 220, Bathroom Second Floor: Waiting Area \\ \hline $Water Penetration, Extent : Moderate, Area Affected : 5\% \\ $Location : Room No. 20, Bathroom Second Floor: Waiting Area \\ \hline $Water Penetration, Extent : Moderate, Area Affected : 2\% \\ $Location : Concrete $10\% $Now $1,300 $LIFE $** $5$ $$400 \\ \hline $Water Penetration, Extent : Moderate, Area Affected : 2\% \\ $Location : Entry Vestibule $$ $$ $$ $$1,500 $LIFE $** $5$ $$1,500 \\ $Patching Evident, Extent : Light, Area Affected : 10\% \\ $Location : Main Entry $$ $$ $$ $$ $$ $$ $$ $$ $$ $$ $$ $$ $$$		-		te, Area Affec	cted : 25	%			
Concrete Masonry Unit10%LIFE**5\$1,400Glass: Single Pane2%LIFE**5\$500Gypsum Board60%LIFE**5\$12,800SGFT/Glazed Masonry8%LIFE**5\$12,800CeilingsAcous TileSusp.Lay-In65%Now\$5,2002047**5\$8,000Staining/Discoloring, Extent : Moderate, Area Affected : 5%Location : Room No. 220, Bathroom Second Floor. Waiting AreaWater Penetration, Extent : Moderate, Area Affected : 5%Location : Room No. 220, Bathroom Second Floor. Waiting AreaWater Penetration, Extent : Moderate, Area Affected : 5%Location : Room No. 220, Bathroom Second Floor. Waiting AreaWater Penetration, Extent : Moderate, Area Affected : 2%Location : Room No. 220, Bathroom Second Floor. Waiting AreaWater Penetration, Extent : Moderate, Area Affected : 2%Location : Entry VestibulePlasterPlaster10%NowPlaster10%Now\$1,500LIFEPatching Evident, Extent : Light, Area Affected : 10%Location : Main EntryPunct/Tear/Impact Damage, Extent : Light, Area Affected : 2%Location : Main EntryPunct/Tear/Impact Damage, Extent : Light, Area Affected : 2%Location : Main EntryPunct/Tear/Impact Damage, Extent : Light, Area Affected : 2%Location : Main EntryPunct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2				oderate, Area .	Affected	: 25%			
Concrete Masonry Unit10%LIFE**5\$1,400Glass: Single Pane2%LIFE**5\$500Gypsum Board60%LIFE**5\$12,800SGFT/Glazed Masonry8%LIFE**5\$12,800CeilingsAcous TileSusp.Lay-In65%Now\$5,2002047**5\$8,000Staining/Discoloring, Extent : Moderate, Area Affected : 5%Location : Room No. 220, Bathroom Second Floor. Waiting AreaVater Penetration, Extent : Moderate, Area Affected : 5%Location : Room No. 220, Bathroom Second Floor. Waiting AreaVater Penetration, Extent : Moderate, Area Affected : 5%\$400Exposed Struc: Concrete10%LIFE**5\$400Gypsum Board15%Now\$1,300LIFE**5\$400Vater Penetration, Extent : Moderate, Area Affected : 2%Location : Entry VestibuleLocation : Entry Vestibule10%Now\$1,500LIFE**5\$1,500Plaster10%Now\$1,500LIFE**5\$1,500\$1,500Location : Main Entry Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2% Location : Main Entry2034\$2,500\$2,500Chain Link5%2034\$2,500\$	ramic Tile	5%		20	)43	* *	5	\$1.800	
Glass: Single Pane       2%       LIFE       ***       5       \$500         Gypsum Board       60%       LIFE       ***       5       \$12,800         SGFT/Glazed Masonry       8%       LIFE       ***       5       \$12,800         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       10%       Now       \$1,500       LIFE       **       5       \$1,500         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%						* *			
Gypsum Board       60%       LIFE       **       5       \$12,800         SGFT/Glazed Masonry       8%       LIFE       **       5       \$12,800         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       \$400         Gypsum Board       10%       LIFE       **       5       \$400         Water Penetration, Extent : Moderate, Area Affected : 2%       Location : Entry Vestibule           Plaster       10%       Now       \$1,500       LIFE       **       5       \$1,500         Plaster       10%       Now       \$1,500       LIFE       **       5       \$1,500         Vaction : Main Entry       Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%	5					* *			
SGFT/Glazed Masonry       8%       LIFE       **         Ceilings AcousTileSusp.Lay-In 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       \$8,000         Exposed Struc: Concrete Gypsum Board       10%       LIFE       **       5       \$400         Haster       10%       LIFE       **       5       \$400         Plaster       10%       LIFE       **       5       \$1,500         Plaster       10% Now       \$1,500       LIFE       **       5       \$1,500         Plaster       10% Now       \$1,500       LIFE       **       5       \$1,500         Pratching Evident, Extent : Light, Area Affected : 10% Location : Main Entry       Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2% Location : Main Entry       \$1,500       LIFE       **       5       \$1,500         ite       Enclosure Fence/Gates Chain Link       5%       2034       \$2,500       \$2,500         Corrosion/Rusting, Extent : Moderate, Area Affected : 100%       100%       \$2034       \$2,500       \$2,500						* *			
Ceilings       Acous TileSusp.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       **       5       \$4,600         Plaster       10%       Now       \$1,500       LIFE       **       5       \$1,500         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         Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%       Location : Main Entry       2034       \$2,500         Chain Link       5%       2034       \$2,500       Corrosion/Rusting, Extent : Moderate, Area Affected : 100%       100%       100% <td></td> <td></td> <td></td> <td></td> <td></td> <td>* *</td> <td></td> <td>. ,</td> <td></td>						* *		. ,	
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       ** 5       \$4,600         Plaster       10%       Now       \$1,500       LIFE       ** 5       \$1,500         Plaster       10%       Now       \$1,500       LIFE       * 5       \$1,500         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         Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%       Location : Main Entry       Location : Main Entry         Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%       Corrosion/Rusting, Extent : Moderate, Area Affected : 2%									
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%         Gypsum Board       15%         15%       Now         Staining/Discoloring, Extent : Moderate, Area Affected : 2%         Location : Room No. 220, Bathroom Second Floor. Waiting Area         Gypsum Board       15%         Now       \$1,300         LIFE       **         Staining/Discoloring, Extent : Moderate, Area Affected : 2%         Location : Entry Vestibule         Plaster       10%         Now       \$1,500         LIFE       **         Vater Penetration, Extent : Light, Area Affected : 2%         Location : Main Entry         Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%         Location : Main Entry         Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%         Location : Main Entry         Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%         Location : Main Entry         Chain Link       5%         S%       2034         S2,500		65% No	w	\$5,200 20	)47	* *	5	\$8,000	
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       **       5       \$1,500         Plaster       10%       Now       \$1,500       LIFE       **       5       \$1,500         Plaster       10%       Now       \$1,500       LIFE       **       5       \$1,500         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         vite       Enclosure       Fence/Gates       5%       2034       \$2,500         Chain Link       5%       2034       \$2,500       Corrosion/Rusting, Extent : Moderate, Area Affected : 100%		ining/Discol			ea Affeci	ted : 5%			
Exposed Struc: Concrete       Io%       LIFE       **       5       \$400         Gypsum Board       15%       Now       \$1,300       LIFE       **       5       \$4,600         Water Penetration, Extent : Moderate, Area Affected : 2%       Location : Entry Vestibule       10%       Now       \$1,500       LIFE       **       5       \$4,600         Plaster       10%       Now       \$1,500       LIFE       **       5       \$1,500         Plaster       10%       Now       \$1,500       LIFE       **       5       \$1,500         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         Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%       Location : Main Entry       Location : Main Entry         ite       Enclosure       5%       2034       \$2,500       Corrosion/Rusting, Extent : Moderate, Area Affected : 100%       100%	Loc	ocation : Roo	om No. 220, Ba	throom Secon	nd Floor.	Waiting Area			
Exposed Struc: Concrete10%LIFE**5\$400Gypsum Board15%Now\$1,300LIFE**5\$4,600Water Penetration, Extent : Moderate, Area Affected : 2% Location : Entry VestibuleWater Penetration, Extent : Moderate, Area Affected : 2% Location : Entry VestibulePlaster10%Now\$1,500LIFE**5\$1,500Patching Evident, Extent : Light, Area Affected : 10% Location : Main Entry Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2% Location : Main Entry**5\$1,500ite Enclosure Fence/Gates Chain Link5%2034\$2,500 Corrosion/Rusting, Extent : Moderate, Area Affected : 10%	Wate	ter Penetrati	on, Extent : Mo	derate, Area .	Affected	: 5%			
Gypsum Board       15% Now       \$1,300       LIFE       **       5       \$4,600         Water Penetration, Extent : Moderate, Area Affected : 2%       Location : Entry Vestibule       10%       Now       \$1,500       LIFE       **       5       \$1,500         Plaster       10%       Now       \$1,500       LIFE       **       5       \$1,500         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         ite       Enclosure       Fence/Gates       Chain Link       5%       2034       \$2,500         Corrosion/Rusting, Extent : Moderate, Area Affected : 100%       100%       \$100%       \$100%	Loc	ocation : Roo	om No. 220, Ba	throom Secon	nd Floor.	Waiting Area			
Gypsum Board       15% Now       \$1,300       LIFE       **       5       \$4,600         Water Penetration, Extent : Moderate, Area Affected : 2%       Location : Entry Vestibule       10%       Now       \$1,500       LIFE       **       5       \$1,500         Plaster       10%       Now       \$1,500       LIFE       **       5       \$1,500         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         ite       Enclosure       Fence/Gates       Chain Link       5%       2034       \$2,500         Corrosion/Rusting, Extent : Moderate, Area Affected : 100%       100%       \$100%       \$100%	posed Struc: Concrete	10%		LI	FE	* *	5	\$400	
Plaster       Water Penetration, Extent : Moderate, Area Affected : 2%         Location : Entry Vestibule       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         ite Enclosure       Fence/Gates         Chain Link       5%       2034       \$2,500         Corrosion/Rusting, Extent : Moderate, Area Affected : 10%		15% No	w S	\$1,300 LI	FE	* *		\$4,600	
Patching Evident, Extent : Light, Area Affected : 10% Location : Main Entry Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2% Location : Main Entry ite Enclosure Fence/Gates Chain Link 5% 2034 \$2,500 Corrosion/Rusting, Extent : Moderate, Area Affected : 100%	Wate	ter Penetrati	on, Extent : Mo			: 2%		. ,	
Patching Evident, Extent : Light, Area Affected : 10% Location : Main Entry Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2% Location : Main Entry ite Enclosure Fence/Gates Chain Link 5% 2034 \$2,500 Corrosion/Rusting, Extent : Moderate, Area Affected : 100%	uster	10% Nc	w	\$1.500 LI	FE	* *	5	\$1.500	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2% Location : Main Entry ite Enclosure Fence/Gates Chain Link 5% 2034 \$2,500 Corrosion/Rusting, Extent : Moderate, Area Affected : 100%	Patch	tching Evider	nt, Extent : Ligh			Vo	J	\$1,000	
ite Enclosure Fence/Gates Chain Link 5% 2034 \$2,500 Corrosion/Rusting, Extent : Moderate, Area Affected : 100%	Punc	nct/Tear/Imp	act Damage, E:	ctent : Light, 2	Area Aff	ected : 2%			
Fence/Gates         Chain Link       5%       2034       \$2,500         Corrosion/Rusting, Extent : Moderate, Area Affected : 100%			•						
Chain Link5%2034\$2,500Corrosion/Rusting, Extent : Moderate, Area Affected : 100%									
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%		5%		20	)34	\$2,500			
Location : East Side Of Parking Area	Corr	rrosion/Rusti	-	oderate, Area	-				
Iron Picket 95% 2069 **			-		)69	* *			

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

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

#### Asset # : 14331

			A3561#.14	551				
Architecture		Current I	Repair	Futu	e Replacement	Μ	aintenance	
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	* *			
	Locatior Cracking/	ı : East Wa	eents, Extent : Mode Il Of Parking Area. Extent : Moderate ump	Front R	amp			
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	Cracking/	-	\$5,800 Extent : Moderate Place Side	2039 , Area Aj	* * ffected : 5%			
On-Site Walkways								
Cast in Place Concrete	Sinking/Si	-	\$600 xtent : Moderate, A t To Stair Areaway .					
Masonry: Granite	15%	-	\$3,800	LIFE	**			
Masonry. Granite	Caulking	• =	ed, Extent : Light, A					
Metal	Location	servation, E 1 : Egress S	Extent : Light, Area tair In Rear Yard psion/ Rusting	2054 Affected	**	1-3	\$12,000	
Parking/Driveway Asphalt	Cracking/	-	\$9,700 Extent : Moderate out Parking Area	2037 , Area Aj	* * ffected : 20%			
Electrical		Current I	Popair	Futur	e Replacement	м	aintenance	
System	0/ 0				-			<b>D</b> • •
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts Service Equipment Fused Disc Sw	100%			2054	* *	5	\$100	
	Location	ı : Electrica	Extent : Light, Area al Room Basement 1,600 Ampere Main					
Switchgear / Switchboard Fused Disc Sw	100%			2054	* *	5	\$100	
Raceway Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw Molded Case Bkrs	5% 95%			2050 2050	* *	5 5	\$400	
Wiring Thermoplastic	100%			2054	* *	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.

Asset # : 14331

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Motor Controllers				_		
Locally Mounted	100%	2047	* *	5	\$100	
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$300	
Generic	Other Observation, Extent : Light, A Location : Basement			5	\$300	
	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, A					
	Location : Generator Area Outside	The Buildin	g			
Detterior	Explanation : One 25 Kilowatts					
Batteries Lead/Acid	100%	2028	\$2,400	5	\$600	
Lighting	10070	2020	\$2,400	5	\$000	
Interior Lighting						
Fluorescent	5%	2039	* *	10	\$800	
	T-8 Lamps And Fixtures, Extent : Lig	ght, Area Affe	ected : 100%			
	Location : Room B11, Storage, B1.	5a, Mechanic	cal 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, Arc Location : Roof Perimeter Facing		100%			
No Component	70%					
larm						
Security System			ж. •		<b>**</b> • • • •	
Generic	50%	2039	* *	1	\$3,300	
	Other Observation, Extent : Light, A Location : Hallways And Exit Doo		: 100%			
	Explanation : Intrusion Alarm					
Generic	50% Other Observation, Extent : Light, A Location : Inside And Outside The Explanation : CCTV Surveillance (	Building	* * : 100%	1	\$3,300	

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

### Asset # : 14331

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System	0/ 0							Dert
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm Fire/Smoke Detection Generic, Digital	Location	: Through	Extent : Light, Area out The Building e Lights, Horns, Al			1-3 And Fire	\$10,700 e Alarm Panel	
Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
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% Other Obs	ervation, E	Extent : N/A, Area A	2034 ffected :	\$37,000	1	\$6,000	
Hot Water Boiler	30% Other Obs	ion : 5 Roc	oftop Package Unit Extent : N/A, Area A	2039	* *	1	\$2,600	
			" soline Fired Hot Wa	ater Boil	ers			
Distribution Hot Wtr Piping/Pump No Component	30% 70%			2042	* *	4	\$400	
Terminal Devices Convector/Radiator Fan Coil Unit/Heat	20% 10%			2047 2039	* * * *	1 1	\$1,100 \$600	
No Component Controls Electrical	70% 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	
Split Unit	Location Other Obso Location Explanat 20%	: 5 Packag ervation, E : Roof ion : Ineffi gerant, Ext	tent : Light, Area A ge Units On Roof Extent : Moderate, A cient Units tent : Light, Area A	1rea Affe 2034	cted : 100% \$80,700			

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.

Asset # : 14331

Mechanical		Current Repair	Futu	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimat (Years)	red 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	20%		2034	\$9,800	2	\$2,400	
Unit							
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		
		ervation, Extent : N		100%			
		: Basement Boiler					
	Explana	tion : One 175 Gallo	ns 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	* *			
		ervation, Extent : N	00	100%			
		: Basement To Seco	nd Floor				
	Explana	tion : 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.

### Print Date : 15-Aug-2024 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	<ul> <li>: 158 EAS<sup>7</sup></li> <li>: MANHA<sup>4</sup></li> <li>: HEA0002</li> <li>: 47,468</li> <li>: 16-Dec-20</li> </ul>	2.000 / 1998		: N/A : 1937 / 2010 : HEALTH AND ME : NONE : 1052229	NTAL HYGIENE
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architect	ure		\$66,000		
Interior Architectu	ire				\$1,796,600
Electrical			\$101,300		\$221,000
Mechanical			\$422,900		\$486,000
Total			\$590,200		\$2,503,700
Importance Code	А		\$66,000		
Importance Code	В		\$524,200		\$2,378,100
Importance Code	С				\$125,600
Total			\$590,200		\$2,503,700
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architect	ure	\$17,600	\$1,900		
Interior Architectu	ire	\$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/Escalato	ors	\$7,200	\$7,200	\$7,200	\$7,200
Total		\$213,600	\$14,700	\$16,500	\$15,700
Importance Code	A	\$22,100	\$4,500	\$2,600	\$2,600
Importance Code		\$172,000	\$10,200	\$13,800	\$11,900
Importance Code	С	\$19,400			\$1,200



\$14,700

\$16,500

\$15,700

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.

\$213,600

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

Total

#### Asset # : 1998

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick		Now	\$66,000	LIFE	* *	5	\$41,000	
			: Moderate, Area	Affected .	: 5%			
		: Bulkhea			100/			
			xtent : Light, Area					
		: East Ele	vation And Stair Bu					
Masonry: Granite	5%			LIFE	* *	5	\$2,100	
Masonry: Limestone	5%			LIFE	* *	5	\$2,100	
Stucco Cement	15%			2036	* *	5	\$20,500	
Windows	1000/			• • • • =		_	<b>**</b>	
Aluminum	100%			2047	* *	5	\$3,800	
Parapets	0.00/				ala ala	_	<b>\$1.2</b> 00	
Masonry: Brick	90%			LIFE	* *	5	\$1,300	
Masonry: Limestone	5%			LIFE	* *	5	\$100	
Metal Rail	5%			2036	* *	5-10	\$1,300	
Roof	0.50/	N	¢< <00	2026	* *			
Modified Bitumen	95% Douding		\$6,600 derate, Area Affect	2036				
	0		00		0			
			y Roof On West Sia xtent : Moderate, A		atad · 50/			
			y Roof On West Sia		cieu . 570			
Strubatt Matal/Class	5%	. 2114 5101	y Rooj On West Sid	2051	* *	10	\$2 200	
Skylight, Metal/Glass	370			2031		10	\$2,200	
nterior 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					<i> </i>	-	÷÷,200	
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, Are		ed : 10%		-	
	Location	: 2nd Floo	or Suite 209 At Exte	erior Wal	lls And Boiler Roor	n		
	Water Pen	etration, E	xtent : Light, Area .	Affected	: 10%			
	Location	: 2nd Floo	or Suite 209 At Exte	erior Wal	lls And Boiler Roor	n		
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.

Asset	#	:	1	9	9	8	
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Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In	2%			2036	* *	5	\$800	
Exposed Struc: Concrete				LIFE	* *	5	\$900	
Gypsum Board	10%		¢1 = 100	LIFE	* *	5	\$4,900	
Plaster	Location Water Per	/Crumbling, n : Stairwell netration, E	xtent : Moderate, A		-	5	\$18,000	
	Location	n : Stairwell	Y					
Site Enclosure Fence/Gates								
Chain Link	10%			2041	* *			
Iron Picket	90%			2041	* *			
Retaining Walls	<i>9</i> 070			2031				
Cast in Place Concrete	50%			2051	* *			
Masonry: Fieldstone	50%			2031	* *			
	Other Ob. Location	servation, E n : Areaway	xtent : N/A, Area A s On North Elevati Is Actually Granite	ffected :	100%			
Site Pavements								
Public Sidewalk Cast in Place Concrete	100%			2036	* *			
On-Site Walkways	10070	)		2030				
Cast in Place Concrete	80%			2036	* *			
Masonry: Granite	20%			LIFE	* *			
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Service Equipment								
Fused Disc Sw	80%	1		2031	\$17,700	5	\$200	
Fused Disc Sw			Extent : N/A, Area A			5	\$200	
Fused Disc Sw	Other Ob. Location	servation, E n : Basemer	nt / Boiler Room	ffected :	100%	-	\$200	
Fused Disc Sw	Other Ob. Location	servation, E n : Basemer		ffected :	100%	-	\$200	
Fused Disc Sw	Other Ob. Location Explana	servation, E n : Basemer	nt / Boiler Room	ffected :	100%	-	\$200	
Fused Disc Sw Fused Disc Sw	Other Ob. Location Explana 20%	servation, E n : Basemer ution : Main Now	nt / Boiler Room Service Disconnec	ffected : t Switch 2061	100% Rated At 800 Amp **	eres.	\$200	
Fused Disc Sw Fused Disc Sw	Other Ob. Location Explana 20% Other Ob. Location	servation, E n : Basemer ttion : Main Now servation, E n : Basemer	nt / Boiler Room Service Disconnec \$1,800 Extent : Severe, Area tt	ffected : at Switch 2061 a Affected	100% Rated At 800 Ampo ** d : 100%	eres.		
Fused Disc Sw	Other Ob. Location Explana 20% Other Ob. Location	servation, E n : Basemer ttion : Main Now servation, E n : Basemer	nt / Boiler Room Service Disconnec \$1,800 Extent : Severe, Area	ffected : at Switch 2061 a Affected	100% Rated At 800 Ampo ** d : 100%	eres.		
Fused Disc Sw Fused Disc Sw	Other Ob. Location Explana 20% Other Ob. Location	servation, E n : Basemer ution : Main Now servation, E n : Basemer ution : The S	nt / Boiler Room Service Disconnec \$1,800 Extent : Severe, Area tt	ffected : at Switch 2061 a Affected	100% Rated At 800 Amp ** d : 100% d And Lost Its Botto	eres. 5 om Cover	μ	
Fused Disc Sw Fused Disc Sw Switchgear / Switchboard Molded Case Bkrs	Other Ob. Location Explana 20% Other Ob. Location Explana	servation, E n : Basemer ution : Main Now servation, E n : Basemer ution : The S	nt / Boiler Room Service Disconnec \$1,800 Extent : Severe, Area tt	ffected : t Switch 2061 a Affected Corroded	100% Rated At 800 Ampo ** d : 100%	eres.		
Fused Disc Sw Fused Disc Sw Switchgear / Switchboard	Other Ob. Location Explana 20% Other Ob. Location Explana	servation, E n : Basemer ution : Main Now servation, E n : Basemer tion : The S	nt / Boiler Room Service Disconnec \$1,800 Extent : Severe, Area tt	ffected : t Switch 2061 a Affecte Corrodec 2031	100% Rated At 800 Ampo ** d : 100% d And Lost Its Botto \$127,000	eres. 5 om Cover	μ	
Fused Disc Sw Fused Disc Sw Switchgear / Switchboard Molded Case Bkrs Raceway	Other Ob. Location Explana 20% Other Ob. Location Explana 100%	servation, E n : Basemen ution : Main Now servation, E n : Basemen ution : The S	nt / Boiler Room Service Disconnec \$1,800 Extent : Severe, Area tt	ffected : t Switch 2061 a Affected Corroded	100% Rated At 800 Amp ** d : 100% d And Lost Its Botto	eres. 5 om Cover 5	μ	

*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.

Asset # : 1998

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Jnder 600 Volts								
Panelboards	1.00/			• • • • •	<b>* -</b>	_	<b>*</b> 1 • •	
Fused Disc Sw	10%			2030	\$5,800	5	\$100	
Fused Toggle Switch		-	\$17,500 tent : Severe, Area out The Building	2056 Affected	**	5	\$200	
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		
		-	nt : Severe, Area A out The Building	ffected :	100%			
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		2-4 ed Life, Ex : Mechani	\$26,000 tent : Severe, Area cal Room	2051 Affected	* *	5		
round								
Grounding Devices Generic	Location	2-4 ervation, E : Basemen ion : Corre		LIFE Affected	**	5	\$700	
ighting								
Interior Lighting								
Fluorescent	-		res, Extent : Light, out The Building	2036 Area Affe	* * ected : 100%	10	\$23,700	
LED	2%			2039	* *			
Egress Lighting	270			_000				
Emergency, Battery	40%			2031	\$17,300	10	\$2,500	
Emergency, Battery	10%			2031	**	10	\$600	
Exit, Service	30%			2031	\$3,300	1	4000	
Exit, Service	20%			2036	**	1		
Exterior Lighting				'				
HID	20%			2036	* *	10		
No Component	80%							
larm								
Security System								
No Component	70%							
Generic	30%			2031	\$26,100	1	\$5,300	
	Other Obse	ervation, E	xtent : Light, Area	Affected			-	
	Location	: Lobby, C	hutside, Entry And	Exit Doo	rs			
	Explanati	$on \cdot CCT$	7 Surveillance Car	neras An	d Intrusion Alarm S	System		

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

#### Asset # : 1998

		A3561#.1	550				
Electrical	Curren	t Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost )	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm Fire/Smoke Detection No Component Generic, Digital	Location : Throug	Extent : Light, Area ghout The Building obe Lights, Horns, M			1-3 Bells And	\$11,700 d Smoke	
Mechanical	Curren	t Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost )	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating							
Energy Source Natural Gas	100%		2041	* *	1		
Conversion Equipment	10070		2041		1		
Steam Boiler	Location : Basem	Extent : Light, Area ent Gas Fired Steam Boild		* * ': 100%	1	\$26,200	
Distribution	Explanation : 2 G	us i neu sieum bon					
Steam Piping/Pump	75%		2031	\$154,900			
Steam Piping/Pump	25%		2051	* *			
Terminal Devices Convector/Radiator	100% On Extended Life, I Location : Throug	Extent : Moderate, A zhout	2029 rea Affec	\$210,900 ted : 100%	1	\$8,500	
Air Conditioning							
Energy Source Electricity	100%		2039	* *	1		
Conversion Equipment Window/Wall Unit	100%		2029	\$97,700	1		
Ventilation Distribution Ductwork/Diffusers No Component	20% 80%		LIFE	* *	2-5	\$2,900	
Exhaust Fans Interior	U	Extent : Moderate, Ai	00		2	\$800	
Inmhina	Location : 4th Fle	oor Mechanical Equi	pment R	oom			
Plumbing H/C Water Piping Brass/Copper	100%		2031	\$331,200	1		
Water Heater With Tanks Gas Fired	100%		2026	\$16,700	2		

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

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

Asset # : 1998

lechanical	Current Repa	ir Future F	Replacement	M	aintenance	
vstem Component Type	% of Fail Date Est Total (Years)	imated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
umbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent Location : Throughout	: Moderate, Area Affected	! : 100%			
Storm Drain Piping						
Cast Iron	75%	LIFE	* *	1		
	On Extended Life, Extent Location : Throughout	: Moderate, Area Affected	! : 100%			
Cast Iron	25% Now	\$13,600 LIFE	* *	1		
	Blockage /Clogged, Exten Location : Areaways An Pipe Corrosion	d Basement Level Drains.		g Due To	Heavy Internal	
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%					
rtical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exten	t : Severe, Area Affected :	100%			
	Location : Basement To	3rd Floor				
	Explanation : 1 Unit. No	ot In Service				

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.

<sup>\*\*</sup> 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 Address	<ul> <li>FORT GREENE DISTRICT HEALTH CTR.</li> <li>295 FLATBUSH AVENUE EXT. @WILLOUGHBY ST.</li> </ul>							
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
Total		\$693,200		\$785,800
Importance Code A		\$154,600		\$117,400
Importance Code B		\$538,600		\$668,300
Total		\$693,200		\$785,800
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
Total	\$157,500	\$142,700	\$45,200	\$32,600
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			
Total	\$157,500	\$142,700	\$45,200	\$32,600



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.

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.

Asset	# :	: 19	81
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Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prioriț
xterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$64,200	
Masonry: Brick	3%		\$9,700	LIFE	* *	5	\$2,400	
			xtent : Moderate, A					
	Location	ı : Over Reş	gional Director Off	fice On F	ifth Floor			
Masonry: Limestone	5%			LIFE	* *	5	\$3,000	
Metal Panel	8%			2052	* *	5-10	\$44,200	
Granite Panels	4%		\$38,600	LIFE	* *	5	\$2,400	
	-	Discoloring, 1 : Entry Ra	Extent : Moderate	e, Area Aj	ffected : 5%			
Windows								
Aluminum		Now	\$5,200	2048	* *	5	\$2,800	
		etration, E. 1 : 5th Floo	xtent : Light, Area r Office	Affected	: 5%			
Aluminum	60%			2048	* *	5	\$11,300	
Metal Louvers	5%			2035	\$50,800	10	\$5,900	
Steel	5%		\$13,800	2057	* *	5	\$5,900	
		/Rusting, E 1 : Penthou	xtent : Moderate, A se	Area Affe	cted : 25%			
	Glazing B	roken/Crac	ked, Extent : Mode	erate, Are	a Affected : 15%			
	Location	n : Penthou	se					
	Thermally	Inefficient,	Extent : Moderate	e, Area Aj	ffected : 50%			
	Location	n : Penthou	se					
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%		\$154,600	2037	* *			
	e	ng, Extent : 1 : Through	Light, Area Affecto out	ed : 10%				
	-	Evident, Ex 1 : Through	tent : Light, Area A out	Iffected :	10%			
	-	Extent : Lig 1 : Through	ht, Area Affected : out	5%				
Soffits								
Cast in Place Concrete	40%			LIFE	* *	5		
Cement - Fiber Panel	60%			2037	* *	10		
terior								
Floors								
1 10013				LIEE	* *	5	\$11,400	
Cast in Place Concrete	10%			LIFE			\$11,400	
	10% 13%			2041	* *	5	\$6,800	
Cast in Place Concrete					* *			

*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.

/	Asset	#	:	1981
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Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Interior Walls	4.0.0.(			• • • • •		_	<b>*</b> ~ ~ ~ ~ ~	
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%	N	¢0.400	LIFE	* *	5	¢5 200	
	Location	Crumbling, : Fifth Flo	\$8,400 Extent : Moderate oor Office xtent : Moderate, A		fected : 2%	5	\$5,300	
		e : Fifth Flo						
SGFT/Glazed Masonry	15%		\$23,200	LIFE	* *			
	Diagonal		tent : Moderate, Ar		ed : 5%			
Wood	2%			LIFE	* *	5	\$7,100	
Ceilings AcousTileSusp.Lay-In	60%			2045	* *	5	\$31,300	
	Location	hscoloring, 1 : First Fla	Extent : Light, Are					
Exposed Struc: Concrete				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	
te Enclosure								
Fence/Gates	1000/			0067	<u>ب</u> د بد			
Iron Picket	100%			2067	* *			
Free Standing Walls Masonry: Brick	100%			2052	* *			
Retaining Walls	10070			2032				
Cast in Place Concrete	100%			2052	* *			
te Pavements Public Sidewalk	10070			2032				
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2045	* *			
Masonry: Granite	50%			LIFE	* *			
loctrical		Current	Zonoir	Enter	o Boplocement		aintanan <del>ce</del>	
lectrical		Current I			e Replacement		aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts Service Equipment	100%			2042	* *	5	\$200	

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.

			A3561 # . 1.					
Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
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	100/			2040		_	¢ 400	
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		
Blaided Cloth			ent : Moderate, Are			1		
		i : Basemen		и лујесте	u . 10070			
Themmonlectio	60%			2042	* *	1		
Thermoplastic Thermoplastic	20%			2042	* *	1		
Motor Controllers	2070			2032		1		
Locally Mounted	85%			2037	* *	5	\$200	
Locally Mounted	15%			2037	\$21,700	5	\$200	
Bround	1570			2050	φ21,700	5		
Grounding Devices								
Not Accessible	100%							
ighting								
Interior Lighting								
Fluorescent	20%			2037	* *	10	\$6,400	
	-		res, Extent : Light, out The Building	Area Aff	ected : 100%			
Fluorescent	40%			2027	\$207,200	10	\$12,800	
			res, Extent : Light, out The Building	Area Aff	ected : 100%			
Fluorescent	30%			2032	\$155,400	10	\$9,600	
			res, Extent : Light, out The Building	Area Aff	lected : 100%			
LED	10%			2037	* *			
Egress Lighting	1070							
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	
			t Light, Extent : Lig					
	Location	ı : Soffits A	t Entrances					
HID	10%			2027	\$19,000	10		
No Component	70%							

Asset # : 1981

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.

Asset # : 1981

			Assel # 11	<b>30 I</b>				
Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm								
Security System Generic Generic	Malfuncti	Now	\$53,600 nt : Moderate, Area or	2032 2037 a <i>Affecte</i> d	\$23,000 ** d:100%	1 1	\$4,700 \$9,800	
Fire/Smoke Detection No Component Generic, Digital	Other Obs Location	Now servation, E 1 : First Flo	\$3,200 xtent : Moderate, 2 or ole Signal Visible C			1-3	\$7,000	
lechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Ieating								
Energy Source Natural Gas	100%			2052	* *	1		
Conversion Equipment	10070			2032		1		
Hot Water Boiler	Location	servation, E 1 : Sub-base	xtent : N/A, Area A ement Boiler Room its, Summer Boiler			1	\$1,700	
Steam Boiler	Location	servation, E	xtent : N/A, Area A ement Boiler Room its		* *	1	\$31,100	
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	
Convector/Radiator	2370 75%			2032	\$100,200	1	\$8,500	
ir Conditioning	, , , , , ,					-	\$ 3,5 0 0	
Energy Source Electricity	100%			2040	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	R-22 Refr	igerant, Ex	ent : Light, Area A ler On Roof	2028 ffected :	\$277,700 100%	1	\$15,100	
Int Pkg Unit -	20%		5	2033	\$111,000	2	\$400	
Heating/Cooling Ext Pkg Unit -	15%			2040	* *	2	\$300	
Heating/Cooling								
Heating/Cooling Split Unit	5%			2037	* *			

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.

Asset # : 1981

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
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 Terminal Devices Air Handler/Cool/Ht No Component	60% 40% 60%			2037	* *	1	\$8,600	
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,400	
Exhaust Fans Interior Roof	80% 20%			2032 2032	\$120,800 \$13,200	2 2	\$900 \$200	
Plumbing H/C Water Piping Galvanized Steel	Location	: Basemen	xtent : N/A, Area A ht 75 Gallon Tank	2037 ffected :	* *	1		
Water Heater With Tanks Gas Fired	100%			2030	\$16,700	2		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron Sump Pump(s)	100%			LIFE	* *	1		
Non-Submersible Backflow Preventer	100%			2037	* *	4	\$900	
Generic Fixtures	100%			2037	* *	1	\$2,100	
Generic Vertical Transport	100%							
Elevators Geared Traction			xtent : N/A, Area A ts From Basement			n Sub-ba	sement To 1st	
Fire Suppression		ion : 3 Uni	its					
Sprinkler Under Construction	100%							
Fire Pump Under Construction	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.

#### Page: 91

### Print Date: 15-Aug-2024 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025

Asset Name	: HOMECRES	T DIST.	HEALTH C	ΓR.	
Address	: 1601 AVENU	E 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			<b>Project Type</b>	: HEALTH AND MENTAL HYGIENE
Date of Survey	: 22-Nov-2022			Landmark Status	: NONE
Areas Surveyed	: Basement, Su	b Basen	ent, Roof, Fl	oors 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	
Total	\$90,600	\$235,900
Importance Code B	\$90,600	\$235,900
Total	\$90,600	\$235,900

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
Total	\$162,200	\$14,600	\$11,900	\$56,900
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			
Total	\$162,200	\$14,600	\$11,900	\$56,900



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.

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.

#### Asset # : 13729

Architecture	Current Repair			Futur	re Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Glass Block	1%			LIFE	* *	5	\$100	
Masonry: Brick Cavity	94%			LIFE	* *	5	\$17,000	
	00	nce, Extent : Through	: Light, Area Affec out	ted : 5%				
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		Now	\$9,200	2039	* *			
			lerate, Area Affecte	ed : 2%				
		-	out Upper Roof					
	Ponding, I	Extent : Mo	derate, Area Affect	ed : 2%				
	Location	: Canopy	Roof. Improper Pit	ch				
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	
nterior								
Floors								
Cast in Place Concrete	7%	4+	\$2,900	LIFE	* *	5	\$3,800	
			: Light, Area Affec	ted : 209	2%			
	Location	: Basemen	at and a second s					
Ceramic Tile	8%	Now	\$5,500	2043	* *	5	\$1,000	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: Toilets T	hroughout					
Mosaic Tile	3%			2039	* *	5	\$1,900	
Terrazzo	5%			LIFE	* *	5	\$1,000	
Vinyl Tile		Now	\$5,700	2034	\$114,500	3	\$1,600	
· j			tent : Moderate, A			•	4-,000	
		: 2nd Floo		55				
			: Moderate, Area A	Iffected :	25%			
		: 2nd Floo		55				
Vinyl Tile	50%			2039	* *	3	\$4,700	
Vinyl Tile 9" X 9"		Now	\$29,300	2039	* *	3	\$900	
vingi inc / A /			Extent : Moderate		ffected · 20%	5	ψ700	
	-	-	out Basement	, 11 cu 11j	<i>Jeelea</i> . 2070			
			: Moderate, Area A	Iffected .	· 100%			
			out Basement	gjeeneu.	100/0			

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.

#### Asset # : 13729

Architecture		Current I	Repair	Futur	e Replacement	M		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Interior Walls								
Cast in Place Concrete	Vertical C	Now racks, Exte 1 : Storage	\$8,300 nt : Moderate, Area Room	LIFE a Affected	* * d : 5%			
Ceramic Tile	7%	Now	\$1,700	2043	* *	5	\$800	
	-	Crumbling, 1 : Toilets T	Extent : Moderate hroughout	, Area A <u>j</u>	ffected : 5%			
Glass Block	3%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	\$2,000	
Plaster	65%		\$17,400	LIFE	* *	5	\$4,400	
			Extent : Moderate e And 2nd Floor Of		ffected : 10%			
Ceilings	4 =0 /			0047	-1010-	-	<b>#2 -</b> 00	
AcousTileSusp.Lay-In	15%			2047	* *	5	\$3,700	
Gypsum Board	10%			LIFE	* *	5	\$3,100	
Plaster	75%			LIFE	* *	5	\$11,700	
ite Enclosure Fence/Gates								
Chain Link	75%	Now	\$10,100	2054	* *			
	Broken/M	issing Elem	ents, Extent : Mode mote Terminal Uni	erate, Ar				
Iron Picket	25%			2069	* *			
Free Standing Walls Masonry: Brick			\$800 od, Extent : Light, . Entrance	2054 Area Affe	* * ected : 10%			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
ite Pavements Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways Cast in Place Concrete	100%			2047	* *			
Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System	% of	Fail Date	Estimated Cost	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component Type	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1 110110
nder 600 Volts Service Equipment Fused Disc Sw	100% Other Obs		Extent : N/A, Area A	2034 ffected :	\$7,400	5	\$100	
	Location	ı : Electrica						
Switchgear / Switchboard Molded Case Bkrs	100%		ναπαστο 1 <i>ναπο</i> ριατο	2034	\$63,500	5	\$400	
	100/0			2057	ψ05,500	5	ψτυυ	

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.

			A5561#.13	123				
Electrical		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 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	
round								
Grounding Devices								
Generic	100%		\$10,200	LIFE	* *	5	\$200	
			loderate, Area Affec	eted : 10	0%			
	Location	ı : Electrice	al Room					
ighting								
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%							
larm								
Security System								
Generic	100%			2034	\$30,600	1	\$6,200	
			Extent : N/A, Area A		100%			
			s, Outside Perimete					
	Explana	tion : CCT	V Surveillance Can	ieras				
Fire/Smoke Detection								
Generic, Analog	100%			2034	\$42,000	1-3	\$10,300	
			Extent : N/A, Area A	ffected :	100%			
	Location	1 : Through	out The Building					
	Explana	tion : Strob	e Lights, Manual F	ull Statio	ons, Alarm Bells, S	moke De	tectors, Horns	
lechanical		Current	Popair	Eutor	e Replacement	м	aintenance	
	A							
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

\* \*

1

2054

#### Asset #: 13729

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.

100%

Energy Source

Natural Gas

Heating

### Asset # : 13729

lechanical	Curren	t Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
eating								
Conversion Equipment								
Steam Boiler	100%		2039	* *	1	\$16,500		
		s, Extent : N/A, Area o. 2 In Boiler Room	Affected	: 50%				
		o. 2 In Boller Room Extent : N/A, Area A	ffootod .	1000/				
	Location : Basem		gjecieu .	10070				
	Explanation : 2 U							
Distribution	Explanation : 2 C	1115						
Steam Piping/Pump	100%		2044	* *				
Terminal Devices								
Convector/Radiator	90%		2039	* *	1	\$4,900		
Unit Heater - Steam	10%		2034	\$9,300	4	\$200		
Controls								
Electrical	100%		2029	\$90,600				
ir Conditioning								
Energy Source	1000/		20.42	* *	1			
Electricity	100%		2042		1			
Conversion Equipment Exterior Pkg Unit -	20% 0-2	\$35,700	2044	* *	2	\$200		
Cooling	Malfunctioning Fr	tent : Severe, Area Aj	flocted .	1000/				
		b Unit Is Very Noisy	•					
		xtent : Light, Area A		-				
		Extent : Severe, Area	a Affecte	d : 100%				
	Location : Roof		55					
	-	Extended Life Time						
Window/Wall Unit	70%		2029	\$43,200	1			
No Component	10%							
entilation								
Distribution								
Ductwork/Diffusers	30%		LIFE	* *	2-5	\$2,800		
No Component	70%							
Exhaust Fans		¢0.500	2011	ate ate	•	¢100		
Roof	30% 0-2	\$9,500	2044	* * Y4 - J - 1000/	2	\$100		
	Not Energy Efficien Location : Roof	t, Extent : Moderate,	, Area AJ	fectea : 100%				
	U U	t Extant · Savana Ar	an Affant	ad . 1000/				
	Location : Roof	t, Extent : Severe, Ar	eu Ajjeci	eu . 10070				
	-	Extent : Severe, Area	Affected	· 100%				
	Location : 2 Units							
No Component	70%							
umbing	, , , , ,							
e		<b>* 1 2</b> 0 0	2044	* *	1			
H/C Water Piping Brass/Copper	100% Now	\$4,200	2044		-			
H/C Water Piping		\$4,200 Severe, Area Affectec			-			

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

#### Asset # : 13729

Mechanical	Current Rep	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Water Heater With Tanks							
Gas Fired	100%		2032	\$16,700	2		
	Other Observation, Exte	ent : N/A, Area Af	fected :	100%			
	Location : Basement						
	Explanation : One Uni	it 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 : Sever	re, Area Affected	: 50%				
	Location : The Housin	g, Boiler Room					
Backflow Preventer							
Generic	100%		2039	* *	1	\$1,000	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
-	Other Observation, Exte	ent : N/A, Area Af	fected :	100%			
	Location : Basement T	o 2nd Floor					
	Explanation : One Uni	it					

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<sup>\*\*</sup> 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	: JAMAICA DISTRICT HEALTH CENT	TER	
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
Total	\$1,749,000	\$3,252,300
Importance Code A	\$196,900	\$905,200
Importance Code B	\$1,552,100	\$2,347,100
Total	\$1,749,000	\$3,252,300

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
Total	\$202,200	\$42,800	\$44,400	\$48,100
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			
Total	\$202,200	\$42,800	\$44,400	\$48,100



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.

#### Asset # : 1979

chitecture		Current	Repair	Futur	e Replacement	M		
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	\$12,800	
Masonry: Brick		Now	\$196,900	LIFE	* *	5	\$49,000	
			Extent : Moderate, A	lrea Affe	cted : 5%			
		1 : Penthou						
			od, Extent : Moder		Affected : 10%			
		-	out 2nd And 3rd Fl					
			xtent : Moderate, A		cted : 15%			
		-	out 2nd And 3rd Fl	oor				
Granite Panels	5%		\$6,500	LIFE	* *	5	\$2,000	
			od, Extent : Light,	Area Affe	ected : 5%			
	Location	1 : Front Fa	acade					
Windows								
Aluminum		Now	\$15,400	2047	* *	5	\$8,300	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location	ı : Basemer	nt Boiler Room					
Glass Block		Now	\$4,900	LIFE	* *	5	\$600	
	Glazing B	roken/Crac	ked, Extent : Mode	rate, Are	a Affected : 10%			
	Location	1 : 1st Floo	r 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	
			xtent : Light, Area	Affected	: 5%			
	Location	1 : Through	out					
Roof								
Single Ply Membrane	85%			2031	\$838,100	10	\$41,900	
Skylight, Metal/Glass	15%			2051	* *	10	\$24,600	
Soffits							•	
Cast in Place Concrete		Now	\$5,800	LIFE	* *	5	\$2,500	
	-	Crumbling 1 : Rear Yai	, Extent : Moderate rd Exit	, Area A <u>j</u>	fected : 10%			
			ent, Extent : Moder	ate. Area	Affected · 5%			
	-	i : Rear Yai		, 111 CU				
Ceramic Tile	50%			2041	* *	10	\$500	
			, Extent : Light, Ard		ed : 10%		4200	
		ı : Main En		55				

Interior

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

#### Asset # : 1979

	Current	Repair	Futur	e Replacement	M	aintenance	
% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
					5		
		•. • ·			5	\$6,900	
0		U	ffected :	10%			
		-	. 1 100	/			
			ted : 10%	Ó			
	: Ioilets I	hroughout					
					-		
					3	\$16,800	
			rea Affect	ted : 10%			
		-		100 1 150/			
			erate, Ar	ea Ajjectea : 15%			
			1409 11	Footod , 200/			
-	-		, Areu Aj	<i>Jecieu</i> . 2076			
Locuiton	. 15/1/00/	Eucoraiory					
10%			LIFE	* *			
	Now	\$10,900		* *	5	\$23,800	
				fected : 5%	U	\$20,000	
Water Pene	etration, E	xtent : Moderate, A	lrea Affec	cted : 5%			
Location	: 2nd And	3rd Floor Offices					
25%	Now	\$8,600	LIFE	* *	5	\$5,400	
Cracking/C	Crumbling,	Extent : Moderate	, Area A <u>j</u>	fected : 5%			
Location	: 2nd And	3rd Floor Offices					
			lrea Affeo	cted : 10%			
Location	: 2nd And	3rd Floor Offices					
10%			LIFE	* *			
Staining/D	iscoloring,	Extent : Light, Are	ea Affecte	ed : 10%			
Location	: Basemen	t					
-					_		
					5	\$27,600	
			Area Aff	ected : 5%			
			1.00 1	1 50/			
			ea Affecte	2a : 5%			
	. 2nu And	STU FIOOR OJJICES				** ***	
	NT	Φ.4.100					
					5	\$4,300	
			, Area A <u>j</u>	jecieu : 5%			
			rag Affa	eted · 5%			
muler refle	n unon, E.	neni . moueruie, A	чей Ајјес	1cu . J/0			
	Total10%10%Patching ELocationWorn/ErodeLocationT5%Adhesion FLocationBroken/MisLocationCracking/CLocation10%55%Cracking/CLocationWater PenelLocationWater PenelLocationWater PenelLocationWater PenelLocationStaining/DiLocationStaining/DiLocationStaining/DiLocationStaining/DiLocation10%Staining/DiLocation10%Cracking/CLocationStaining/DiLocationStaining/DiLocationStaining/DiLocationStaining/DiLocationStaining/DiLocationStaining/DiLocationStaining/DiLocationStaining/DiLocationStaining/DiLocationStaining/DiLocationStaining/DiLocationStaining/DiLocationStaining/DiLocationStaining/DiLocationStaining/DiLocationStaining/DiLocationStaining/DiLocationStaining/DiLocation<	% of Total       Fail Date (Years)         10%       10%         10%       Patching Evident, Ex         Location : Toilets T       Worn/Eroded, Extent         Location : Toilets T       15%         65%       Now         Adhesion Failure, Ex       Location : 1st Floor         Broken/Missing Elem       Location : 1st Floor         Cracking/Crumbling,       Location : 1st Floor         10%       55%         Stoken/Missing Elem       Location : 1st Floor         Cracking/Crumbling,       Location : 1st Floor         10%       55%         Stoken/Cracking/Crumbling,       Location : 2nd And         Water Penetration, E:       Location : 2nd And         Location : 2nd And       10%         Staining/Discoloring,       Location : Basemen         80%       Now         Misaligned/Bulging, .       Location : 2nd And         10%       Staining/Discoloring,         Location : 2nd And       10%         Staining/Discoloring,       Location : 2nd And         10%       Now         Misaligned/Bulging, .       Location : 2nd And         10%       Now         Misaligned/Bulging, .       Location : 2nd And	% of Tail Date Estimated Cost Total         10%         10%         10%         10%         Patching Evident, Extent : Light, Area Affector         Location : Toilets Throughout         Worn/Eroded, Extent : Light, Area Affector         Location : Toilets Throughout         Worn/Eroded, Extent : Light, Area Affector         Location : Toilets Throughout         15%         65%       Now         S24,200         Adhesion Failure, Extent : Moderate, And Location : Ist Floor Laboratory         Broken/Missing Elements, Extent : Moderate, And Location : Ist Floor Laboratory         Cracking/Crumbling, Extent : Moderate         Location : Ist Floor Laboratory         Cracking/Crumbling, Extent : Moderate         Location : 2nd And 3rd Floor Offices         Water Penetration, Extent : Moderate, And Location : 2nd And 3rd Floor Offices         Water Penetration, Extent : Moderate, And Location : 2nd And 3rd Floor Offices         Water Penetration, Extent : Moderate, And Location : 2nd And 3rd Floor Offices         Water Penetration, Extent : Moderate, And Location : 2nd And 3rd Floor Offices         Water Penetration, Extent : Moderate, And Location : 2nd And 3rd Floor Offices         Now       \$17,900         Misaligned/Bulging, Extent : Light, Area         Location : 2nd And 3rd Fl	% of Total       Fail Date Estimated Cost Total       Year FY         10%       LIFE         10%       2040         Patching Evident, Extent : Light, Area Affected :       2040         Patching Evident, Extent : Light, Area Affected :       10%         Location : Toilets Throughout       Worn/Eroded, Extent : Light, Area Affected : 10%         Location : Toilets Throughout       15%         Mension Failure, Extent : Moderate, Area Affect       Location : Toilets Throughout         10%       LIFE         65%       Now       \$24,200       2031         Adhesion Failure, Extent : Moderate, Area Affect       Location : Ist Floor Laboratory         Broken/Missing Elements, Extent : Moderate, Area Affect       Location : Ist Floor Laboratory         Cracking/Crumbling, Extent : Moderate, Area Affect       Location : 1st Floor Laboratory         10%       LIFE       S5%       Now       \$10,900       LIFE         Cracking/Crumbling, Extent : Moderate, Area Affect       Location : 2nd And 3rd Floor Offices       25%       Now       \$8,600       LIFE         Cracking/Crumbling, Extent : Moderate, Area Affect       Location : 2nd And 3rd Floor Offices       25%       Now       \$8,600       LIFE         Staining/Discoloring, Extent : Moderate, Area Affect       Location : 2nd And 3rd Floor Offices	% of TotalFail Date (Years)Estimated Cost FY10%LIFE 2040**10%2040**Patching Evident, Extent : Light, Area Affected : 10% Location : Toilets Throughout10%Worn/Eroded, Extent : Light, Area Affected : 10% Location : Toilets Throughout11FE **15%LIFE LiFE**65%Now\$24,200Adhesion Failure, Extent : Moderate, Area Affected : 10% Location : 1st Floor LaboratoryBroken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : 1st Floor LaboratoryCracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : 1st Floor Laboratory10%LIFE LiFE **55%Now\$10,900LIFE **20%2031 Location : 1st Floor ClaboratoryCracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : 1st Floor Laboratory10%LIFE LiFE **55%Now\$10,900LIFE **20%Now20%S8,600LIFE Location : 2nd And 3rd Floor OfficesWater Penetration, Extent : Moderate, Area Affected : 5% Location : 2nd And 3rd Floor OfficesWater Penetration, Extent : Moderate, Area Affected : 10% Location : 2nd And 3rd Floor Offices10%LIFE LiFE **80%Now\$17,9002044 	% of Fail Date Estimated Cost TotalYear (Years)Estimated Cost (Yrs)Cycle (Yrs)10%LIFE**510%2040**5Patching Evident, Extent : Light, Area Affected : 10% Location : Toilets Throughout Worn/Eroded, Extent : Light, Area Affected : 10% Location : Toilets ThroughoutUIFE**15%LIFE**565%Now\$24,2002031\$1,209,4003Adhesion Failure, Extent : Moderate, Area Affected : 10% Location : 1st Floor Laboratory10%Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : 1st Floor Laboratory20%Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : 1st Floor Laboratory10%10%LIFE**55%Now\$10,900LIFE**5Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : 2nd And 3rd Floor OfficesWater Penetration, Extent : Moderate, Area Affected : 5% Location : 2nd And 3rd Floor Offices25%Now\$8,600UIFE**5Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : 2nd And 3rd Floor OfficesWater Penetration, Extent : Moderate, Area Affected : 10% Location : 2nd And 3rd Floor Offices10%Now\$17,9002044**5Misaligned/Bulging, Extent : Light, Area Affected : 10% Location : 2nd And 3rd Floor Offices80%Now\$17,9002044**5Misaligned/Bulging, Extent : Light, Area Affected : 5%<	Total (Years)FY(Yrs)10%LIFE**5\$15,10010%2040**5\$6,900Patching Evident, Extent : Light, Area Affected : 10%Location : Toilets ThroughoutWorn/Eroded, Extent : Light, Area Affected : 10%Location : Toilets Throughout15%LIFE**5\$8,10065%Now\$24,2002031\$1,209,4003\$16,800Adhesion Failure, Extent : Moderate, Area Affected : 10%Location : Ist Floor LaboratoryStoken/Missing Elements, Extent : Moderate, Area Affected : 20%Location : Ist Floor LaboratoryCracking/Crumbling, Extent : Moderate, Area Affected : 20%Location : Ist Floor Laboratory10%LIFE**\$\$23,800Cracking/Crumbling, Extent : Moderate, Area Affected : 5%Location : 2nd And 3rd Floor OfficesWater Penetration, Extent : Moderate, Area Affected : 5%Location : 2nd And 3rd Floor OfficesWater Penetration, Extent : Moderate, Area Affected : 10%Location : 2nd And 3rd Floor OfficesWater Penetration, Extent : Moderate, Area Affected : 10%Location : 2nd And 3rd Floor Offices10%LIFE**\$\$80%Now\$17,9002044**\$\$80%Now\$17,9002044**\$\$10%LIFE**\$\$\$4,300Cracking/Discoloring, Extent : Light, Area Affected : 5%Location : 2nd And 3rd Floor Offices10%LIFE**\$\$\$4,300Cracking/Discoloring, Extent : Light, Area Affected : 5%Location : 2nd And

Site Enclosure

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.

Asset # : 1979

			Asset # : 1					
Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure								
Fence/Gates	0.50(			0051				
Chain Link	95%			2051	* *			
		kusting, E. : Rear Yar	xtent : Light, Area . d	Ajjeciea	: 5%			
Inon District	<u>5%</u>	. Rear 14	u	2066	* *			
Iron Picket Retaining Walls	370			2000				
Cast in Place Concrete	100%			2066	* *			
ite Pavements	10070			2000				
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$2,200	2036	* *			
	-	-	Extent : Light, Are arsons Boulevard	a Affecte	ed : 5%			
On-Site Walkways								
Cast in Place Concrete	100%		\$800	2036	* *			
		rumbling, : Rear Yar	Extent : Moderate d	, Area Aj	fjected : 15%			
Electrical		Current I	Repair	Futur	e Replacement	м	aintenance	
System	0/							D
Component Type	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
~								
Service Equipment								
Fused Disc Sw	50%			2051	* *	5	\$100	
	50%			2041	* *	5 5	\$100 \$100	
Fused Disc Sw	50% Other Obse		xtent : N/A, Area A	2041	* *			
Fused Disc Sw	50% Other Obso Location	: Electrica	al Room	2041 ffected :	* *	5	\$100	
Fused Disc Sw Fused Disc Sw	50% Other Obso Location	: Electrica		2041 ffected :	* *	5	\$100	
Fused Disc Sw Fused Disc Sw Transformers	50% Other Obse Location Explanat	: Electrica	al Room	2041 ffected : t Switch	* *	5 ated At 40	\$100 00 Amperes.	
Fused Disc Sw Fused Disc Sw	50% Other Obse Location Explanat 100%	: Electrico ion : Main	al Room	2041 ffected : <u>t Switch</u> 2044	** 100% For The Annex Ra **	5	\$100	
Fused Disc Sw Fused Disc Sw Transformers	50% Other Obso Location Explanat 100% Other Obso	: Electrico ion : Main	ul Room Service Disconnec Xtent : N/A, Area A	2041 ffected : <u>t Switch</u> 2044	** 100% For The Annex Ra **	5 ated At 40	\$100 00 Amperes.	
Fused Disc Sw Fused Disc Sw Transformers Dry Type	50% Other Obse Location Explanat 100% Other Obse Location	: Electrico ion : Main ervation, E : Electrico	ul Room Service Disconnec Xtent : N/A, Area A	2041 ffected : <u>t Switch</u> 2044 ffected :	** 100% For The Annex Ra ** 100%	5 ated At 40	\$100 00 Amperes.	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard	50% Other Obse Location Explanat 100% Other Obse Location Explanat	: Electrico ion : Main ervation, E : Electrico	ıl Room Service Disconnec Extent : N/A, Area A ıl Room	2041 ffected : t Switch 2044 ffected : 208/480/	** 100% <u>For The Annex Ra</u> ** 100% 277 Volts	5 ated At 40	\$100 00 Amperes. \$200	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs	50% Other Obse Location Explanat 100% Other Obse Location	: Electrico ion : Main ervation, E : Electrico	ıl Room Service Disconnec Extent : N/A, Area A ıl Room	2041 ffected : <u>t Switch</u> 2044 ffected :	** 100% For The Annex Ra ** 100%	5 ated At 40	\$100 00 Amperes.	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway	50% Other Obse Location Explanat 100% Other Obse Location Explanat 100%	: Electrico ion : Main ervation, E : Electrico	ıl Room Service Disconnec Extent : N/A, Area A ıl Room	2041 ffected : t Switch 2044 ffected : 208/480/ 2051	* * 100% <u>For The Annex Ra</u> ** 100% 277 Volts **	5 ated At 40 5 5	\$100 00 Amperes. \$200	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit	50% Other Obse Location Explanat 100% Other Obse Location Explanat 100% 30%	: Electrico ion : Main ervation, E : Electrico	ıl Room Service Disconnec Extent : N/A, Area A ıl Room	2041 ffected : t Switch 2044 ffected : 208/480/ 2051 2051	* * 100% <u>For The Annex Ra</u> * * 100% <u>277 Volts</u> * *	5 <i>sted At 40</i> 5 5 1	\$100 00 Amperes. \$200	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit	50% Other Obse Location Explanat. 100% Other Obse Location Explanat. 100% 30% 50%	: Electrico ion : Main ervation, E : Electrico	ıl Room Service Disconnec Extent : N/A, Area A ıl Room	2041 ffected : t Switch 2044 ffected : 208/480/ 2051 2051 2051	** 100% <u>For The Annex Ra</u> ** 100% <u>277 Volts</u> ** **	5 <i>sted At 40</i> 5 5 1 1	\$100 00 Amperes. \$200	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Conduit	50% Other Obse Location Explanat 100% Other Obse Location Explanat 100% 30%	: Electrico ion : Main ervation, E : Electrico	ıl Room Service Disconnec Extent : N/A, Area A ıl Room	2041 ffected : t Switch 2044 ffected : 208/480/ 2051 2051	* * 100% <u>For The Annex Ra</u> * * 100% <u>277 Volts</u> * *	5 <i>sted At 40</i> 5 5 1	\$100 00 Amperes. \$200	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Conduit Panelboards	50% Other Obse Location Explanat. 100% Other Obse Location Explanat. 100% 30% 50% 20%	: Electrico ion : Main ervation, E : Electrico	ıl Room Service Disconnec Extent : N/A, Area A ıl Room	2041 ffected : t Switch 2044 ffected : 208/480/ 2051 2051 2051 2051 2051	** 100% <u>For The Annex Ra</u> ** 100% <u>277 Volts</u> ** **	5 <u>sted At 40</u> 5 5 1 1 1 1	\$100 00 Amperes. \$200 \$1,400	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Conduit Panelboards Fused Disc Sw	50% Other Obse Location Explanat 100% Other Obse Location Explanat 100% 30% 50% 20%	: Electrico ion : Main ervation, E : Electrico	ıl Room Service Disconnec Extent : N/A, Area A ıl Room	2041 ffected : t Switch 2044 ffected : 208/480/ 2051 2051 2051 2051 2051 2051 2051 2047	** 100% <u>For The Annex Ra</u> ** 100% <u>277 Volts</u> ** ** ** \$11,700	5 <u>sted At 40</u> 5 5 1 1 1 5	\$100 00 Amperes. \$200 \$1,400 \$100	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Conduit Panelboards Fused Disc Sw Fused Disc Sw	50% Other Obse Location Explanat 100% Other Obse Location Explanat 100% 30% 50% 20%	: Electrico ion : Main ervation, E : Electrico	ıl Room Service Disconnec Extent : N/A, Area A ıl Room	2041 ffected : t Switch 2044 ffected : 208/480/ 2051 2051 2051 2051 2051 2051 2051 2031	** 100% <u>For The Annex Ra</u> ** 100% <u>277 Volts</u> ** ** \$11,700 **	5 <u>sted At 40</u> 5 5 1 1 1 5 5 5	\$100 00 Amperes. \$200 \$1,400 \$100 \$100	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Conduit Panelboards Fused Disc Sw	50% Other Obse Location Explanat 100% Other Obse Location Explanat 100% 30% 50% 20%	: Electrico ion : Main ervation, E : Electrico	ıl Room Service Disconnec Extent : N/A, Area A ıl Room	2041 ffected : t Switch 2044 ffected : 208/480/ 2051 2051 2051 2051 2051 2051 2051 2047	** 100% <u>For The Annex Ra</u> ** 100% <u>277 Volts</u> ** ** ** \$11,700 **	5 <u>sted At 40</u> 5 5 1 1 1 5	\$100 00 Amperes. \$200 \$1,400 \$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.

#### Asset # : 1979

Electrical	Current	Repair	Futur	e Replacement	M	aintenance			
System Component Type		e Estimated Cost		Estimated Cost			Priority		
Under 600 Volts									
Wiring									
Braided Cloth	5% 2-4	\$4,300	2056	* *	1				
		tent : Severe, Area A	ffected :	100%					
	Location : Baseme	ent							
Thermoplastic	30%		2051	* *	1				
Thermoplastic	25%		2031	\$21,400 * *	1				
Thermoplastic	40%		2051	* *	1				
Motor Controllers	500/		2026	* *	-	¢200			
Locally Mounted	50% 20%		2036 2029		5	\$200 \$100			
Locally Mounted Locally Mounted	30%		2029	\$34,700 * *	5 5	\$100			
Ground	3070		2044		5	\$100			
Grounding Devices									
Generic	100%		LIFE	* *	5	\$800			
Lighting	10070		LII L		5	\$000			
Interior Lighting									
Fluorescent	60%		2031	\$410,800	10	\$25,400			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throug	hout The Building							
	Explanation : T-8 Lighting Fixtures	Lamps. 4re Scheduled To Be	Replace	ed With LED Lighti	ng Fixtur	res.			
Fluorescent	5%		2026	\$34,200	10	\$2,100			
	Other Observation,	Extent : N/A, Area A	ffected :	100%					
	Location : Throughout The Building								
	Explanation : T-12 Fixtures Are School	? Lamps. luled To Be Replace	d With I	ED Lighting Firtu	205				
Fluorescent	5%	iuieu 10 De Replace	2036	2D Lignung I ixiui **	10	\$2,100			
Thoreseent	-	nt Light, Extent : Lig		Affected · 100%	10	\$2,100			
	Location : Throug	0 0	,						
Fluorescent	5%		2036	* *	10	\$2,100			
Thublescent		nt Light, Extent : Lig		Affected · 100%	10	\$2,100			
		hout The Annex Buil		199000000000000000000000000000000000000					
Fluorescent	25%		2036	* *	10	\$10,600			
Photescent		ures, Extent : Light,		ected · 100%	10	\$10,000			
	•	hout The Annex Buil							
Egress Lighting	0		~						
Emergency, Battery	35%		2036	* *	10	\$3,900			
Emergency, Battery	15%		2039	* *	10	\$1,700			
Exit, LED	15%		2059	* *	1	-			
Exit, Service	35%		2036	* *	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.

#### Asset # : 1979

lectrical		Current	Ponair	Futur	e Replacement	М	aintenance		
vstem	a ( ) a								
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ghting									
Exterior Lighting									
Fluorescent	5%	, )		2031	\$10,100	10	\$200		
	-		t Light, Extent : Mo Main Building	derate, 1	Area Affected : 100	9%			
LED	15%	, )		2039	* *				
		servation, E n : Building	Extent : N/A, Area A Exterior	ffected :	100%				
	Expland	tion : LED	Fixtures Installed I	n 2018.					
No Component	80%	, D							
arm									
Security System									
No Component	70%	, )							
Generic	30%	, )		2036	* *	1	\$5,800		
	Other Ob	servation, E	Extent : N/A, Area A	ffected :	100%				
	Location : Outside And Entry And Exit Doors								
	Expland	ation : CCT	V Surveillance Cam	ieras An	d Intrusion Alarm S	System			
Fire/Smoke Detection									
Generic, Digital	100%	, D		2036	* *	1-3	\$31,800		
	Other Ob	servation, E	Extent : N/A, Area A	ffected :	100%				
			Extent : N/A, Area A out The Building	ffected :	100%				
	Locatio	n : Through				Iorns And	l Smoke		
	Locatio	n : Through ation : Strob	out The Building			Iorns And	l Smoke		
echanical	Locatio Expland	n : Through ation : Strob	out The Building e Lights, Manual P	ull Statio			1 Smoke aintenance		
vstem	Locatio Explanc Detecto	n : Through ution : Strob rs Current l	out The Building e Lights, Manual P Repair	full Statio	ons, Alarm Bells, H re Replacement	М	aintenance	Priorit	
/stem Component	Locatio Expland	n : Through ution : Strob rs Current l	out The Building e Lights, Manual P	full Statio	ons, Alarm Bells, H	М		Priorit	
vstem Component Type	Locatio Expland Detecto	n : Through ation : Strob rs Current I Fail Date	out The Building e Lights, Manual P Repair	full Statio Futur Year	ons, Alarm Bells, H re Replacement	M Cycle	aintenance	Priorit	
vstem Component Type eating	Locatio Expland Detecto	n : Through ation : Strob rs Current I Fail Date	out The Building e Lights, Manual P Repair	full Statio Futur Year	ons, Alarm Bells, H re Replacement	M Cycle	aintenance	Priorit	
<b>Type</b> Component Type Energy Source	Locatio Expland Detecto % of Total	n : Through ation : Strob rs Current Fail Date (Years)	out The Building e Lights, Manual P Repair	full Statio Futur Year FY	ons, Alarm Bells, H re Replacement Estimated Cost	M Cycle (Yrs)	aintenance	Priorit	
vstem Component Type eating Energy Source Natural Gas	Locatio Expland Detecto	n : Through ation : Strob rs Current Fail Date (Years)	out The Building e Lights, Manual P Repair	full Statio Futur Year	ons, Alarm Bells, H re Replacement	M Cycle	aintenance	Priori	
rstem Component Type eating Energy Source Natural Gas Conversion Equipment	Locatio Expland Detecto % of Total	n : Through ation : Strob rs Current Fail Date (Years)	out The Building e Lights, Manual P Repair	Futur Futur Year FY 2051	ons, Alarm Bells, H re Replacement Estimated Cost * *	M Cycle (Yrs)	aintenance Estimated Cost	Priorit	
zstem Component Type eating Energy Source Matural Gas Conversion Equipment Furnace	Locatio Expland Detecto % of Total 100%	n : Through ution : Strob rs Current I Fail Date (Years)	out The Building e Lights, Manual P Repair	Futur Futur Year FY 2051 2036	ons, Alarm Bells, H re Replacement Estimated Cost * *	M Cycle (Yrs)	aintenance	Priori	
rstem Component Type eating Energy Source Natural Gas Conversion Equipment	Locatio Expland Detecto % of Total 100% 20% 35%	n : Through ation : Strob rs Current Fail Date (Years)	out The Building e Lights, Manual P Repair Estimated Cost	Futur Year FY 2051 2036 2034	ons, Alarm Bells, H re Replacement Estimated Cost * * * * \$67,200	M Cycle (Yrs)	aintenance Estimated Cost	Priorit	
rstem Component Type eating Energy Source Natural Gas Conversion Equipment Furnace Heat Exchanger, Shell &	Locatio Expland Detecto % of Total 100% 20% 35% Other Ob Locatio	n : Through ation : Strob rs Current Fail Date (Years)	out The Building e Lights, Manual P Repair Estimated Cost Extent : N/A, Area A oom	Futur Year FY 2051 2036 2034 ffected :	ons, Alarm Bells, H re Replacement Estimated Cost * * * * \$67,200	M Cycle (Yrs)	aintenance Estimated Cost	Priorit	
rstem Component Type eating Energy Source Natural Gas Conversion Equipment Furnace Heat Exchanger, Shell &	Locatio Expland Detecto % of Total 100% 20% 35% Other Ob Locatio Expland	n : Through ation : Strob rs Current Fail Date (Years)	out The Building e Lights, Manual P Repair Estimated Cost Extent : N/A, Area A oom it And Pump Serves	Futur Year FY 2051 2036 2034 ffected :	ons, Alarm Bells, H re Replacement Estimated Cost * * * * \$67,200	M Cycle (Yrs)	aintenance Estimated Cost	Priorit	
rstem Component Type eating Energy Source Natural Gas Conversion Equipment Furnace Heat Exchanger, Shell &	Locatio Expland Detecto % of Total 100% 20% 35% Other Ob Locatio Expland	n : Through attion : Strob rs Current Fail Date (Years) Servation, E n : Boiler R attion : 1 Uni s Serve Mai	out The Building e Lights, Manual P Repair Estimated Cost Extent : N/A, Area A oom it And Pump Serves	Futur Year FY 2051 2036 2034 ffected :	ons, Alarm Bells, H re Replacement Estimated Cost * * * * \$67,200	M Cycle (Yrs)	aintenance Estimated Cost	Priorit	
Astem Component Type eating Energy Source Matural Gas Conversion Equipment Furnace Heat Exchanger, Shell & Tube	Locatio Expland Detecto % of Total 100% 20% 35% Other Ob Locatio Expland 2 Unit: 10% Other Ob	n : Through ution : Strob rs Current I Fail Date (Years) Servation, E n : Boiler R ution : 1 Units Serve Mai Serve Mai	out The Building e Lights, Manual P Repair Estimated Cost Extent : N/A, Area A oom it And Pump Serves	ull Static Futur Year FY 2051 2036 2034 ffected : 2044 ffected :	e Replacement Estimated Cost ** \$67,200 100% **	M Cycle (Yrs) 1 1	aintenance Estimated Cost \$4,600	Priorit	
Astem Component Type eating Energy Source Matural Gas Conversion Equipment Furnace Heat Exchanger, Shell & Tube	Locatio Expland Detecto % of Total 100% 20% 35% Other Ob Locatio Expland 2 Unit 10% Other Ob Locatio	n : Through ution : Strob rs Current I Fail Date (Years) Servation, E n : Boiler R ution : 1 Units Serve Mail Serve Mail Servation, E n : Third Fl	out The Building e Lights, Manual P Repair Estimated Cost Extent : N/A, Area A oom it And Pump Serves n Building.	ull Static Futur Year FY 2051 2036 2034 ffected : 2044 ffected :	e Replacement Estimated Cost ** \$67,200 100% **	M Cycle (Yrs) 1 1	aintenance Estimated Cost \$4,600	Priorit	
Astem Component Type eating Energy Source Natural Gas Conversion Equipment Furnace Heat Exchanger, Shell & Tube Hot Water Boiler	Locatio Expland Detecto % of Total 100% 20% 35% Other Ob Locatio Expland 2 Unit 10% Other Ob Locatio Expland	n : Through attion : Strob rs Current Fail Date (Years) Servation, E n : Boiler R attion : 1 Units Serve Mai Serve Mai Servation, E n : Third Fl attion : 1 Units	out The Building e Lights, Manual P Repair Estimated Cost Extent : N/A, Area A oom it And Pump Serves n Building. Extent : N/A, Area A oor Equipment Roo	Futur Year FY 2051 2036 2034 ffected : Annex. 2044 ffected : m	e Replacement Estimated Cost ** \$67,200 100%	M Cycle (Yrs) 1 1	aintenance Estimated Cost \$4,600 \$2,300	Priorit	
Astem Component Type eating Energy Source Matural Gas Conversion Equipment Furnace Heat Exchanger, Shell & Tube	Locatio Expland Detecto % of Total 100% 20% 35% Other Ob Locatio Expland 2 Unit 10% Other Ob Locatio Expland 35% Other Ob	n : Through ttion : Strob rs Current I Fail Date (Years) Servation, E n : Boiler R ttion : 1 Units Serve Mail Serve Mail Servation, E n : Third Fl ttion : 1 Units Servation in Construction Servation in Construction Servation Servation in Construction Servation in Construction Servation Servation Servation in Construction Servation in Construction	out The Building e Lights, Manual P Repair Estimated Cost Extent : N/A, Area A oom it And Pump Serves n Building. Extent : N/A, Area A oor Equipment Roc it Serves Annex Extent : N/A, Area A	Futur Year FY 2051 2036 2034 ffected : Annex. 2044 ffected : m 2036	ens, Alarm Bells, H e Replacement Estimated Cost ** \$67,200 100% ** 100%	M Cycle (Yrs) 1 1	aintenance Estimated Cost \$4,600	Priorit	

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.

#### Asset # : 1979

Mechanical	Current Repair Future Replacement					M		
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	
			Extent : Light, Area	Affected	: 100%			
		1 : Through						
	-		stos 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	
Convector/Radiator	50%			2036	* *	1	\$7,400	
No Component	25%							
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Reciprocating	60%			2026	\$398,300	1	\$12,800	
Compr/Chiller								
	-	-	tent : Light, Area A	ffected :	100%			
	Location	1 : Chillers						
Ext Pkg Unit -	40%			2036	* *	2	\$1,100	
Heating/Cooling								
Distribution								
CW & CHW Wtr	60%			2031	\$43,700	4	\$2,000	
Pipe/Pump								
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		
			Extent : N/A, Area A	ffected :	100%			
		ı : Mechan						
	Explana	tion : 2 Un	its. 70 Gallons Eac	h				
Sanitary Piping								
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			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.

#### Asset # : 1979

Mechanical		Current Repair		Future Replacement		М		
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		
	-		Extent : Moderate, A Heavy Rains At Par					
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 Obse	ervation, E	xtent : N/A, Area A	ffected :	70%			
	Location	: Basemen	t To 4th Floor					
	Explanati	ion : Two I	Passenger Units					
Hydraulic	20%			LIFE	* *			
-	Other Obse	ervation, E	xtent : N/A, Area A	ffected :	30%			
	Location	: Sub-base	ement To 1st Floor	And 1st	To 3rd Floor			
	Explanati	ion : One l	Freight Unit And O	ne Passe	enger Elevator In T	he Anne:	r	

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.

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

#### **DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025** Print Date : 15-Aug-2024

Asset Name	: JAMAICA DISTRICT HEALTH CENT	FER 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	
Total	\$197,100	\$101,900
Importance Code A	\$85,000	
Importance Code B	\$58,800	\$101,900
Importance Code C	\$53,300	
Total	\$197,100	\$101,900

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
Total	\$134,200	\$12,900	\$11,400	\$13,100
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
Total	\$134,200	\$12,900	\$11,400	\$13,100



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

Asset # : 14734

rchitecture		Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						•		
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$4,000	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$10,500	
			Extent : N/A, Area A por, Main Entrance		100%			
	Explana	tion : This	Component Is Actu	ally Arch	itectural Terra Co	tta		
Masonry: Brick Cavity	90%	0-2	\$41,300	LIFE	* *	5	\$24,300	
		Cracks, Ex : Bulkhea	tent : Light, Area A d Stair	ffected :	5%			
	Effloresce	nce, Extent	: Light, Area Affec	ted : 20%	6			
	Location	: West Fac	cade					
	Joint Mort	ar Miss/Er	od, Extent : Severe	, Area A <u>f</u>	fected : 20%			
	Location	: Through	out					
			vere, Area Affected	: 10%				
	Location	: Through	out Main Building					
			nt : Severe, Area A	ffected :	10%			
		: Through						
			xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Main Bu	ilding					
Masonry: Limestone	2%			LIFE	* *	5	\$400	
Windows								
Aluminum	100%	4+	\$18,600	2049	* *	5	\$4,000	
			xtent : Moderate, A	rea Affec	cted : 5%			
	Location	: 41n F100	r Window Lintels					
Parapets	30%			LIFE	* *	5	\$1,100	
Concrete Masonry Unit		Now	\$85,000	LIFE	* *	5 5	\$1,100	
Masonry: Brick Cavity	Misaligne	d/Bulging,	\$85,000 Extent : Severe, Ar Of 3rd Floor Lowe	ea Affect		3	\$2,200	
	Spalling, I		ere, Area Affected					
		-	nt : Severe, Area A	ffected :	10%			
		: Through						
Masonry: Limestone	3%	4+	\$1,200	LIFE	* *	5	\$100	
Wasoni y. Ennestone	-	=	od, Extent : Moder		Affected : 10%	5	\$100	
		: Coping I			<i></i>			
Pre-Cast Concrete	2%	1.1.1		LIFE	* *	5	\$400	
Roof	270			LIIL		5	\$ <del>1</del> 00	
Single Ply Membrane	100%	4+	\$5,500	2038	* *			
	Blisters, E		lerate, Area Affecto s To Annex					
			xtent : Moderate, A	rea Affe	cted : 2%			
			s To Annex					
Soffits		*						
Metal Panel	25%			2053	* *	5-10		
Stucco Cement	75%			2046	* *	5		

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.

Architecture	Current Repair Future Replacement					M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	5%	1		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	
	-	-	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	n : 4th Floo	r Main Building					
Gypsum Board	15%	1		LIFE	* *	5	\$3,800	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2053	* *			
Iron Picket	25%			2068	* *			
Free Standing Walls								
Masonry: Fieldstone	100%			2053	* *			
-	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	n : Main En	trance					
	Explana	tion : Actua	ally Granite Walls					
Retaining Walls								
Cast in Place Concrete	100%	1		2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	1		2046	* *			
On-Site Walkways								
Cast in Place Concrete	95%	Now	\$39,900	2046	* *			
	Sinking/St	ubsiding, E:	xtent : Severe, Area	Affected	l : 10%			
	Location	n : Rear Wa	lkway					
	Tripping I	Hazard, Ext	ent : Severe, Area A	Affected :	5%			
	Location	n : Rear Wa	lkway At Exit					
Metal	5%	Now	\$53,300	2063	* *	1-3	\$4,200	
			ling, Extent : Mode		a Affected : 100%	10	\$ 1,200	
			atch, South Side	,•	JJ			
Parking/Driveway	-		-					
Asphalt	100%	0-2	\$6,700	2042	* *			
- option			derate, Area Affect		0			
		n : Rear Loi						

Asset # : 14734

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.

Asset # : 14734

			ASSEL # . 14					
Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
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	
			Extent : Light, Area					
			al Room At Main B	-				
		tion : Main s For The A	Service Switch Ra	tings 2,0	00 Amperes For M	ain Buila	ling And 1,200	
Transformers	Ampere	S F OF The A	nnex					
Dry Type	100%			2038	* *	5	\$100	
Diyiype			Extent : Light, Area		: 100%	5	\$100	
			al Room At Main Bi					
			Kilovolt Amperes	-				
Switchgear / Switchboard	1		1					
Molded Case Bkrs	100%	1		2043	* *	5	\$400	
Raceway								
Conduit	100%	1		2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5		
Molded Case Bkrs	95%	1		2041	* *	5	\$300	
Wiring	1000			• • • •				
Thermoplastic	100%	1		2043	* *	1		
Motor Controllers	1000/			2020	* *	-	¢100	
Locally Mounted	100%			2038		5	\$100	
Fround Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
ighting	10070			LIIL		5	φ200	
Interior Lighting								
Fluorescent	45%	I		2033	\$91,700	10	\$5,700	
	T-8 Lamp	s And Fixtu	res, Extent : Light,	Area Aff				
	Location	n : Through	out The Annex Buil	ding				
Fluorescent	5%			2033	\$10,200	10	\$600	
	Compact	Fluorescent	t Light, Extent : Lig	ht, Area	Affected : 100%			
	Location	n : Hallway	s Annex					
LED	50%			2041	* *			
			Extent : N/A, Area A		100%			
	Location	n : Through	out The Main Build	ling				
	Explana	tion : 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

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.

# DEPT. OF HEALTH & MENTAL HYGIENE - 816 JAMAICA DISTRICT HEALTH CENTER ANNEX

#### Asset # : 14734

	Asset # : 1	4/34					
Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
larm							
Security System							
Generic	50%	2033	\$12,600	1	\$2,600		
	Other Observation, Extent : Light, Are Location : Hallways And Outside Of	00		Annor			
	Explanation : CCTV Surveillance Ca		oullaing Ana The	Аппел			
Generic	50%	2033	\$12,600	1	\$2,600		
Generie	Other Observation, Extent : Moderate,			1	\$2,000		
	Location : Throughout The Main Bui						
	Explanation : Intrusion System						
Fire/Smoke Detection							
Generic, Digital	100%	2033	\$34,600	1-3	\$8,400		
	Other Observation, Extent : Moderate,		ted : 100%				
	Location : Main Building And Annex						
	Explanation : Two Fire Alarm Panels	S					
lechanical	Current Repair	Future	Replacement	M	aintenance		
vstem	% of Fail Date Estimated Cost		Estimated Cost		Estimated Cost	Drionit	
Component	Total (Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	Friorit	
Туре				()			
eating							
Energy Source Natural Gas	100%	2053	* *	1			
Conversion Equipment	10070	2055		1			
Furnace	80%	2038	* *	1	\$5,400		
1 unidee	Other Observation, Extent : Light, Are		80%	1	\$5,100		
	Location : Roof						
	Explanation : 4 Package Units						
Steam Boiler	20%	2050	* *	1	\$2,700		
Terminal Devices							
Air Handler	20%	2038	* *	1	\$1,700		
Convector/Radiator	20%	2050	* *	1	\$900		
No Component	60%						
ir Conditioning							
Energy Source Electricity	100%	2055	* *	1			
Conversion Equipment	10070	2055		1			
Reciprocating	20%	2038	* *	1	\$1,300		
Compr/Chiller		2050		1	ψ1,500		
1	Other Observation, Extent : N/A, Area	Affected : 2	20%				
	Location : Roof						
	Explanation : 2 Units On Roof						
Ext Pkg Unit -	80%	2038	* *	2	\$700		
Heating/Cooling							
	R-134a Refrigerant, Extent : Light, Are	ea Affected	: 100%				
	Location : 4 Units. Roof						

#### Ventilation

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 ANNEX

Asset # : 14734

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%	• =	\$58,800	LIFE	* *	2-5	\$7,600	
			: Moderate, Area A					
	Location	: Leaking	Duct At 4th Floor	Conferen	ce Room			
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	* *			
-	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: 1st To 3r	d Floor.					
	Explanat	tion : 1 Uni	t					

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.

<sup>\*\*</sup> 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 Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block		000 / 13721 21		: N/A : 1989 / 2009 : HEALTH AND MEN : NONE : 1052845	TAL HYGIENE
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architect			\$79,000 \$315,400		\$460,000 \$160,600
Electrical	uie		\$515,400		\$12,800
Mechanical					\$486,200
Total			\$394,400		\$1,119,600
Importance Code			\$79,000		\$460,000
Importance Code			\$96,400		\$659,600
Importance Code	С		\$219,100		
Total			\$394,400		\$1,119,600
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architect	ture	\$49,500		\$11,500	
Interior Architect	ure	\$85,000			
Electrical		\$1,900	\$1,400	\$14,100	\$1,800
Mechanical		\$86,400	\$900	\$55,700	\$1,000
Elevators/Escalate	ors	\$7,200	\$7,200	\$7,200	\$7,200
Total		\$230,000	\$9,600	\$88,500	\$10,000
Importance Code	А	\$66,100	\$800	\$12,400	\$800
Importance Code		\$163,300	\$8,800	\$76,000	\$9,200
Importance Code	С	\$600			
Total		\$230,000	\$9,600	\$88,500	\$10,000



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.

# DEPT. OF HEALTH & MENTAL HYGIENE - 816

### MANHATTAN ANIMAL SHELTER

#### Asset # : 13721

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls			<b>*-0</b> 000			_	<b>*</b> •••••••	
Concrete Masonry Unit	Cracking/ Location Staining/E Location Water Pen	e : Through Discoloring, e : North El etration, E	Extent : Moderate	e, Area Aj a Affected	ffected : 25%	5	\$9,400	
Masonry: Brick	3%	Now	\$6,600	LIFE	* *	5	\$800	
Masoniy. Drek	Cracking/ Location	Crumbling, : Through	Extent : Light, Are out	ea Affecte		5	φυυυ	
			od, Extent : Moder					
		: Through	out Garage, North				<u> </u>	
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	¢000	
Metal Louvers	88% 12%			2041 2036	* *	5 10	\$800 \$700	
Parapets	1270			2030		10	\$700	
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	Water Pen	Now etration, E. : Through	\$23,000 xtent : Light, Area . out	2033 Affected	\$460,000 : 10%			
Skylight, Metal/Glass	Water Pen	Now etration, E : Through	\$6,800 xtent : Light, Area . out	2043 Affected	* *			
Sloped Glazing	2%			LIFE	* *	5	\$6,600	
terior								
Floors	^ ·		<b>da</b> a ca a			_		
Cast in Place Concrete	-		\$28,600 Extent : Moderate Room	LIFE , Area A <u>j</u>	* * ffected : 5%	5	\$37,700	
Quarry Tile	Cracking/	Now Crumbling, e : Through	\$33,000 Extent : Severe, A out	2038 rea Affec	* * ted : 10%	5	\$1,700	
Traffic Topping		Now	\$96,400	2033	\$160,600	5	\$2,200	
	Location	: 2nd Floo	ents, Extent : Seven or Corridor					
		led, Extent : Through	: Moderate, Area A out	affected :	/3%			

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.

### 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	Priorit
nterior								
Interior Walls								
Concrete Masonry Unit	Cracking/	Now Crumbling, 1 : Through	\$219,100 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$9,500	
Plaster	-		\$600 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$400	
Ceilings								
AcousTileSusp.Lay-In			\$5,200 : Light, Area Affec out	2038 ted : 5%	* *	5	\$8,000	
Gypsum Board	Cracking/	Now Crumbling, 1 : Through	\$3,900 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$2,900	
Plaster	Cracking/	Now Crumbling, 1 : Through	\$13,600 Extent : Severe, A out	LIFE rea Affec	* * ted : 20%	5	\$2,900	
lite Enclosure		0						
Fence/Gates								
Chain Link	60%			2043	* *			
	Location	a : Lower Ro	-	ffected :	100%			
			ted 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	* *			
			Extent : N/A, Area A	ffected :	100%			
	Location	i : Through	out					
	Explana	tion : Recei	nt Replacement Evi	dent				
Parking/Driveway								
Cast in Place Concrete	100%			2050	* *			
			Extent : N/A, Area A	ffected :	100%			
		i : Through						
	Explana	tion : Recei	nt Replacement Evi	dent				
Electrical		Current	<b>D</b>	<b>F</b>	e Replacement		aintenance	

Electrical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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.

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

# DEPT. OF HEALTH & MENTAL HYGIENE - 816

### MANHATTAN ANIMAL SHELTER

#### Asset # : 13721

Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts				<b>1</b>				
Service Equipment								
Molded Case Bkrs	100%	)		2053	* *	5	\$400	
	Location	n : Electrico						
	Explana	ition : 1,200	) Ampere Main Ser	vice Swite	ch			
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	500/			2052	ماد ماد	1		
Thermoplastic	50%			2053	* *	1		
Thermoplastic	50%	)		2043	* *	1		
Motor Controllers	1000/			••••	ata ata	-	¢100	
Locally Mounted	100%	)		2038	* *	5	\$100	
round								
Grounding Devices	1000/				* *	~	<b>\$3</b> 00	
Generic	100%	)		LIFE		5	\$200	
ighting								
Interior Lighting Fluorescent	70%			2038	* *	10	\$9,900	
Fluorescent			res, Extent : Light,			10	\$9,900	
	-		out The Building	лгей лује	cieu . 10070			
		-	oui The Dullaing	2022	¢1 <b>2</b> 000	10	<b>\$700</b>	
Fluorescent	5%			2033	\$12,800	10	\$700	
	Location	n : First Flo	ures, Extent : Light por	, Area Af				
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%	)						
larm								
Security System						_	** ~ ~ ~	
Generic	50%		7	2038	* *	1	\$2,900	
			Extent : N/A, Area A	ffected :	100%			
		-	out The Building					
	-		sion Alarm System					
Generic	50%			2038	* *	1	\$2,900	
			Extent : N/A, Area A	ffected :	100%			
			out The Building					
	Explana	tion : CCT	V Surveillance Syst	ет				

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.

# DEPT. OF HEALTH & MENTAL HYGIENE - 816

#### MANHATTAN ANIMAL SHELTER

#### Asset # : 13721

lectrical	Cur	rent Repair	Future	Replacement	laintenance		
ystem Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm Fire/Smoke Detection Generic, Digital	Location : Th	ion, Extent : N/A, Area 2 roughout The Building Manual Pull Stations, F			1-3 etection	\$9,700	
lechanical	Cur	rent Repair	Future	Replacement	М	aintenance	
ystem Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating Energy Source Natural Gas	100%		2043	* *	1		
Conversion Equipment Furnace	Location : Roo	ion, Extent : N/A, Area 2 of 4 Rooftop Package Uni		* *	1	\$6,800	
Hot Water Boiler	10% 0- Obsolete Equip Location : 1st Other Observat Location : 1st	2 \$15,900 ment, Extent : Moderate	2053 e, Area Affe Affected : 1		1	\$700	
Distribution Hot Wtr Piping/Pump No Component	15% 85%		2041	* *	4	\$100	
Terminal Devices Fan Coil Unit/Heat No Component	15% 85%		2033	\$55,700	1	\$700	
Controls Digital		ww \$43,000 Suspected, Extent : Seve stem Not Fully Program.		-	ually		
r Conditioning Energy Source Electricity	100%		2049	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	90% No	-	2038	* *	2	\$700	
		: Severe, Area Affected : e Rooftop Unit Has Bro					
	Other Observat	ion, Extent : N/A, Area	Affected : 1	100%			
	Location : Roo						

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.

### DEPT. OF HEALTH & MENTAL HYGIENE - 816 MANHATTAN ANIMAL SHELTER

Asset # : 13721

		-3361#.15721					
Mechanical	Current Re	epair Fut	ure Replacement	М	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Air Conditioning							
Distribution							
Ductwork/Diffusers	100%	LIF	**	2	\$20,000		
Ventilation							
Distribution	1000/			~ -	<b>\$0.600</b>		
Ductwork/Diffusers	100%	LIF	**	2-5	\$8,600		
Exhaust Fans	1000/	202	2 **	2	<b>\$5</b> 00		
Roof	100%	203	8 **	2	\$500		
Plumbing							
H/C Water Piping Brass/Copper	100% Now	\$3,900 204	2 **	1			
Blass/Copper		vere, Area Affected : 3%	5	1			
	Location : Water Ma	00					
Water Heater With Tanks							
Gas Fired	100%	202	8 \$16,700	2			
		tent : N/A, Area Affected	. ,	-			
	Location : 1st Floor						
	Explanation : 85-gal	lon Unit. Quantity 1					
Sanitary Piping							
Cast Iron	100%	LIF	**	1			
Storm Drain Piping							
Cast Iron	100%	LIF	E **	1			
Backflow Preventer							
Generic	100%	203	3 \$6,700	1	\$900		
Fixtures							
Generic	100%						
Tankless Water Heater(PO				-			
Gas Fired	100%	202		2			
		tent : N/A, Area Affected	1:100%				
	Location : 1st Floor	и с. <b>т</b> . н. н. н.					
	Explanation : 200 Ge	allon Storage Tank Unit					
/ertical Transport Elevators							
Elevators Hydraulic	100%	LIF					
пуагашіс		tent : N/A, Area Affected					
	Location : 1st To 2nd		. 100/0				
	Explanation : 1 Unit	1100/					
	Explanation : 1 Onti						

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.

### Print Date : 15-Aug-2024 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	<ul> <li>21 OLD I</li> <li>MANHA<sup>*</sup></li> <li>HEA0021</li> <li>15,260</li> <li>14-Oct-20</li> </ul>	1.000 / 13728		: N/A : 1950 / 2009 : HEALTH AND MENT : NONE	FAL HYGIENE
Block	: 1983	Lot : 3	BIN	: 1059720	
CAPITAL Exterior Architect Interior Architect			<b>FY 2026 - 2029</b> \$230,800 \$191,000		FY 2030 - 2035
Electrical			\$2,300		\$111,100
Total			\$424,000		\$111,100
Importance Code Importance Code			\$230,800 \$193,200		\$111,100
Total			\$424,000		\$111,100
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architect	ture	\$71,500			\$1,300
Interior Architect	ure	\$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/Escalate	ors	\$7,200	\$7,200	\$7,200	\$7,200
Total		\$205,400	\$10,900	\$11,700	\$28,100
Importance Code	А	\$73,000	\$1,500	\$1,500	\$2,900
Importance Code		\$85,700	\$9,400	\$9,700	\$25,200
Importance Code		\$46,700		\$400	
Total		\$205,400	\$10,900	\$11,700	\$28,100



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.

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.

#### Asset # : 13728

chitecture		Current	Repair	Futu	re Replacement	М	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
erior									
Exterior Walls			¢ < <b>2</b> 00		* *	-	<b>\$5</b> 400		
Cast in Place Concrete	Cracking/		\$6,300 Extent : Severe, A e Beams At Rear Ya			5	\$5,400	1	
Masonry: Brick	Cracking/ Location Joint Mor Location Water Per	n : Through tar Miss/Er n : Through netration, E	od, Extent : Light,	Area Aff	ected : 10%	5	\$19,400		
Granite Panels	Deteriora Location Joint Mor	n : Heavy C tar Miss/Er	\$13,000 Extent : Moderate, alcium Deposits A rod, Extent : Moder Front Of Building	Ramp I	n Front Of The Bu	5 ilding	\$800		
Windows									
Aluminum	Ctrwt/Bal		\$14,100 ct, Extent : Modera out. Particularly 2			5	\$3,000		
Parapets									
Cast Stone/Terra Cotta	Joint Mor		\$5,200 od, Extent : Moder out Lower Roof	LIFE ate, Area	* * a Affected : 15%	5	\$2,300		
Masonry: Brick	Effloresce Location Joint Mor Location Staining/I Location Water Per	n : Through tar Miss/Er n : Through Discoloring n : Heavy C netration, E	od, Extent : Light,	Area Aff e, Area A t Various	ected : 20% ffected : 10% Locations	5	\$2,700		
Roof Modified Bitumen	Blisters, E Location Patching	n : Through	tent : Light, Area A						
Plaza Roof: Stone Pane	ls 20%			2044	* *				
Soffits Stucco Cement	100%			2039	* *	5	\$2,700		

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.

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

#### Asset # : 13728

rchitecture		Current	Repair	Futu	re Replacement	М	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors Cast in Place Concrete	Cracking/	Now Crumbling, 1 : Through	\$7,600 Extent : Moderate out	LIFE , Area Aj	* * ffected : 10%	5	\$10,000	
Ceramic Tile	Cracking/	Now Crumbling, 1 : Through	\$1,300 Extent : Moderate out	2043 , Area Aj	* * ffected : 10%	5	\$600	
Terrazzo	-		\$2,100 Extent : Moderate	LIFE , Area Aj	* * ffected : 5%	5	\$900	
Vinyl Tile	Cracking/	0.	\$8,000 Extent : Moderate out Including Nort		0	3	\$5,600	
Vinyl Tile 9" X 9"	Cracking/	Now Crumbling, 1 : 1st Floo	\$89,200 Extent : Severe, A r	2044 rea Affec	* * ted : 100%	3	\$400	
Interior Walls								
Cast in Place Concrete	Water Pen	Now netration, E n : Through	\$5,000 xtent : Moderate, A out	LIFE rea Affe	* * cted : 5%			
Ceramic Tile	5%			2043	* *	5	\$800	
Masonry: Brick	Joint Mor Location Water Pen	n : Stairs To netration, E	\$7,800 od, Extent : Moder 129th Street xtent : Moderate, A 129th Street					
Metal Panel	Deformed	Now //Dented, E: n : Through	\$3,400 ktent : Severe, Area out	LIFE Affected	* * ! : 10%			
Plaster	Water Pen	Now hetration, E h : Bulkhead	\$2,800 xtent : Moderate, A d	LIFE rea Affe	* * cted : 15%	5	\$1,800	
Plaster	Cracking/	-	\$23,900 Extent : Severe, A rea On 1st Floor	LIFE rea Affec	* * ted : 100%	5	\$800	
Ceilings								
AcousTileSusp.Lay-In Exposed Struc: Concret	Cracking/	Now	\$13,400 Extent : Moderate at	2051 LIFE , Area Aj	* * * * ffected : 10%	5 5	\$14,800 \$700	
Plaster	Cracking/	-	\$101,800 Extent : Severe, A rea On The 1st Floo		* * sted : 100%	5	\$2,100	

#### Site Enclosure

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.

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

#### Asset # : 13728

			A3561# . 15					
Architecture		Current			re Replacement	M	aintenance	
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	1000/				* *			
Masonry: Brick	100%			2054	* *			
Site Pavements								
Public Sidewalk Cast in Place Concrete	100%			2039	* *			
On-Site Walkways	10070			2039				
Cast in Place Concrete	100%	Now	\$3,800	2039	* *			
	Cracking/		Extent : Moderate		ffected : 20%			
Electrical		Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Service Equipment Fused Disc Sw		ervation, E : Basemer	Extent : Light, Area	2054 Affected	* * : 100%	5	\$100	
		tion : 400 4						
Switchgear / Switchboard	Enprunu		imp er es					
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	(00)			0045		-	<b>\$100</b>	
Locally Mounted	60%			2047	* *	5	\$100	
Locally Mounted	40%			2039	Ϋ́ Ϋ́	5		
Ground Grounding Devices								
Grounding Devices Generic	100%			LIFE	* *	5	\$200	
Generic		ervation, E	Extent : Light, Area			S	\$200	
	Location	ı : Basemer	nt					
	Explana	tion : Wate	r Main					

Lighting

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.

#### Asset # : 13728

Electrical	Current Repair	Future	Replacement	M					
System Component Type	% of Fail Date Estimated Co Total (Years)	ost 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 : Mo	oderate, 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%								
larm									
Security System									
Generic	100%	2034	\$28,000	1	\$5,700				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Buildin	g							
	Explanation : Cameras Security Sy	stem And Inti	rusion Alarm Syst	ет					
Fire/Smoke Detection									
Generic, Digital	100%	2039	* *	1-3	\$9,400				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside								
	Explanation : The Fire Alarm Syste	em Is For The	e Gasoline Tank O	nly. It Co	onsists Of Alarm				
	Bells, Strobe Lights, Manual Pull S	Stations.							

Bells.	Strobe Lights,	Manual	Pull	Stations.
Dens,	Shooe Eights,	1110110000	1 0000	Stations.

lechanical	Current Repair	Future Rep	olacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2054	* *	1		
Conversion Equipment						
Steam Boiler	100%	2039	* *	1	\$15,100	
	Other Observation, Extent : N/A	, Area Affected : 100%	ó			
	Location : Basement					
	Explanation : 2 Units					
Distribution						
Central Plant Steam	100%	2044	* *	4	\$800	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	100%	2039	* *	1	\$4,900	

Air Conditioning

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.

Asset # : 13728

Mechanical	Curren	t Repair	Future	Replacement	Μ	aintenance				
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Air Conditioning										
Energy Source					_					
Electricity	100%		2050	* *	1					
Conversion Equipment			• • • •	ale ale						
Split Unit	25% 0-2	\$17,700	2039	* *						
	0	tent : Moderate, Are	00	10%						
	Location : Roof. One Unit Are Not Working									
	Other Observation, Extent : Light, Area Affected : 50% Location : 2nd Floor									
		plit Dx System Units								
W7:/W7-11 I I:4		più Dx System Onlis		¢14.100	1					
Window/Wall Unit	25% 50%		2032	\$14,100	1					
No Component Ventilation	30%									
Distribution										
Distribution Ductwork/Diffusers	20%		LIFE	* *	2-5	\$1,700				
No Component	80%				23	ψ1,700				
Exhaust Fans	0070									
Roof	20%		2034	\$5,800	2	\$100				
No Component	80%			. ,						
Plumbing										
H/C Water Piping										
Brass/Copper	20% 4+	\$19,100	2044	* *	1					
		Moderate, Area Affe								
	Location : Basem	ent. Corroded Gate	Valve							
Galvanized Steel	80%		2047	* *	1					
Water Heater With Tanks										
Gas Fired	100%		2032	\$16,700	2					
		Extent : Light, Area	Affected :	10%						
	Location : Basem									
<u> </u>	Explanation : 65	Gallon Unit								
Sanitary Piping	1000/		TIPP	* *	1					
Cast Iron	100%		LIFE	* *	1					
Storm Drain Piping	1000/		LIEE	* *	1					
Cast Iron	100%		LIFE		1					
Fixtures Generic	100%									
Vertical Transport	10070									
Elevators										
Hydraulic	100%		LIFE	* *						
ii, araano		Extent : Light, Area		100%						
	Location : Basem	-	55							
	Explanation : On									

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.

### Print Date : 15-Aug-2024 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025

Asset Name Address		NIA DISTRICT HEALT TON AVENUE @E. 169 ST			
Borough Program / Asset # Area Sq Ft Date of Survey	: BRONX : HEA0004.0 : 51,434 : 30-Oct-201	000 / 2645 9	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1955 / 2008 : HEALTH AND MEN : NONE	TAL HYGIENE
Areas Surveyed Block	: Basement, : 2925	Roof, Floors 1,3,5 Lot : 80	BIN	: 2009620	
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architect	ure		\$378,300		
Interior Architect	ure		\$1,227,600		\$833,500
Electrical			\$339,500		\$282,500
Mechanical			\$509,900		\$895,800
Total			\$2,455,300		\$2,011,800
Importance Code	А		\$378,300		
Importance Code	В		\$1,876,600		\$1,387,800
Importance Code	С		\$200,400		\$624,000
Total			\$2,455,300		\$2,011,800
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architect	ure	\$46,300			
Interior Architectu	ure	\$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/Escalate	ors	\$14,900	\$14,900	\$14,900	\$14,900
Total		\$196,700	\$29,700	\$30,800	\$51,100
Importance Code	А	\$49,600	\$2,500	\$2,500	\$2,500
Importance Code	В	\$140,300	\$27,200	\$28,200	\$48,500
Importance Code	С	\$6,900			
Total		\$196,700	\$29,700	\$30,800	\$51,100



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.

#### Asset # : 2645

chitecture	Current Repair	Ma				
tem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior						
Exterior Walls	000/ 37			_	<b></b>	
Masonry: Brick	80% Now Cracking/Crumbling, Extent Location : Penthouse Efflorescence, Extent : Mode Location : East Facade Of Water Penetration, Extent : Location : Throughout	erate, Area Affected : Bulkhead	10%	5	\$42,100	
Masonry: Granite	5% Now Joint Mortar Miss/Erod, Ext Location : Throughout	\$20,200 LIFE ent : Light, Area Affe	* * cted : 10%	5	\$2,000	
Masonry: Limestone	10% Now Joint Mortar Miss/Erod, Ext Location : Throughout Misaligned/Bulging, Extent	Moderate, Area Affe	ected : 20%	5	\$3,900	
Window Wall	Location : Displaced Stone	-	Park **	5	<u> </u>	
Window Wall Windows	5%	2041		5	\$9,900	
Aluminum	98% Now S Ctrwt/Balnc Not Funct, Exter Location : Throughout Glazing Broken/Cracked, Ex Location : Penthouse Caulking Deteriorated, Exter	tent : Light, Area Aff	fected : 5%	5	\$12,300	
	Location : Throughout					
Metal Louvers	2% Now Broken/Missing Elements, E. Location : Throughout	\$1,400 2040 xtent : Light, Area Af	* * fected : 20%			
Parapets						
Masonry: Brick Masonry: Limestone	80% 10% Now Joint Mortar Miss/Erod, Ext Location : Throughout	LIFE \$8,000 LIFE ent : Light, Area Affe	* * * * cted : 20%	5 5	\$5,300 \$800	
Metal Rail	10%	2036	* *	5-10	\$12,000	
Roof Modified Bitumen	100% Now Blisters, Extent : Light, Area Location : Throughout	\$4,500 2041 Affected : 75%	* *			
	Water Penetration, Extent : I Location : Throughout	Moderate, Area Affec	ted : 25%			
Soffits Cast in Place Concrete	100%	LIFE	* *	5		

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.

#### Asset # : 2645

Architecture		Current I	Repair	Futur	e Replacement	Μ		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	100/	N	¢12 (00	LIFE	* *	~	¢17 (00	
Cast in Place Concrete	Cracking/	Now Crumbling, : Through	\$12,600 Extent : Light, Are out	LIFE ea Affecte		5	\$16,600	
Ceramic Tile	Cracking/	Now Crumbling, : Through	\$10,500 Extent : Moderate out	2034 , Area A <u>j</u>	\$209,500 ffected : 10%	5	\$1,900	
Terrazzo	10%			LIFE	* *	5	\$5,900	
Vinyl Tile			\$61,600 Extent : Light, Are out	2036 va Affecte	* * ed : 20%	3	\$17,100	
Vinyl Tile 9" X 9"	Cracking/	Now Crumbling, : Through	\$17,800 Extent : Moderate out	2026 , Area A <u>j</u>	\$891,500 ffected : 25%	3	\$4,300	
Interior Walls								
Ceramic Tile	Cracking/	Now Crumbling, : Through	\$62,400 Extent : Light, Are out	2034 ea Affecte	\$624,000 ed : 20%	5	\$5,800	
Gypsum Board Marble Panels	15% 5%			LIFE LIFE	* *	5	\$10,500	
Plaster	50%	Now	\$138,000	LIFE	* *	5	\$17,400	
	Cracking/ Location	Crumbling, : Through	Extent : Moderate	, Area A <u>j</u>	-	-	<i> </i>	
		eiraiion, E. : Through		rea Ajjeo	cied : 25%			
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	Location Water Pen	Discoloring, : Through	xtent : Moderate, A			5	\$11,400	
Plaster	Cracking/	-	\$31,600 Extent : Moderate	LIFE , Area Aj	* * ffected : 10%	5	\$33,300	
	Water Pen	: Through etration, E : Through	xtent : Moderate, A	rea Affeo	cted : 10%			
ite Enclosure								
Fence/Gates								
Chain Link	20%			2041	* *			
Iron Picket Retaining Walls	80%			2051	* *			
Cast in Place Concrete	100%			2051	* *			

Site Pavements

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.

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

Asset # : 2645

Architecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
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	-		\$700 Extent : Light, Are	2036 ea Affecte	* * ed : 20%			
On-Site Walkways Cast in Place Concrete	100% Cracking/	0-2	\$6,900 Extent : Light, Are	2036 ea Affecte	* * ed : 15%			
Parking/Driveway Asphalt Cast in Place Concrete	70% 30%			2040 2036	* * * *			
Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts Service Equipment Molded Case Bkrs	Location	: Electrico	Extent : Light, Area al Room Service Disconnec			5 1nd 800 2	\$1,400	
Switchgear / Switchboard Air Circuit Breaker	100%			2031	\$127,000	5	\$300	
Raceway Conduit Conduit	80% 20%			2031 2051	\$47,000 * *	1 1		
Panelboards Molded Case Bkrs Molded Case Bkrs	30% 70%			2047 2030	* * \$61,400	5 5	\$400 \$900	
Wiring Braided Cloth Thermoplastic	20% 80%			2030 2041	\$17,100	1		
Motor Controllers Locally Mounted Locally Mounted Variable Frequency Drive	50% 40% 10%			2029 2044 2044	\$86,800 ** **	5 5	\$200 \$100	
Ground Grounding Devices Generic Lighting	100%			LIFE	* *	5	\$800	

Lighting

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.

#### Asset # : 2645

lectrical	Current Repair	Future	Replacement	Μ	aintenance	
ystem Component Type	% of Fail Date Estimated C Total (Years)	Cost Year H FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting						
Interior Lighting	500/	2026	* *	10	<b>\$22</b> (00)	
Fluorescent	50% T & Lawren And Eintennes Entent - L	2036		10	\$23,600	
	T-8 Lamps And Fixtures, Extent : L. Location : Throughout The Buildi	ing	tea : 100%			
Fluorescent	30%	2026	\$229,300	10	\$14,200	
	T-12 Lamps And Fixtures, Extent : A Location : 1st Floor And 3rd Floo		Affected : 100%			
Fluorescent	10%	2036	* *	10	\$4,700	
	Compact Fluorescent Light, Extent Location : 4th Floor	: Light, Area Aj	ffected : 100%			
LED	10%	2039	* *			
Egress Lighting						
Emergency, Battery	50%	2041	* *	10	\$6,200	
	Recent Installation, Extent : N/A, A Location : Throughout The Buildi		00%			
Exit, Battery	50%	2041	* *	10	\$1,700	
	Recent Installation, Extent : N/A, A Location : Throughout The Buildi		00%			
Exterior Lighting						
HID	90%	2036	* *	10	\$100	
HID	10%	2026	\$23,400	10		
arm						
Security System Generic	50%	2036	* *	1	\$9,600	
Generic	Other Observation, Extent : Light, 2			1	\$9,000	
	Location : Outside, Hallways, Loc					
	Explanation : CCTV Surveillance					
Generic	<u>50%</u>	2031	\$47,200	1	\$9,600	
Generie	Other Observation, Extent : Light, J			1	\$7,000	
	Location : Throughout The Buildi	00				
	Explanation : Intrusion Alarm Sys					
Fire/Smoke Detection	L					
Generic, Digital	100%	2039	* *	1-3	\$31,700	
	Other Observation, Extent : Light, 2	Area Affected :	100%			
	Location : Throughout The Buildi	ing				
	Explanation : Strobe Lights, Man	ual Pull Station	, Alarm Bells, He	orns And	Smoke Detection	
lechanical	Current Repair	Future	Replacement	M	aintenance	
vstem	0/ of Fail Data Fatimated (	last Veer I	Tetimeted Cest	Coula	Estimated Cost	۱.

System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2041	* *	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.

#### Asset # : 2645

		ASSet # . 2045							
Mechanical		Current	Repair	Futur	re Replacement	acement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
eating									
Conversion Equipment Hot Water Boiler	Location	servation, E 1 : Basemer	Extent : Light, Area nt Boiler Room			1	\$25,400		
	Explana	tion : 3 Na	tural Gas Fired Ho	t Water E	Boilers				
Distribution Hot Wtr Piping/Pump	100%			2039	* *	4	\$3,800		
Terminal Devices	200/			0001	<b>#202</b> (00		<b>*</b> 0. <b>-</b> 00		
Air Handler	30%			2031	\$283,600	1	\$9,500		
Convector/Radiator	70%			2029	\$287,500	1	\$11,600		
ir Conditioning Energy Source Electricity	100%			2039	* *	1			
Conversion Equipment	10070			2037		1			
Reciprocating Compr/Chiller	30%			2031	\$222,300	1	\$7,200		
Window/Wall Unit	70%			2026	\$133,200	1			
Distribution CW & CHW Wtr Pipe/Pump	30%			2041	* *	4	\$800		
No Component	70%								
Terminal Devices Air Handler/Cool/Ht	40%			2031	\$389,900	1	\$12,700		
No Component	60%								
entilation									
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	Location	servation, E 1 : First Flo tion : These	Extent : Light, Area por Mechanical Eq e Components Are 2	uipment	Room	er The C	ooling Section Of		
umbing	11115 1.00								
H/C Water Piping Brass/Copper	100%			2041	* *	1			
Water Heater With Tanks	10070			2071		1			
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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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.

Asset # : 2645

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

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.

<sup>\*\*</sup> 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	: OFFICE OF CHIEF MEDICAL EXA	MINER DNA LAB. (4	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	
Total	\$23,342,500	\$16,251,400
Importance Code A	\$585,300	\$2,923,700
Importance Code B	\$22,464,900	\$13,125,600
Importance Code C	\$292,200	\$202,100
Total	\$23,342,500	\$16,251,400

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
Total	\$4,262,100	\$272,000	\$375,500	\$394,800
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			
Total	\$4,262,100	\$272,000	\$375,500	\$394,800



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.

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.

Asset	#	:	14212
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chitecture		Current F	Repair	Futur	e Replacemen	t	Ma	aintenance	
stem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priorit
erior									
Exterior Walls									
Masonry: Granite	5%			LIFE	*	* *	5	\$21,700	
Metal/Glass Curt Wall	40%			LIFE		* *	5	\$433,700	
Metal Panel	10%		\$74,900	2054		* *	5	\$108,400	
		-	xtent : Moderate, 1 or Roof At Cooling		cted : 5%				
Metal Sect. OHD	5%	2-4	\$51,200	2047	*	* *	5	\$45,200	
			tent : Light, Area	Affected :	2%				
		-	ast 26th Street						
			xtent : Moderate,	Area Affe	cted : 15%				
		-	ast 26th Street						
		on : Weath	her Stripping Arou	nd Doors	8				
Pre-Cast Concrete	40%	4+	\$327,700	LIFE		* *	5	\$751,700	
	U	0	Extent : Moderate	e, Area A <u>j</u>	fected : 5%				
	Location :	Above M	ain Entrance						
Windows	000/			20.42	L	* *	10		
Metal Louvers No Component	99% 1%			2043	4	<u>የ</u>	10		
	Location : Curt Wall	No Wind	xtent : N/A, Area A ows - All Glazed C rt Clarification			s Ex	tra Wall.	s: Metal/glass	
Parapets									
Concrete Masonry Unit	30%			LIFE	3	* *	5	\$7,200	
			xtent : N/A, Area	Affected :	100%				
	Location :		-						
			bber Membrane Co		-	~			
Metal/Glass Curt Wall	30%	4+	\$36,400	2044		* *	5	\$12,300	
		-	xtent : Light, Area						
		14th Flo	or Roof Deck At C	ooling To					
	40%			2044	*	* *	5	\$32,800	
Metal Panel								<b>.</b>	
Roof						(M)	10	\$67,600	
Roof IRMA/Protected	100%			2034	\$1,562,3	00		. ,	
Roof IRMA/Protected Membrane	100%			2034	\$1,562,3	00	-		
Roof IRMA/Protected Membrane Soffits		0.0	¢121.500						
Roof IRMA/Protected Membrane	100% Broken/Mis Location .	East Fac	\$131,500 ents, Extent : Ligh ade Extent : Moderat	2044 t, Area Aj	* ffected : 1%	* *	5	\$31,800	

Interior

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

#### Asset # : 14212

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors								
Carpet			\$1,613,300 : Moderate, Area A out	2030 Affected :	\$3,226,500 50%	3	\$280,200	
Cast in Place Concrete	Cracking/ Location Recent Re	ı : Through pair Evider	\$47,000 Extent : Light, Are out All Mechanican tt, Extent : N/A, Are I 15th Floor Mecha	l Rooms ea Affect	ed : 5%	5	\$61,900	
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 Obs Location	n : Within E	Extent : N/A, Area A NA Laboratories ( rted By The Chief I	ffected : On Floor	100% s 4 - 8			
Terrazzo	30%			LIFE	* *	5	\$132,700	
Vinyl Tile	20%	2-4 Crumbling,	\$61,100 Extent : Moderate	2034	\$3,054,300	3	\$42,500	
			: Moderate, Area A Rooms Throughout		25%			
Interior Walls Concrete Masonry Unit	-	Cracks, Ex	\$87,500 tent : Moderate, Ar Locations In Basen			5	\$7,600	
Glass: Single Pane	15%			LIFE	* *	5	\$42,900	
Gypsum Board	55% Broken/M		\$143,300 ents, Extent : Mod It Various Levels	LIFE	* * ea Affected : 10%	5	\$125,800	
		-	: Moderate, Area . It Various Levels	Affected	: 10%			
Metal Panel	5%			LIFE	* *			
Panel: Limestone	15%			LIFE	* *			
	Location	a : Main Lo	Extent : N/A, Area A bby And Laborator rial Is A Manufacti	ies Floo	rs 4 - 8			
Wood	5%		<i>,</i> , , , , , , , , , , , , , , , , , ,	LIFE	* *	5	\$76,300	
Ceilings							,	
AcousTileSusp.Lay-In		4+ led, Extent a : Bathroom	\$110,300 : Light, Area Affec ns	2047 ted : 2%	* *	5	\$169,800	
Gypsum Board	20%			LIFE	* *	5	\$141,500	
Metal Panel	20%			LIFE	* *	5	\$141,500	
e Enclosure								
Fence/Gates								

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Asset # : 14212

			ASSet # 114	212				
rchitecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
te Enclosure								
Retaining Walls								
Cast in Place Concrete	100%		\$10,800	2069	* *			
	-	-	Extent : Moderate					
	Location	: Exit Enc	losure At East End	Of Build	ling			
te Pavements								
Public Sidewalk								
Cast in Place Concrete	90%		\$3,400	2047	* *			
	-	-	Extent : Moderate	, Area A <u>j</u>	ffected : 5%			
	Location	: Along E	ast 26th Street					
Pavers/Stone	10%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	40%			2047	* *			
Pavers/Stone	60%	4+	\$18,500	2043	* *			
	-	-	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: Main En	trance Courtyard					
Parking/Driveway								
Cast in Place Concrete	100%	2-4	\$61,400	2047	* *			
	-	-	Extent : Moderate		ffected : 10%			
	Location	: Drive Th	rough Entrance Ar	ea				
lectrical		Cumpo inte		<b>F</b>	- Doulooomout		aintenance	
		Current			e Replacement			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	\$1,600	
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Switchg	ear Room					
			e 2,000 Amperes, Tv	vo 1,600	Amperes And One	1,200 A	mperes Main	
	Disconne	ect Switche	S					
Transformers				• • • -		_	±	
Dry Type	100%	_		2047	* *	5	\$1,400	
			Extent : N/A, Area A					
			out The Building M		al And Electrical S	paces		
	Explanat	tion : Varic	us Capacity Rating	S				
Switchgear / Switchboard				<b>a</b> a <b>-</b> <i>i</i>	بالحاريل	_	<b>**</b> < < <	
Fused Disc Sw	100%			2054	* *	5	\$1,600	
Raceway				<b>a</b> a <b>-</b> <i>i</i>				
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	30%			2050	* *	5	\$2,600	
Molded Case Bkrs	30% 70%			2050 2050	* *	5 5	\$2,600 \$7,000	
Molded Case Bkrs Wiring	70%			2050	* *			
Molded Case Bkrs								

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

Asset #: 14212

			ASSet # : 14	212				
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
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%		¢7 100	2047	* *	5	\$6,200	
Variable Frequency Drive	20%	Now	\$7,100	2047				
Drive	Not Funct	ioning Ext	ent : Light, Area Aj	fected ·	10%			
		-	ical Rooms On 3rd,					
fround								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$5,600	
tand-by Power								
Transfer Switches	1000/			20.47	* *	1	¢116 400	
Automatic	100%			2047	**	1	\$116,400	
Generators Diesel	100%			2043	* *	1	\$146,500	
Dieser			Txtent : N/A, Area A		100%	1	\$140,500	
			or Generator Roon					
	Explana	tion : 2,400	) Kilowatt Rated Ca	apacity				
Batteries								
Lead/Acid	100%			2028	\$2,400	5	\$14,000	
Fuel Storage	100/					_		
Day Tank	10%			2050	* *	5		
		servation, E 1 : Generati	Extent : N/A, Area A	jjeciea :	100%			
			Fank Is Rated 250 C	Fallons				
Main Tank	90%			2069	* *	5		
Iviani Tank			Extent : N/A, Area A	= • • • •	100%	5		
		ı : Basemen		55				
	Explana	tion : The T	Tank Capacity Is Ro	ated 12,0	00 Gallons.			
lighting								
Interior Lighting								
Fluorescent	28%		<b>T T</b> . <b>T</b>	2034	\$1,541,600	10	\$97,100	
	-		res, Extent : Light, out The Building	Area Aff	ected : 100%			
				2024	<b>#2 752 000</b>	10	¢172.400	
Fluorescent	50%		res, Extent : Light,	2034	\$2,752,900	10	\$173,400	
			out The Building	Area Ajj	ected : 100%			
Fluoroscort	20%		San Ine Dunung	2034	¢1 101 200	10	\$69,400	
Fluorescent			: Light, Extent : Lig		\$1,101,200 Affected · 100%	10	<b>\$09,400</b>	
	-		s And Offices	,, 111CU				
LED	2%		- 35	2039	* *			
Egress Lighting	270			2057				
Emergency, Service	50%			2034	\$113,800	1		
Exit, Service	40%			2034	\$63,700	1		
Exit, Battery	10%			2034	\$52,300	10	\$2,600	

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

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

Asset # : 14212

lectrical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting								
Exterior Lighting	0.0			2024	¢100 (00)			
Fluorescent	Compact		\$79,500 t Light, Extent : Lig	2034 ht, Area	\$132,600 Affected : 100%			
		n : Building		cc 1	<00 /			
	-	oning, Exte n : Building	nt : Severe, Area Aj Perimeter	fected :	60%			
LED	1%			2039	* *			
No Component	90%	1						
ghtning Protection								
Arresters/Cabling	1000/			2040	* *	5	\$ <b>7</b> 00	
Generic	100%			2049		5	\$700	
arm Security System								
Generic	100%	1		2034	\$693,300	1	\$141,200	
			Extent : N/A, Area A				<i>\</i>	
			out The Building					
		-	V Surveillance Syst	em				
Fire/Smoke Detection	1							
Generic, Digital	100%	I		2039	* *	1-3	\$233,000	
echanical		Current I	Repair	Futur	e Replacement	M	aintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ating								
Energy Source	1000			• • • • •				
Utility Steam	100%	)		2054	* *	1		
Conversion Equipment Heat Exchanger, Shell & Tube	c 60%	1		2037	* *			
Tube	Other Ob	servation. F	Extent : N/A, Area A	ffected ·	100%			
			or Mechanical Roo					
			at And Perimeter H		Hot Water Heating	ŗ		
Pres. Reducing Valve/LF				2037	**	5	\$9,000	
Steam								
•								
Steam	60%			2042	* *	4	\$16,800	

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.

#### Asset # : 14212

echanical		Current	Repair	Futur	re Replacement	Μ	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ating								•
Terminal Devices								
Air Handler	10%	Now	\$13,900	2029	\$695,000	1	\$21,100	
	Leak Evid	ent, Extent	: Moderate, Area	Affected :	5%			
	Location	n : 14th Flo	or Mechanical Roo	om - Leak	ky Valve And Coil	Pipe Con	nection	
	Other Obs	ervation, E	Extent : N/A, Area A	Affected :	100%			
	Location	1 : Various	Mechanical Rooms	5				
	Explana	tion : Stean	n Heating And Ven	tilating U	Inits			
Convector/Radiator	50%			2039	* *	1	\$61,100	
	Other Obs	ervation, E	xtent : N/A, Area A	Iffected :	100%			
	Location	i : Through	out					
		tion : Buila Ductwork	ing Perimeter Fin	Tubes An	nd Reheat Coils At	Variable	Volume Terminal	
Unit Heater - Hot Water	5%			2029	\$109,500			
	Other Obs	ervation, E	Extent : N/A, Area A	Affected :	100%			
	Location	i : Mechani	ical Rooms, Loadir	ig Dock,	Other Locations			
	Explana	tion : Loca	tion Noted					
No Component	35%							
-	Other Obs	ervation, E	Extent : N/A, Area A	Affected :	0%			
	Location	i : Mechani	ical Rooms					
			landling Units With taged Units With S					
Controls								
Digital		Now	\$2,121,500	2027	\$10,607,700			
	-	-	nt : Moderate, Are	a Affected	d:20%			
		n : Mechani		1.00	1 1000/			
			Extent : Light, Are			G	. 1	
~	Location	i : Through	out - Operating Sy	stem And	Controllers No L	onger Su	pported	
r Conditioning								
Energy Source	100%			2050	* *	1		
Electricity	100%			2050	4- 4-	1		
Conversion Equipment Centrifugal, Elec Chiller	740/			2037	* *	1	\$202 800	
Centrilugal, Elec Chiller			Extent : Light, Area			1	\$302,800	
			or Mechanical Roe					
Split Unit	1%		Extent . Light 1	2029	\$87,700 * 100%			
			Extent : Light, Area Office By Loading		1. 10070			
		i. security	Ојјice by Loaaing					
Water Cooled interior Pkg Unit	25%			2028	\$1,658,000	2		
			Extent : Light, Area					
		-	nits In 10th Floor					
	e e	0	tent : Light, Area A			_		
		i : Various I • Machine I	Mechanical Rooms Room	, 10th Fl	oor Main Telecom	Room, T	elecom Closets,	

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.

lechanical	ASSEL # : 14212 Current Repair Future Replacement Maintenance					
vstem						
Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
r Conditioning						
Distribution	<b>=</b> 10 /	2054	ate ate			
CW & CHW Wtr	74%	2054	* *	4	\$20,700	
Pipe/Pump No Component	26%					
Terminal Devices	2070					
Air Handler/Cool/Ht	74%	2029	\$5,303,300	1	\$173,100	
No Component	26%	2027	\$5,505,500	1	\$175,100	
Heat Rejection	2010					
Water Cooling Tower	100%	2028	\$1,865,600	2	\$380,600	
C	On Extended Life, Extent : Ligh	nt, Area Affected :	100%			
	Location : 14th Floor					
	Other Observation, Extent : N/2	A, Area Affected :	100%			
	Location : 14th Floor					
	Explanation : Tower Provides Packaged Units Via Plate And			o Water	Cooled	
entilation						
Distribution	1000/	LIEE	* *	2.5	\$210,000	
Ductwork/Diffusers Exhaust Fans	100%	LIFE		2-5	\$210,900	
Interior	99%	2029	\$1,621,700	2	\$11,500	
Wall Unit	1%	2029	\$1,600	2	\$100	
Wall Ollit	Other Observation, Extent : N/2			2	ψ100	
	Location : 15th Floor Mechan			p Room		
	Explanation : Location Noted	,		-		
umbing						
H/C Water Piping						
Brass/Copper	100%	2054	* *	1		
HW Heat Exchanger	1000/	• • • •	* *			
Steam Fired	100%	2054		4	\$56,100	
	Other Observation, Extent : N/2 Location : 9th Floor Mechani	00	100%			
	Explanation : 4 Units, Instant		torage			
Sanitary Piping	Explanation : 4 Onlis, Instant	uneous min 110 5	ioruge			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	2		-		
Cast Iron	100% Now \$2	26,100 LIFE	* *	1		
	Corroded, Extent : Moderate, A	Irea Affected : 1%				
	Location : Sub-basement Stor	age Room				
Sump Pump(s)						
Submersible	100%	2026	\$11,400	4	\$12,000	
	Other Observation, Extent : N/2					
	Location : Sub-basement - Go	0	tions			
	Explanation : Location Noted					

Asset # : 14212

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.

Asset # : 14212

Current Repair	Future	Replacement	Maintenance			
% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
100%	2039	* *	4	\$22,600		
Other Observation, Extent : Light, Area	n Affected :	100%				
Location : Sub-basement - Pump Roo	т					
Explanation : 1 Duplex Set						
100%	2029	\$164,900	1	\$23,200		
100%						
70%	LIFE	* *				
Other Observation, Extent : N/A, Area	Affected : 1	00%				
Location : One Unit From S-2 To 15th	h Floor, Six	x Units From S-1	To 13th I	Floor		
Explanation : 7 Units						
30%	LIFE	* *				
	00		S-2 To 2	nd Floor		
Explanation : 3 Units						
<b>A</b>						
100%	2054	* *	1-5	\$190,700		
80%	2054	* *	1-2	\$84,800		
20% Now \$51,100	2054	* *	1-2	\$18,400		
	ed : 100%			,		
Location : Mechanical Rooms, Garage, Other Locations						
Leak Evident, Extent : Moderate, Area	Affected : 1	0%				
			Valves A	ir Leaks		
		-				
100%	2043	* *	1	\$70,600		
	% of Fail Date Estimated Cost Total (Years)         100%         0ther Observation, Extent : Light, Area Location : Sub-basement - Pump Roo Explanation : 1 Duplex Set         100%         100%         0ther Observation, Extent : N/A, Area. Location : One Unit From S-2 To 15th Explanation : 7 Units 30%         0ther Observation, Extent : N/A, Area. Location : Two Units From Ground To Explanation : 3 Units         100%         100%         20% Now \$51,100         Dry System, Extent : Light, Area Affecto Location : Mechanical Rooms, Garag Leak Evident, Extent : Moderate, Area - Location : Basement And 6th Floor -	% of Fail Date Estimated Cost Total (Years)       Year FY         100%       2039         Other Observation, Extent : Light, Area Affected : Location : Sub-basement - Pump Room Explanation : 1 Duplex Set         100%       2029         100%       2029         100%       2029         100%       2029         100%       2029         100%       2029         100%       2029         100%       2029         100%       2029         100%       2029         100%       2029         100%       2029         100%       2029         100%       2029         100%       2054         30%       LIFE         Other Observation, Extent : N/A, Area Affected : 1         Location : Two Units From Ground To 2nd Floor         Explanation : 3 Units       100%         100%       2054         80%       2054         80%       2054         20% Now       \$51,100       2054         Dry System, Extent : Light, Area Affected : 100%       Location : Mechanical Rooms, Garage, Other Location : Mechanical Rooms, Garage, Other Location : Basement And 6th Floor - Main Dry S	% of Fail Date Estimated Cost Total (Years)       Year Estimated Cost FY         100%       2039       **         0ther Observation, Extent : Light, Area Affected : 100% Location : Sub-basement - Pump Room Explanation : 1 Duplex Set       2029       \$164,900         100%       2029       \$164,900         100%       2029       \$164,900         100%       2029       \$164,900         100%       2029       \$164,900         100%       2029       \$164,900         100%       LIFE       **         Other Observation, Extent : N/A, Area Affected : 100% Location : One Unit From S-2 To 15th Floor, Six Units From S-1 Explanation : 7 Units       **         30%       LIFE       **         Other Observation, Extent : N/A, Area Affected : 100% Location : Two Units From Ground To 2nd Floor, One Unit From Explanation : 3 Units       **         100%       2054       **         20%       Now       \$51,100       2054       **         20%       Now       \$51,100       2054       **         Dry System, Extent : Light, Area Affected : 100% Location : Mechanical Rooms, Garage, Other Locations       **       20% Location : Basement And 6th Floor - Main Dry Sprinkler Control	% of Fail Date Estimated Cost Total (Years)       Year Estimated Cost FY       Cycle (Yrs)         100%       2039       **       4         0ther Observation, Extent : Light, Area Affected : 100% Location : Sub-basement - Pump Room Explanation : 1 Duplex Set       100%       2029       \$164,900       1         100%       2029       \$164,900       1       100%         70%       LIFE       **       *         0ther Observation, Extent : N/A, Area Affected : 100%       Location : One Unit From S-2 To 15th Floor, Six Units From S-1 To 13th I         Explanation : 7 Units       30%       LIFE       **         0ther Observation, Extent : N/A, Area Affected : 100%       Location : Two Units From Ground To 2nd Floor, One Unit From S-2 To 2         Explanation : 3 Units       2054       **       1-5         80%       2054       **       1-2         20% Now       \$51,100       2054       **       1-2         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 A	% of Fail Date Estimated Cost Total       Year (Years)       Estimated Cost FY       Cycle Estimated Cost (Yrs)       Estimated Cost (Yrs)         100%       2039       **       4       \$22,600         Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement - Pump Room Explanation : 1 Duplex Set       1       \$223,200         100%       2029       \$164,900       1       \$23,200         100%       2029       \$164,900       1       \$23,200         100%       2029       \$164,900       1       \$23,200         100%       2029       \$164,900       1       \$23,200         100%       LIFE       **         70%       LIFE       **         0ther Observation, Extent : N/A, Area Affected : 100%       Location : 7 Units       30%         30%       LIFE       **         0ther 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       2054       **       1-5       \$190,700         80%       2054       **       1-2       \$84,800         20%       Now       \$51,100       2054       **       1-2       \$18,400         Dry System, Extent : Light, Area Affe	

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.

### Print Date : 15-Aug-2024 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey	: 18-39 42 : QUEEN	3.000 / 13730	E CENTRAL MEDICA Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A	TAL HYGIENE
Areas Surveyed	: Roof, Fl				
Block	: 791	Lot : 16	BIN	: 4015250	
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architec	ture		\$114,200		\$380,800
Interior Architect	ture		\$72,100		
Electrical					\$78,300
Mechanical			\$152,800		
Total			\$339,100		\$459,200
Importance Code	А		\$114,200		\$380,800
Importance Code	В		\$224,900		\$78,300
Total			\$339,100		\$459,200
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architec	ture	\$60,800			\$800
Interior Architect	ture	\$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			

Importance Code B Importance Code C	\$51,400 \$50,700	\$48,200	\$4,100	\$8,000
Importance Code A	\$61,200	\$400	\$400	\$1,300
Total	\$163,400	\$48,600	\$4,500	\$9,300
Site Pavements	\$17,800			



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.

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	Priorit
xterior								
Exterior Walls						_	<b>*1</b> 100	
Concrete Masonry Unit	8%	ЪT	¢12 400	LIFE	* *	5	\$1,400	
Glass Block		Now	\$13,400	LIFE		5	\$800	
			xtent : Moderate, A cade At Fascia Pan					
Masonry: Brick	85%			LIFE	* *	5	\$23,000	
Metal Coiling Doors	2%			2039	* *	5	\$1,700	
Windows	270			2037		5	\$1,700	
Aluminum	100%	0-2	\$47,400	2050	* *	5	\$800	
			nt : Severe, Area Af		50%		•	
	Location	: Through	out					
Roof								
Modified Bitumen		Now	\$114,200	2034	\$380,800			1
			xtent : Severe, Area			л <u>с</u>	<i>((</i> ) <i>(</i>	
			Pharmacy, Front E. hout Warehouse	ntry, Adn	iin Area, 2nd Flooi	r Rear O	ffice And Ioilet	
nterior								
Floors								
Carpet	10%			2030	\$35,300	3	\$3,100	
Cast in Place Concrete	85%	4+	\$72,100	LIFE	* *	5	\$38,000	
	-	-	Extent : Light, Are	ea Affecte	ed : 5%			
		: Inrougn	out Warehouse	2020	* *		<b>**</b> < • • •	
Mosaic Tile	5%			2039	* *	5	\$2,600	
Interior Walls Cast in Place Concrete	5%	2-4	\$12 200	LIFE	* *			
Cast III Flace Concrete			\$13,200 Extent : Light, Are					
		: Warehou		и лујесне	a. 570			
Concrete Masonry Unit	90%	2-4	\$29,300	LIFE	* *	5	\$6,400	
Concrete Masonry Unit			\$29,500 Extent : Light, Are		$d \cdot 2\%$	5	\$0,400	
	-	: Receivin	-	u nyjeene	.u. 270			
Gypsum Board	5%		8 2 4 9	LIFE	* *	5	\$500	
Ceilings	570			LIIL		5	\$500	
AcousTileSusp.Lay-In	10%	4+	\$700	2039	* *	5	\$1,000	
1 5		Discoloring,	Extent : Light, Are		ed : 2%		4 )	
	Location	: 2nd Floo	or Rear Office					
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	85%	2-4	\$14,800	LIFE	* *	5	\$21,700	
		-	e, Extent : Moderat					
	Location	: 2nd Floo	or Entry Stair And A	4 <i>djacent</i>	Office			
ite Enclosure								
Fence/Gates	700/			2044	* *			
	70%			2044	* *			
Chain Link Motol Commonted		4 -	¢ 5 500	TIPP	* *	1		
Chain Link Metal, Corrugated	30%	4+ /Dantad_F:	\$5,500 (tent : Light, Area	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.

Asset # : 13730

			A5561#.13					
Architecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure Retaining Walls Cast in Place Concrete	100%			2054	* *			
ite Pavements	10070			2034				
Public Sidewalk Cast in Place Concrete	-		\$15,100 Extent : Moderate eet	2039 , Area Aj	* * ffected : 10%			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway Cast in Place Concrete	0		\$2,800 Extent : Light, Are	2039 ea Affecte	* * ed : 2%			
Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Service Equipment Fused Disc Sw	Location	: Electrico	Extent : N/A, Area A al Room 800 Ampere Main I			5	\$100	
Switchgear / Switchboard Fused Disc Sw	100%			2044	* *	5	\$100	
Raceway Conduit	100%			2044	* *	1		
Panelboards	100%			2044		1		
Fused Disc Sw	5%			2042	* *	5		
Molded Case Bkrs	95%			2042	* *	5	\$300	
Wiring Thermoplastic	100%			2044	* *	1		
Motor Controllers Locally Mounted	100%			2039	* *	5	\$100	
bround						-	+	
Grounding Devices Generic	100%			LIFE	* *	5	\$200	
Stand-by Power	20070						<i> </i>	
Transfer Switches	1000/			0000	* *	4	<b></b>	
Automatic	100%			2039	* *	1	\$4,200	
Generators Diesel	100% Other Obs	ervation. F	Extent : N/A, Area A	2037 ffected :	* *	1	\$5,300	
			or Room Roof					

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.

Asset # : 13730

		Asset # : 13					
lectrical	Current			e Replacement		aintenance	
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
and-by Power							
Batteries	1000/				_	<b>**</b>	
Nickel Cadmium	100%		2026	\$2,400	5	\$3,000	
Fuel Storage Day Tank	50%		2050	* *	5		
Day Tank	Other Observation, Location : Genera Explanation : One	tor Room Roof			5		
Main Tank	50% Other Observation, Location : First Fl Explanation : One	loor	2062 ffected :	* *	5		
ghting	1						
Interior Lighting							
Fluorescent	75% T-12 Lamps And Fix Location : Throug	0	2034 , Area A <u>j</u>	\$70,800 ffected : 100%	10	\$9,400	
Fluorescent	8% T-8 Lamps And Fixt	ures, Extent : Light,	2034 Area Affe	\$7,600 Sected : 100%	10	\$1,000	
	Location : Throug	hout The Building					
Fluorescent	15% Now Not in Service, Exten Location : Throug		2044 Affected	**			
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 No Component	10% 90%		2034	\$6,200	10		
arm							
Security System							
Generic	100% Other Observation, Location : Throug	hout		\$25,000 100%	1	\$5,100	
	Explanation : Intr	usion Alarm And Ca	meras				
Fire/Smoke Detection Generic, Digital	100%		2034	\$34,400	1-3	\$8,400	
lechanical	Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type		e Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priorit
eating			•				•
Energy Source Natural Gas	100%		2044	* *	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.

Asset # : 13730

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Heating							
<b>Conversion Equipment</b>							
Furnace	Location : Gas Fi	Extent : N/A, Area A red Space Heater Se as Fire Space Heate In The Building	rving Wa		1	\$4,100	
No Component	Location : Rooftop	Extent : N/A, Area A p Heating And Cooli Air Conditioning Se	ng Units	0%			
Controls Electrical	100%		2027	\$44,400			
Air Conditioning	10070		2021	ψττ,τ00			
Energy Source							
Electricity	65%		2050	* *	1		
No Component	35%						
Conversion Equipment Ext Pkg Unit -	40%		2029	\$89,500	2	\$300	
Heating/Cooling		<b>F</b> , <b>F 1</b> , <b>4</b>	1.00	1 1000/			
	Location : 2 Rooft	, Extent : Light, Area op Units, Roof					
Split Unit	Location : 1st Flo	Extent : N/A, Area A or nit. R-407a Refrigero		\$63,300 100%			
Window/Wall Unit	5%	5.0	2029	\$2,500	1		
No Component	35%		2027	\$2,500	1		
Ventilation	5570						
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,600	
Exhaust Fans Roof	100%		2034	\$25,800	2	\$400	
Plumbing				4-0,000		4.00	
H/C Water Piping	1000/		2044	* *	1		
Brass/Copper Water Heater With Tanks	100%		2044		1		
Electric	100% Other Observation,	Extent : N/A, Area A	2032 Iffected :	\$23,100 100%	4		
	Location : 1st Flo Explanation : Two						
Sanitary Piping	· · ·	To Gunon Onus					
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Fixtures Generic	100%						
Fire Suppression	****						

Fire Suppression

*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.

Asset # : 13730

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

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.

<sup>\*\*</sup> 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 Address	: PUBLIC HEALTH LABORATORY BI : 455 FIRST AVENUE @E. 26 STREET	LDG.	
Borough	: MANHATTAN	Agency's Number	: N/A
Program / Asset #	: HEA0001.000 / 1574	Yr Built/Renovated	: 1968 / 2009
Area Sq Ft	: 353,000	<b>Project Type</b>	: 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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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
Total	\$64,041,900	\$24,290,600
Importance Code A	\$8,148,400	\$907,100
Importance Code B	\$55,223,300	\$23,152,900
Importance Code C	\$670,100	\$230,600
Total	\$64,041,900	\$24,290,600

\$420,900	\$217,300	\$414,400	\$396,600
\$15,000			
\$315,300	\$217,300	\$382,400	\$396,600
\$90,500		\$31,900	
\$420,900	\$217,300	\$414,400	\$396,600
\$57,600	\$57,600	\$57,600	\$57,600
\$7,000			
\$18,200			
\$160,800	\$77,500	\$265,400	\$60,900
\$78,100	\$69,700	\$60,900	\$65,200
\$16,200	\$12,600		\$213,000
\$82,900		\$30,600	
FY 2026	FY 2027	FY 2028	FY 2029
	\$82,900 \$16,200 \$78,100 \$160,800 \$18,200 \$7,000 \$57,600 <b>\$420,900</b> \$90,500 \$315,300 \$15,000	\$82,900 \$16,200 \$12,600 \$78,100 \$69,700 \$160,800 \$77,500 \$18,200 \$7,000 \$57,600 \$57,600 <b>\$420,900 \$217,300</b> \$90,500 \$315,300 \$217,300	\$82,900       \$30,600         \$16,200       \$12,600         \$78,100       \$69,700         \$160,800       \$77,500         \$160,800       \$77,500         \$18,200       \$265,400         \$7,000       \$57,600         \$57,600       \$57,600         \$57,600       \$57,600         \$90,500       \$31,900         \$315,300       \$217,300         \$15,000       \$3217,300



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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.

## Asset # : 1574

			A55et # . 1								
rchitecture		Current	Repair	Futur	e Replacement	M	aintenance				
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priorit			
terior											
Exterior Walls											
Cast in Place Concrete	Cracking/	-	\$55,200 Extent : Moderate lumns And Beams A			* 5	\$47,200				
Masonry: Brick		Now	\$2,024,200	LIFE	*:	* 5	\$251,700				
	Location	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout									
			e, Extent : Light, Ai he 2nd Floor	rea Affeci	ed : 25%						
		etration, E : Through	xtent : Light, Area out	Affected	: 20%						
Metal Coiling Doors	7%			2046	* :	* 5	\$68,800				
Granite Panels		Now	\$756,500	LIFE	* :		\$11,800				
	Cracking/	Crumbling	, Extent : Light, Ard out Facade		ed : 10%	C	<i><i><i><i></i></i></i></i>				
			rod, Extent : Light,	Area Affe	ected : 10%						
		-	out Facade								
			Moderate, Area A Bolts Have Becom	•		hroughout	Facade				
Window Wall	5%	T		2033	\$466,500		\$59,000				
	Not Insula	ted, Exteni : 1st Floo	: Light, Area Affec r								
Windows											
Aluminum	-	0-2 ution, Exten : Through	\$3,907,100 nt : Moderate, Arec out	2058 a Affected	* :	* 5	\$42,000				
	Hardware Missing, Extent : Severe, Area Affected : 20% Location : Throughout										
	Caulking Deteriorated, Extent : Severe, Area Affected : 90% Location : Throughout										
		0	ent : Severe, Area A	Iffected :	50%						
		: Through									
	Water Penetration, Extent : Light, Area Affected : 25% Location : Throughout										
		trip Missin : Through	g, Extent : Severe, out	Area Affe	ected : 60%						
Parapets											
Cast Stone/Terra Cotta	5%			LIFE	* :	* 5	\$4,300				
Masonry: Brick			\$19,200 ood, Extent : Light, out Main Roof	LIFE Area Affe	* : ected : 15%	* 5	\$7,700				
Metal Panel	5%			2043	* :	* 5	\$2,100				
No Component		ervation, E : Main Ro	Extent : N/A, Area A of	Affected :	0%						
	Explanat	tion : Meta	l Guard Rail On M	ain Roof							

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

## Asset # : 1574

Architecture		Current R	epair	Futur	e Replacement	M	aintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior										
Roof										
Built-Up (BUR)	5%	Now	\$55,400	2043	* *					
	Alligatoring, Extent : Moderate, Area Affected : 25%									
	Location	: Lower Roo	of							
	e		tent : Severe, Area	a Affected	d : 100%					
	Location	: Lower Roo	of							
Cast in Place Concrete	5%			LIFE	* *					
IRMA/Protected Membrane	5%			2043	* *	10	\$4,900			
	Recent Inst	tallation, Ex	ctent : N/A, Area A	ffected :	100%					
	Location	: Above Me	echanical Room A	djacent T	o Ramp To Lower	Floor				
Modified Bitumen	70%	Now	\$726,700	2043	* *			1		
	Water Pen	etration, Ex	tent : Severe, Area	Affectea	l : 100%					
	Location	: Througho	ut Upper Roof							
Roll Roofing	10%	Now	\$61,700	2035	\$61,700	5	\$8,100	1		
1			tent : Severe, Area			5	\$0,100	1		
		: Througho		55						
Skylight, Metal/Glass	5%			2043	* *	10	\$16,200			
Soffits						-	,			
Cast in Place Concrete	100%	2-4	\$29,400	LIFE	* *	5	\$127,200			
	Cracking/0	Crumbling, 1	Extent : Light, Are	a Affecte	ed : 5%					
	-	-	acks Throughout	00						

Interior

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### Asset # : 1574

rchitecture	Current Repair Future Replacement					М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prioriț	
terior									
Floors	20/			••••	¢1 <b>52</b> 400	2	<b>#2</b> 0, 100		
Carpet	2%		<b>\$220</b> 400	2029	\$173,400 * *	3	\$20,100		
Cast in Place Concrete		Now	\$229,400	LIFE		5	\$120,800		
	0	Crumbling, 1 : Basemer	Extent : Light, Are	ea Affecte	ea : 10%				
			xtent : Light, Area	Affected	· 5%				
		1 : Through		1990000					
Ceramic Tile	5%	Now	\$69,100	2036	* *	5	\$12,600		
	Broken/M	issing Elem	ents, Extent : Seve	re, Area 1	Affected : 5%				
	Location	ı : Toilet Ro	ooms And Locker R	looms					
Sheet Vinyl/Rubber	2%	Now	\$128,300	2033	\$641,500	5	\$7,500		
		-	-		Area Affected : 20%				
		-			ere Cabinetry Was	Removed			
			xtent : N/A, Area A		100%				
			d On 6th And 7th H						
	<b>`</b>		er And Sheet Vinyl						
Terrazzo	5%			LIFE	**	5	\$19,600		
Vinyl Tile	20%		<b>F</b> ( <b>1 1 1 1</b>	2033	\$2,708,800	3	\$37,700		
		Crumbling, 1 : Through	Extent : Light, Ard out	га Ајјесте	2a : 10%				
Vinyl Tile	5%			2038	* *	3	\$12,500		
Vinyl Tile 9" X 9"		Now	\$3,920,900	2028	\$19,604,600	3	\$94,100		
	-	-	Extent : Moderate	e, Area A <u>j</u>	ffected : 20%				
	Location	1 : Through	out						
Interior Walls	<b>-</b> - 0 /					_	<b>* *</b> • • • • •		
Concrete Masonry Unit			\$270,700	LIFE	- 1 - 100/	5	\$59,000		
		Crumbling, 1 : Through	Extent : Light, Are	ea Affecte	ea : 10%				
		-	nt : Moderate, Are	a Affacta	$d \cdot 10$				
			8n, Stairwell B Ext						
Gypsum Board		Now	\$8,100	LIFE	**	5	\$17,700		
Gypsun Dourd			Extent : Severe, A		ted : 2%	5	\$17,700		
	-	-	r Room 543	55					
Metal Panel	5%			LIFE	* *				
Marble Panels	5%			LIFE	* *				
Plaster	57%		\$399,400	LIFE	* *	5	\$100,800		
	Cracking/	Crumbling,	Extent : Light, Art	ea Affecte	ed : 5%				
	Location	1 : 6th Floo	r And Other Areas	Through	out				
			xtent : Light, Area ows Throughout	Affected	: 5%				
Wood	3%			LIFE	* *	5	\$70,800		
			Extent : N/A, Area A	Affected :	100%				
		1 : 6th And							
	Explana	tion : Loca	tion Noted						

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.

## Asset # : 1574

Architecture	Curre	nt Repair	e Replacement	lacement Maintenance			
System Component Type	% of Fail Da Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings							
AcousTileSusp.Lay-In	Location : Throu	lements, Extent : Ligh ughout ing, Extent : Light, Arc			5	\$75,300	
Exposed Struc: Concrete	30% Now	\$2,204,000	LIFE	* *	5	\$23,500	
I	Cracking/Crumbl. Location : 14th Paint Peeling, Ex. Location : 1st F	ing, Extent : Light, Ard Floor, Loading Dock tent : Moderate, Area loor Boiler Room 1, Extent : Severe, Area	ea Affecte Affected :	5%			
Exposed Struc: Steel	5%	-	LIFE	* *			
Metal Panel	13% Now	nents, Extent : Moderd	LIFE	* * Affected : 25%	5	\$81,600	
		lements, Extent : Mod	erate, Are	a Affected : 25%			
Metal Panel	2%		LIFE	* *	5	\$12,600	
Plaster	20% Now Cracking/Crumbl Location : Throw	ing, Extent : Moderate	LIFE e, Area Afj	* * fected : 10%	5	\$62,700	
ite Enclosure		-					
Fence/Gates							
Chain Link	Location : Roof	n, Extent : N/A, Area A uard Rail Fencing	2043 Affected :	** 10%			
Free Standing Walls							
Concrete Masonry Unit	100%		2043	* *			
Retaining Walls							
Cast in Place Concrete	50% 0-2	\$18,200	2053	* *			
	-	ing, Extent : Light, Are o At North Elevation	ea Affecte	d : 5%			
Masonry: Brick	50%		2043	* *			
ite Pavements Public Sidewalk							
Cast in Place Concrete	90%		2038	* *			
Pavers/Stone	10%		2042	* *			

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Asset # : 1574

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Pavements								
On-Site Walkways								
Cast in Place Concrete	-		\$1,300 Extent : Light, Are out	2038 va Affecte	* * ed : 5%			
Parking/Driveway								
Asphalt	Cracking/	Now Crumbling, 1 : Parking	\$5,700 Extent : Moderate Area	2036 , Area A <u>j</u>	* * ffected : 20%			
Cast in Place Concrete	90%			2038	* *			
				_				
lectrical		Current I	Repair	Futur	e Replacement		aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts	•							
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	\$1,500	
	Other Obs	servation, E	xtent : N/A, Area A	ffected :	100%			
	Location	1 : Electrica	l Room In Vault Ar	ea And I	Room 002 In Basen	nent		
	Explana	tion : Three	Main Service Disc	connect S	Switches Rated At 3	5,000 Am	peres Each	
Transformers								
Dry Type	100%			2046	* *	5	\$1,300	
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%			
	Location	1 : Generate	or Room At 3rd Flo	or				
	Explana	tion : Three	Transformers With	Capaci	ty Of 300, 225 And	! 500 Kile	ovolt Amperes	
			Volts And One 500					
	Floor.							
Switchgear / Switchboard								
Air Circuit Breaker	10%			2053	* *	5	\$200	
Fused Disc Sw	0.00/					5	\$1,200	
	80%			2053	* *			
Molded Case Bkrs	80% 10%			2053 2053	* *	5	\$900	
Molded Case Bkrs Raceway	10%			2053	* *		\$900	
Molded Case Bkrs Raceway Busway	10% 40%			2053 2031	* *		\$900	
Molded Case Bkrs Raceway Busway Conduit	10% 40% 40%			2053 2031 2033	* * \$263,400 \$263,400	5 1 1	\$900	
Molded Case Bkrs Raceway Busway Conduit Conduit	10% 40%			2053 2031	* *	5	\$900	
Molded Case Bkrs Raceway Busway Conduit Conduit Panelboards	10% 40% 40% 20%			2053 2031 2033 2053	* * \$263,400 \$263,400	5 1 1	\$900	
Molded Case Bkrs Raceway Busway Conduit Conduit Panelboards Fused Disc Sw	10% 40% 40% 20% 5%			2053 2031 2033 2053 2041	* * \$263,400 \$263,400	5 1 1 1 5	\$400	
Molded Case Bkrs Raceway Busway Conduit Conduit Panelboards	10% 40% 40% 20%			2053 2031 2033 2053	* * \$263,400 \$263,400 * *	5 1 1 1		
Molded Case Bkrs Raceway Busway Conduit Conduit Panelboards Fused Disc Sw	10% 40% 40% 20% 5% 10% 70%			2053 2031 2033 2053 2041	** \$263,400 \$263,400 ** ** ** \$436,600	5 1 1 1 5	\$400	
Molded Case Bkrs Raceway Busway Conduit Conduit Panelboards Fused Disc Sw Fused Disc Sw	10% 40% 40% 20% 5% 10%			2053 2031 2033 2053 2041 2049	** \$263,400 \$263,400 ** **	5 1 1 1 5 5	\$400 \$800	
Molded Case Bkrs Raceway Busway Conduit Conduit Panelboards Fused Disc Sw Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring	10% 40% 20% 5% 10% 70% 15%			2053 2031 2033 2053 2041 2049 2032 2049	** \$263,400 \$263,400 ** ** ** \$436,600	5 1 1 1 5 5 5 5	\$400 \$800 \$6,500	
Molded Case Bkrs Raceway Busway Conduit Conduit Panelboards Fused Disc Sw Fused Disc Sw Molded Case Bkrs Molded Case Bkrs	10% 40% 40% 20% 5% 10% 70%			2053 2031 2033 2053 2041 2049 2032	** \$263,400 \$263,400 ** ** ** \$436,600	5 1 1 1 5 5 5 5	\$400 \$800 \$6,500	

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

			ASSet # 11	5/4					
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	1%			2046	* *				
Drive									
Ground									
Grounding Devices	1000/				ate ate	-	<b>* = •</b> ••		
Generic	100%			LIFE	* *	5	\$5,200		
Stand-by Power									
Transfer Switches	1000/			2046	* *	1	¢100 (00		
Automatic	100%			2046	• •	1	\$108,600		
Generators Diesel	100%			2042	* *	1	¢126 700		
Diesei		amation B	Extent : N/A, Area A			1	\$136,700		
		: Generat		ijjecieu .	10070				
			<i>Kilovolt Amperes</i>	Canacity	,				
Batteries	Блринии	101 . 2,750	Kuovou Amperes	Cupucity	/				
Lead/Acid	100%			2027	\$2,400	5	\$13,100		
Fuel Storage	10070			2027	\$2,100	2	\$10,100		
Day Tank	50%			2049	* *	5			
5		ervation, E	Extent : N/A, Area A		100%	-			
		: Generat							
	Explanat	tion : 275 (	Gallon Capacity						
Main Tank	50%			2061	* *	5			
		ervation, E	Extent : N/A, Area A		100%				
	Location	: Basemer	it Vault Area						
	Explanat	tion : Appro	oximately 12,000 C	Gallon Ca	ipacity				
Lighting									
Interior Lighting									
Fluorescent		Now	\$341,800		\$3,418,000				
			nt : Light, Area Aff	fected : 1	0%				
		0	out The Building						
	•		res, Extent : Light,	Area Aff	ected : 100%				
	Location	: Through	out The Building						
Fluorescent		Now	\$9,800	2033	\$488,300				
	-		t Light, Extent : Lig	ght, Area	Affected : 100%				
			out The Building						
			nt : Light, Area Aff	fected : 2	%				
	Location	: Through	out The Building						
Fluorescent	18%			2028	\$878,900	10	\$55,400		
			ures, Extent : Light	t, Area Aj	ffected : 100%				
	Location	: Through	out The Building						
LED	2%			2038	* *				

Asset # : 1574

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			Asset # : 1	5/4				
Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting								
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%		\$37,000	2043	* *	2		
	-		nt : Moderate, Area	a Affected	d : 100%			
	Location	ı : Main En	trance Soffit					
LED	3%			2038	* *			
No Component	90%							
larm								
Security System								
Generic	100%			2033	\$647,200	1	\$131,800	
			xtent : N/A, Area A	ffected :	100%			
		-	out The Building					
	Explana	tion : CCTV	<sup>7</sup> Surveillance Cam	iera Syst	em			
Fire/Smoke Detection								
Generic, Digital		Now	\$266,800	2038	* *	1-3	\$197,800	
	-	-	nt : Moderate, Area	a Affected	d : 30%			
		-	out The Building					
			xtent : N/A, Area A	ffected :	100%			
			out The Building					
	Explana	tion : Manu	al Pull Stations, St	noke De	tection			
Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System	% of		Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Priorita
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1 Horney
Туре		()				(~)		
leating								
Energy Source								
Utility Steam	98%			2033	\$102,600	1		
			xtent : Light, Area		: 100%			
			t Mechanical Room					
	Explana	tion : Stean	n From Con Edison	1				
Electricity	2%			2053	* *	1		
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%			
	Location	ı : Parking	Garage Building E	ntrance				
	Explana	tion · Electi	ric Air Curtain Ser	vice				

Asset # : 1574

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

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

## Asset # : 1574

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	26%	)		2029	\$363,300			
	Other Ob.	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	n : Basemer	nt Mechanical Room	n				
		tion : Stean aters Servic	n/ Hot Water Heat E ce	Exchange	ers - Building Perir	neter He	at And Hydronic	
Heat Exchanger, Shell & Tube	2%	)		2029	\$27,900			
	Abandone	ed in Place,	Extent : Light, Area	a Affecte	d : 100%			
			r Mechanical Room Coils In Ductwork		Hot Water Heat E	xchange	rs, For	
Pres. Reducing Valve/LP Steam	70%	)		2036	* *	5	\$13,900	
	Other Ob.	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	n : Mechani	ical Rooms	-				
	1		landling Units, Abso gers Service	orption (	Chiller And Hydron	ic And L	Domestic Hot	
Radiant Heater	2%	)		2028	\$170,500	2	\$3,100	
	Other Ob.	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	n : Parking	Garage Building E	ntrance				
	Explana	tion : Elect	ric Air Curtain					

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.

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

## Asset # : 1574

lechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Distribution								
Ductwork/Diffusers	2%			LIFE	* *	2-5	\$3,700	
			Extent : N/A, Area A				4. 77	
				-	f To Areas Served I	-	-	
		ion : Air D Make-up A		o Baseme	ent Heating And Ve	nnianng	Units Ana	
Hot Wtr Piping/Pump		Now	\$27,200	2041	* *	4	\$6,300	
not wa riping/rump			Extent : Moderate,		ected · 50%	т	\$0,500	
		-			, System Water Tre	atment N	leeded	
			xtent : N/A, Area A		-			
					To Building Perime	ter Radi	ation	
		ion : Locat			C			
Hot Wtr Piping/Pump	2%			2032	\$14,300	4	\$300	
	Corroded,	Extent : M	oderate, Area Affe	cted : 209				
	Location	: Basemen	t					
	Not in Serv	vice, Exten	t : Light, Area Affe	cted : 10	0%			
	Location	: 6th Floo	r Mechanical Roor	n: For Al	bandoned Re-heat	Coils In	Ductwork	
Steam Piping/Pump	58%	0-2	\$608,500	2043	* *			
	Corroded,	Extent : M	oderate, Area Affe	cted : 90	2⁄0			
			cal Rooms At All A	ir Handl	ing Units Except U	Init In 6t	h Floor	
	Mechanie			4 40	6 / 1 200/			
		: 14th Flo	Extent : Moderate,	Area Aff	ected : 30%			
			or Extent : N/A, Area A	Iffacted .	1000/			
		: Through		ijjecieu .	10070			
		-		orntion (	Chiller And Domes	tic Hot V	Vater Service	
Terminal Devices	Lupiunui			orption				
Air Handler	5%			2028	\$308,200	1	\$10,400	
	Other Obse	ervation, E	xtent : N/A, Area A	Iffected :	100%			
	Location	: Basemen	t; 2nd Floor Roof	- Access	From 3rd Floor M	echanica	al Room	
	Explanat	ion : 2 Bas	ement Heating An	d Ventilai	ting Units, 1 Rooft	op Make	-up Air Unit	
Convector/Radiator	36%			2031	\$964,300	1	\$39,000	
	On Extende	ed Life, Ex	tent : Light, Area A	Iffected :	100%			
	Location	: Building	Perimeter					
			xtent : N/A, Area A	Iffected :	100%			
			Perimeter					
	-	ion : Heati	ng Element Enclos	ures Ful	ly Covered With Pl	ywood		
Unit Heater - Hot Water	2%			2028	\$38,800			
			Extent : N/A, Area A	Iffected :	100%			
			cal Rooms					
N. G		ion : Locai	tion Observed					
No Component	57%		, , , , , , ,	100 1	00/			
			Extent : N/A, Area A					
			Devices Only On	r erimete	T			
	Explanat	ion : Locai	tion Noted					

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.

### Asset # : 1574

Mechanical	Current Repa	air	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating							
Controls							
Digital		. , ,		9,406,600			
	Damaged, Extent : Severe				<b>D</b>		
	Location : Throughout I		ved By Ac-4 /	Ac-12 Syste	ms: Digi	tal And	
	Pneumatic Components Obsolete Equipment, Exte		Affected · 11	00%			
	Location : Throughout I				ms		
	Other Observation, Exten	-	-	110 12 <i>Syste</i>			
	Location : Throughout	<i>u</i> : 10/21, 21/00/21990					
	Explanation : Direct Di	gital Controls Sv	stem With Pn	eumatic Fie	ld Devic	25	
Digital	5%		2032	\$495,100			
Digital	Recent Installation, Exter						
	Location : Basement Me				2 Svstem	s Serving 2nd	
	Floor And Building Per				- ~,~	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
Air Conditioning							
Energy Source							
Utility Steam	40%		2033	\$54,300	1		
	Other Observation, Exten						
	Location : 14th Floor M						
	Explanation : Absorptic						
Electricity	10%		2055	* *	1		
	Recent Installation, Exter	00					
	Location : 5th, 6th, 7th			-	ıs		
	Other Observation, Exten	•••					
	Location : 5th, 6th, 7th						
	Explanation : Variable	Refrigerant Flow	Systems Ana	Various Spl	lit Units I	Service	
Electricity	10%		2041	* *	1		
	Other Observation, Exten	t : N/A, Area Aff	ected : 100%				
	Explanation : Air Coole		nits With Dx .	4ir Handler.	s For Ele	vator Machine	
	Rooms And 10th Floor	Service					
Under Construction	40%						
	Other Observation, Exten	•••		~			
	Explanation : Under-co	nstruction Chille	d Water Syste	em Service			

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.

Asset # : 1574

lechanical		Current F	Repair	Futur	re Replacement	М	aintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prioriț
r Conditioning								
<b>Conversion Equipment</b>								
Absorption Chiller/Steam/HW	44%			2029	\$4,676,500	1	\$159,700	
	Obsolete E	Equipment,	Extent : Light, Are	a Affecte	ed : 100%			
	Location	ı : 14th Flo	or Mechanical Roc	om –				
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	40%			
	Location	1 : 14th Flo	or Mechanical Roc	om				
	Explanat	tion : 2 Uni	its, 500 Tons Each	Approxin	nate			
Heat Pump Air Sourced	8%			2037	* *	2	\$1,600	
			Extent : N/A, Area A	ffected :	100%			
		1 : 5th, 6th,						
			xtent : N/A, Area A	ffected :	100%			
		1 : 5th, 6th,						
		tion : Varia To Exterior	ble Refrigerant Flo	w Conde	ensing Units, Quar	ntity: 6, 0	6 Tons Each,	
Reciprocating Compr/Chiller	2%			2028	\$96,600	1	\$3,100	
	Location Disconne	n : Main Roc ected	Extent : Light, Are of - Upper Level: 2	00		tely, Pack	kaged Air Cooled,	
Split Unit	2%			2038	* *			
Under Construction	44%							
			xtent : N/A, Area A		0%			
			or Mechanical Roc					
	Explanat	tion : Two (	Chillers Under Con	struction	n			
Distribution								
	200/	NT.	005 200	20.52	ماد مال	4		
CW & CHW Wtr	30%	Now	\$95,300	2053	* *	4	\$5,000	
					* *	4	\$5,000	
CW & CHW Wtr	Corroded,	Extent : Se	were, Area Affected	l : 80%				
CW & CHW Wtr	Corroded, Location	Extent : Se 1 : Mechani		l : 80%				
CW & CHW Wtr	Corroded, Location Mechani	Extent : Se 1 : Mechani ical Room	evere, Area Affected cal Rooms At All A	l : 80% ir Handl	ling Units Except U			
CW & CHW Wtr	Corroded, Location Mechani On Extend	Extent : Se a : Mechani ical Room led Life, Ex	were, Area Affected	l : 80% ir Handl  ffected :	ling Units Except U 80%	Unit In 6th	h Floor	
CW & CHW Wtr	Corroded, Location Mechani On Extend Location	Extent : Se a : Mechani ical Room led Life, Ex	evere, Area Affected cal Rooms At All A tent : Light, Area A	l : 80% ir Handl  ffected :	ling Units Except U 80%	Unit In 6th	h Floor	
CW & CHW Wtr	Corroded, Location Mechani On Extend Location Mechani	Extent : Se : Mechani ical Room led Life, Ex : Mechani	evere, Area Affected cal Rooms At All A tent : Light, Area A	l : 80% ir Handl  ffected :	ling Units Except U 80%	Unit In 6th	h Floor	
CW & CHW Wtr Pipe/Pump	Corroded, Location Mechani On Extend Location Mechani 70%	Extent : Se a : Mechani ical Room led Life, Ex a : Mechani ical Room Now	were, Area Affected cal Rooms At All A tent : Light, Area A cal Rooms At All A	l : 80% ir Handl ffected : ir Handl LIFE	ling Units Except 0 80% ling Units Except 0 * *	Jnit In 6th Jnit In 6th	h Floor h Floor	
CW & CHW Wtr Pipe/Pump	Corroded, Location Mechani On Extend Location Mechani 70% Malfunctio	Extent : Se a : Mechani ical Room led Life, Ex a : Mechani ical Room Now oning, Exter	were, Area Affected cal Rooms At All A tent : Light, Area A cal Rooms At All A \$1,007,000	l : 80% ir Handl ffected : ir Handl LIFE a Affected	ling Units Except U 80% ling Units Except U ** d : 50%	Unit In 6th Unit In 6th 2	h Floor h Floor	
CW & CHW Wtr Pipe/Pump	Corroded, Location Mechani On Extend Location Mechani 70% Malfunction Location	Extent : Se : Mechani ical Room led Life, Ex : Mechani ical Room Now oning, Exten : Various I	evere, Area Affected cal Rooms At All A tent : Light, Area A cal Rooms At All A \$1,007,000 nt : Moderate, Area	l : 80% ir Handl ffected : ir Handl LIFE a Affected d Hot D	ling Units Except U 80% ling Units Except U * * d : 50% eck Dampers In Da	Unit In 6th Unit In 6th 2	h Floor h Floor	
CW & CHW Wtr Pipe/Pump	Corroded, Location Mechani On Extend Location Mechani 70% Malfunction Other Obs Location	Extent : Se : Mechani ical Room led Life, Ex : Mechani ical Room Now oning, Exten : Various I	vere, Area Affected cal Rooms At All A tent : Light, Area A cal Rooms At All A \$1,007,000 nt : Moderate, Area Locations: Cold An ixtent : N/A, Area A ilation	l : 80% ir Handl ffected : ir Handl LIFE a Affected d Hot D	ling Units Except U 80% ling Units Except U * * d : 50% eck Dampers In Da	Unit In 6th Unit In 6th 2	h Floor h 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.

Asset # : 1574

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of 1 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		
		: Elevator			100% or Mechanical Roo	т		
Air Handler/Cool/Ht	Damaged, I		\$1,144,000 evere, Area Affected ical Rooms: Damag		\$5,720,200 eriorated Heating	1 Coils	\$168,000	
Fan Coil - 2 Pipe	Location	: 5th, 6th 1	Extent : N/A, Area A And 7th Floors ble Refrigerant Fl		* * 100% ns Ceiling Cassette	1 e Units	\$5,400	
Heat Rejection Air Cooled Condenser Unit	10%			2033	\$94,800	2	\$23,400	
	Location Explanati Mechanic	: Main Roo fon : 1 Cor cal Room	densing Unit, 40 T	Tons, Con	nnected To Air Han			
Water Cooling Tower	Location Other Obse Location	: Outdoor ervation, E : Roof And	\$74,500 Joderate, Area Affer Unit Supporting B Extent : Light, Area 1 14th Floor Mech 4-cell Outdoor Co	leam Affected anical Ro	: 100%	2 or Cooling	\$243,000 g Towers	
Ventilation	1							
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$187,000	
Exhaust Fans Interior			tent : Light, Area A ical Rooms	2028 Affected :	\$1,162,200 100%	2	\$8,200	
Roof	Location	: Main Ro ed Life, Ex	Extent : Light, Are of: Various Labora tent : Light, Area A	tory Hoc	od Fans, Disconneo	2 cted	\$2,100	
Plumbing H/C Water Piping Brass/Copper	100% Corroded, I Location Leak Evide	Now Extent : M : Basemen nt, Extent	\$210,300 oderate, Area Affe at - Water Main: Co : Moderate, Area A of - Water Tank Ro	orroded / Affected :	Deteriorated 100%	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.

### Asset # : 1574

Mechanical	Current Repa	ir <u>F</u> ut	ure Replacemen	t N	laintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Yea FY		ost Cycle (Yrs)	Estimated Cost	Priority
lumbing						
HW Heat Exchanger	1000/					
Steam Fired	100%	205		** 4	\$49,700	
	Other Observation, Exten Location : 14th Floor M		1:100%			
	Explanation : Location 1					
Sanitary Piping	Explanation . Location 1	voieu				
Cast Iron	100%	LIF	F. *	** 1		
Storm Drain Piping	10070	LIII		1		
Cast Iron	100%	LIF	Ę *	** 1		
Sump Pump(s)	10070	200				
Submersible	100%	202	6 \$10,60	00 4	\$11,200	
	Other Observation, Exten		. ,		• )	
	Location : Basement - E	jector Systems Pits				
	Explanation : Location 1	Noted				
Sewage Ejector(s)						
Compressed Air	100% 0-2	\$55,700 205	3 *	** 4	\$3,600	
	Corroded, Extent : Severe	Area Affected : 80%	ó			
	Location : Basement					
	Obsolete Equipment, Exte		<i>Affected</i> : 100%			
	Location : Basement - 4	•				
	On Extended Life, Extent		d : 100%			
	Location : Basement - 4	Systems				
Fixtures	1000/					
Generic	100%		1 1000/			
	Obsolete Fixtures, Extent Location : Throughout	: Light, Area Affected	a : 100%			
Vertical Transmont	Location . Inroughout					
Vertical Transport Elevators						
Geared Traction	100%	LIF	F. *	* *		
Source Hackon	Other Observation, Exten					
	Location : Passenger - (			lar To 14th	Floor	
	Explanation : 4 Passeng		0			
ire Suppression		~				
Standpipe						
Generic	100%	204	3 *	** 1-5	\$169,100	
Sprinkler						
No Component	80%					
Generic	20%	203	3 \$906,00	00 1-2	\$18,800	
Fire Pump		_			<b>.</b>	
Generic	100%	203	6 *	** 1	\$62,600	

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.

## Print Date : 15-Aug-2024 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025

Asset Name Address Borough Program / Asset #	: QUEENS : HEA0034.	ND DRIVE @ QUEENS H	Agency's Number Yr Built/Renovated	: N/A : 2004 / 2006			
Area Sq Ft	: 37,718		Project Type	: HEALTH AND MENTAL HYGIENE			
Date of Survey	: 11-Feb-202		Landmark Status	: NONE			
Areas Surveyed		Roof, Floors 1,2,3					
Block	: 6858	Lot : 1	BIN	: 4854226			
CAPITAL			FY 2026 - 2029		FY 2030 - 2035		
Exterior Architect	ture		\$63,800				
Interior Architect	ure		\$253,800				
Mechanical			\$119,500		\$1,381,400		
Total			\$437,100		\$1,381,400		
Importance Code	A		\$63,800				
Importance Code	В		\$373,300		\$1,381,400		
Total			\$437,100		\$1,381,400		
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029		
Exterior Architect	ture	\$48,000	\$18,900	\$3,400			
Interior Architect	ure	\$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/Escalate	ors	\$7,200	\$7,200	\$7,200	\$7,200		
Total		\$107,000	\$59,400	\$191,900	\$23,600		
Importance Code		\$49,300	\$19,400	\$3,900	\$500		
Importance Code	В	\$43,900	\$40,000	\$188,000	\$23,200		
Importance Code	С	\$13,800					
Total		\$107,000	\$59,400	\$191,900	\$23,600		



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.

# QUEENS OCME

Asset # : 14654

chitecture		Current	Repair	Futur	re Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Masonry: Brick	12%	Now	\$11,400	LIFE	* *	5	\$7,100	
	-	n Joint Fail 1 : North Ea	ure, Extent : Mode ast Corner	rate, Arei	a Affected : 2%			
Masonry: Brick	38%			LIFE	* *	5	\$22,500	
Metal Panel	27%	Now	\$20,700	2052	* *	5	\$30,000	
		-	ents, Extent : Mod uipment Screen	erate, Ar	rea Affected : 5%			
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	
	0		ed, Extent : Moderc nce Room And Fan					
Window Wall	11%			2052	* *	5	\$24,400	
Windows								
Aluminum	40%	Now	\$4,700	2048	* *	5	\$2,500	
	Location Water Pen	a : Offices 2	xtent : Moderate, A					
	Location	1 : Through		Area Affe	ected : 100%			
	Location		out	4rea Affe	ected : 100%			
Aluminum	Location	t : Through tion : Fixed	out	4rea Affe 2048	ected : 100%	5	\$6,900	
Aluminum Metal Louvers	Location Explanat	t : Through tion : Fixed	out			5 10	\$6,900 \$3,900	
	Location Explanat 55%	t : Through tion : Fixed	out I Windows	2048 2041	* *	10	\$3,900	
Metal Louvers	Location Explanat 55% 5% 13% Efflorescent	: Through tion : Fixed Now nce, Extent	out 1 Windows \$6,100 1 : Moderate, Area .	2048 2041 LIFE	* * * * * *			
Metal Louvers Parapets	Location Explanat 55% 5% 13% Efflorescen Location	1 : Through tion : Fixed Now nce, Extent 1 : Through	out 1 Windows \$6,100 * : Moderate, Area . out	2048 2041 LIFE Affected	*** ** : 10%	10	\$3,900	
Metal Louvers Parapets	Location Explanat 55% 55% 5% 13% Efflorescet Location Joint More	1 : Through tion : Fixed Now nce, Extent a : Through tar Miss/Ei	out 1 Windows \$6,100 1 : Moderate, Area . out rod, Extent : Moder	2048 2041 LIFE Affected	*** ** : 10%	10	\$3,900	
Metal Louvers Parapets Masonry: Brick	Location Explanat 55% 55% 13% Efflorescen Location Joint Mort Location	1 : Through tion : Fixed Now nce, Extent 1 : Through	out 1 Windows \$6,100 1 : Moderate, Area . out rod, Extent : Moder	2048 2041 LIFE Affected .	* * * * : 10% a Affected : 10%	<u>10</u> 5	\$3,900	
Metal Louvers Parapets Masonry: Brick Masonry: Brick	Location Explanation 55% 55% 13% Efflorescen Location Joint More Location 22%	1 : Through tion : Fixed Now nce, Extent a : Through tar Miss/Ei	out 1 Windows \$6,100 1 : Moderate, Area . out rod, Extent : Moder	2048 2041 LIFE Affected . vate, Arec LIFE	* * * * : 10% a Affected : 10% * *	10 5 5	\$3,900 \$1,000 \$1,700	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall	Location Explanation 55% 55% 13% Efflorescen Location Joint Mort Location 22% 20%	1 : Through tion : Fixed Now nce, Extent a : Through tar Miss/Ei	out 1 Windows \$6,100 1 : Moderate, Area . out rod, Extent : Moder	2048 2041 LIFE Affected cate, Arec LIFE 2052	*** ** : 10% a Affected : 10% ** **	10 5 5 5 5	\$3,900 \$1,000 \$1,700 \$5,900	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel	Location Explanat 55% 55% 55% 13% Efflorescen Location Joint Mort Location 22% 20% 25%	1 : Through tion : Fixed Now nce, Extent a : Through tar Miss/Ei	out 1 Windows \$6,100 1 : Moderate, Area . out rod, Extent : Moder	2048 2041 LIFE Affected ate, Arec LIFE 2052 2052	* * * * : 10% a Affected : 10% * * * * * *	10 5 5 5 5 5 5	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail	Location Explanation 55% 55% 55% 13% Efflorescent Location Joint More Location 22% 20% 25% 15%	1 : Through tion : Fixed Now nce, Extent 1 : Through tar Miss/Ei 1 : Through	out { Windows \$6,100 : Moderate, Area . out rod, Extent : Moder out	2048 2041 LIFE Affected . rate, Arec LIFE 2052 2052 2052 2045	* * * * : 10% a Affected : 10% * * * * * * * *	10 5 5 5 5 5 5-10	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400 \$20,700	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel	Location Explanation 55% 55% 13% Efflorescen Location Joint More Location 22% 20% 25% 15% 5%	i : Through tion : Fixed Now nce, Extent a : Through tar Miss/Er a : Through	out # Windows \$6,100 : Moderate, Area . out rod, Extent : Moder out \$1,500	2048 2041 LIFE Affected . vate, Arec 2052 2052 2045 LIFE	* * * * : 10% a Affected : 10% * * * * * * * *	10 5 5 5 5 5 5	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail	Location Explanation 55% 55% 13% Efflorescen Location Location 22% 20% 25% 15% 5% Joint More	1 : Through tion : Fixed Now nce, Extent a : Through tar Miss/En tar Miss/En	out { Windows \$6,100 : Moderate, Area . out rod, Extent : Moder out	2048 2041 LIFE Affected . vate, Arec 2052 2052 2045 LIFE	* * * * : 10% a Affected : 10% * * * * * * * *	10 5 5 5 5 5 5-10	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400 \$20,700	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail	Location Explanation 55% 55% 55% 13% Efflorescen Location Location 22% 20% 25% 15% 5% Joint Morri Location	Now nce, Extent Through tar Miss/En Now tar Miss/En Coping	out ł Windows \$6,100 f : Moderate, Area . out rod, Extent : Moder out \$1,500 rod, Extent : Moder	2048 2041 LIFE Affected . cate, Arec LIFE 2052 2052 2052 2045 LIFE cate, Arec	*** ** : 10% a Affected : 10% ** ** ** ** ** ** **	10 5 5 5 5 5 5-10	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400 \$20,700	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail	Location Explanation 55% 55% 55% 13% Efflorescen Location Joint More 22% 20% 25% 15% 5% Joint More Location Caulking I	Now nce, Extent a : Through tar Miss/Ei a : Through tar Miss/Ei a : Coping Deteriorate	out # Windows \$6,100 : Moderate, Area . out rod, Extent : Moder out \$1,500	2048 2041 LIFE Affected . cate, Arec LIFE 2052 2052 2052 2045 LIFE cate, Arec	*** ** : 10% a Affected : 10% ** ** ** ** ** ** **	10 5 5 5 5 5 5-10	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400 \$20,700	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail Pre-Cast Concrete	Location Explanation 55% 55% 55% 13% Efflorescen Location Joint More 22% 20% 25% 15% 5% Joint More Location Caulking I	Now nce, Extent Through tar Miss/En Now tar Miss/En Coping	out ł Windows \$6,100 f : Moderate, Area . out rod, Extent : Moder out \$1,500 rod, Extent : Moder	2048 2041 LIFE Affected . cate, Arec LIFE 2052 2052 2052 2045 LIFE cate, Arec	*** ** : 10% a Affected : 10% ** ** ** ** ** ** **	10 5 5 5 5 5 5-10	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400 \$20,700	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail Pre-Cast Concrete Roof	Location Explanation 55% 55% 55% 13% Efflorescen Location Joint More 22% 20% 25% 15% 5% Joint More Location Caulking I	i : Through tion : Fixed Now nce, Extent a : Through tar Miss/Ei a : Through tar Miss/Ei a : Coping Deteriorate a : Coping	out ł Windows \$6,100 f : Moderate, Area . out rod, Extent : Moder out \$1,500 rod, Extent : Moder	2048 2041 LIFE Affected . cate, Arec LIFE 2052 2052 2052 2045 LIFE cate, Arec	*** ** : 10% a Affected : 10% ** ** ** ** ** ** **	10 5 5 5 5 5 5-10	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400 \$20,700	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail Pre-Cast Concrete	Location Explanat 55% 55% 55% 13% Efflorescer Location Joint More 22% 20% 25% 15% 5% Joint More Location Caulking H	i : Through tion : Fixed Now nce, Extent a : Through tar Miss/Ei a : Through tar Miss/Ei a : Coping Deteriorate a : Coping	out ł Windows \$6,100 f : Moderate, Area . out rod, Extent : Moder out \$1,500 rod, Extent : Moder	2048 2041 LIFE Affected . rate, Arec 2052 2052 2045 LIFE rate, Arec tte, Area	*** ** : 10% a Affected : 10% ** ** ** ** ** ** ** ** ** ** ** ** **	10 5 5 5 5 5-10 5	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400 \$20,700 \$2,400	
Metal Louvers         Parapets         Masonry: Brick         Masonry: Brick         Metal/Glass Curt Wall         Metal Panel         Metal Rail         Pre-Cast Concrete         Roof         Single Ply Membrane	Location Explanat 55% 55% 55% 13% Efflorescer Location Joint More 22% 20% 25% 15% 5% Joint More Location Caulking H	i : Through tion : Fixed Now nce, Extent a : Through tar Miss/Ei a : Through tar Miss/Ei a : Coping Deteriorate a : Coping	out ł Windows \$6,100 f : Moderate, Area . out rod, Extent : Moder out \$1,500 rod, Extent : Moder	2048 2041 LIFE Affected . rate, Arec 2052 2052 2045 LIFE rate, Arec tte, Area	*** ** : 10% a Affected : 10% ** ** ** ** ** ** ** ** ** ** ** ** **	10 5 5 5 5 5-10 5	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400 \$20,700 \$2,400	

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.

# QUEENS OCME

Asset # : 14654

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
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	-	Now	\$150,700	LIFE	* *	1		
	U U	/Dented, Ex 1 : Freezers	ctent : Moderate, A	rea Affec	ted : 25%			
	Loose/Mis	ss Fastener.	s, Extent : Moderat	e, Area A	Iffected : 5%			
	Location	n : Freezers						
		•	ent : Moderate, Are	a Affecte	d : 25%			
		ı : Freezers						
Terrazzo		Now	\$103,100	LIFE	**	5	\$8,800	
	-	-	Extent : Moderate	, Area A <u>j</u>	fected : 5%			
		1 : Through		1				
		a/Buiging, 1 : Through	Extent : Moderate,	Area Ajj	ectea : 2%			
		0	oui 1t, Extent : Light, A	roa Affai	etad · 10%			
		1 : Through	-	reu Ajjet	<i>ieu</i> . 1070			
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 Per	etration, E.	xtent : Light, Area	Affected	: 5%			
	Location	ı : Basemer	nt 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	
ite Enclosure								
Free Standing Walls								
Masonry: Brick	100%		\$1,300	2052	* *			
		tar Miss/Er 1 : Through	od, Extent : Moder out	ate, Area	Affected : 5%			
ite Pavements		5						
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	100%	0-2	\$9,500	2041	* *			
	Cracking	Crumhling	Extent : Moderate	Area A	fected · 15%			
	Crucking/	e:	Extent . moderate	, 1110a 11 <u>j</u>	) e e t e u u u u u u u u u u u u u u u u			

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.

# **QUEENS OCME**

Asset # : 14654

Cu	urrent Re	epair	Futur	e Replacement	М	aintenance	
		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
100%			2052	* *	5	\$200	
			ffected :	100%			
			~ .				
Explanation	: Main S	Service Disconnec	t Switch	Rated At 4000 Am	peres.		
1000/			2015	<u>ب</u> د بد	-	<b>\$100</b>	
	tion Fo	Anna NI/A Anna A			5	\$100	
			jjectea :	100%			
			200 Val	a Duine and 190/27	7 Valta C	a a m d a m .	
Explanation	: 112.31	Xilovoli Amperes,	208 1011	s Primary, 460/277	vous se	conaary	
90%			2052	* *	5	\$100	
				* *			
1070			2032		5	\$100	
100%			2052	* *	1		
10070			2032		1		
15%			2048	* *	5	\$100	
				* *			
						+ • • • •	
100%			2052	* *	1		
100%			2045	* *	5	\$300	
100%			LIFE	* *	5	\$600	
100%			2045	* *	1	\$11,600	
	_			* *	1	\$14,600	
		tent : N/A, Area A	ffected :	100%			
	-	<i>a</i>					
Explanation	: Emerg	ency Generator R	ated At 6	00 Kilowatts			
1000/			2026	¢2 400	5	¢0 100	
100%			2026	\$2,400	3	\$8,400	
50/			2049	* *	5		
	ntion Ex	tont · N/A Area A			3		
		iem . IVA, Area A	jjecieu .	10070			
		allons Rated Can	icity				
	. 275 00		•	* *	5		
	· • •				3		
	ation 4~	tout · N//A Avoa A					
Location : B		tent : N/A, Area A	jjeciea :	100%			
	% of Total       Fai (Y)         100%       (Y)         0ther Observation : Explanation         100%         0ther Observation : Explanation         100%         0ther Observation : Explanation         100%         0ther Observation : Retexplanation         100%         100%         0ther Observation : Retexplanation         100%         0ther Observation : Retexplanation         100%         0ther Observation : Retexplanation         100%	% of Total       Fail Date (Years)         100%       Other Observation, Ex Location : Electrical Explanation : Main S         100%       Other Observation, Ex Location : Electrical Explanation : 112.5 I         90%       100%         100%       100%         00%       100%         100%       100%         100%       100%         100%       100%	Total       (Years)         100%       Other Observation, Extent : N/A, Area A, Location : Electrical Room         Explanation : Main Service Disconnect         100%         Other Observation, Extent : N/A, Area A, Location : Electrical Room         Explanation : 112.5 Kilovolt Amperes,         90%         100%         00%         100%         00%         100%         00%         100%         00%         100%         00%         100%         100%         100%         100%         100%         100%	% of Fail Date Estimated Cost Total (Years)Year FY100%2052Other Observation, Extent : N/A, Area Affected : Location : Electrical Room Explanation : Main Service Disconnect Switch100%20450ther Observation, Extent : N/A, Area Affected : Location : Electrical Room Explanation : 112.5 Kilovolt Amperes, 208 Volt.90%2052100%2052100%2052100%2052100%2052100%2052100%2052100%2052100%2052100%2045100%2045100%2045100%2045100%2045100%2045100%2045100%20410ther Observation, Extent : N/A, Area Affected : Location : Roof Explanation : Emergency Generator Rated At 6100%20265%20480ther Observation, Extent : N/A, Area Affected : Location : Roof Explanation : Emergency Generator Rated At 6100%20265%20480ther Observation, Extent : N/A, Area Affected : Location : Roof Explanation : 275 Gallons Rated Capacity 95%	% of TotalFail Date (Years)Estimated Cost FY100%2052***0ther Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room Explanation : Main Service Disconnect Switch Rated At 4000 Amy100%2045***0ther Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room Explanation : 112.5 Kilovolt Amperes, 208 Volts Primary, 480/27/290%2052***100%2052***100%2052***100%2052***100%2052***100%2052***100%2052***100%2052***100%2045***100%2045***100%2045***100%2045***100%2045***100%2045***100%2045***100%2045***100%2045***100%2045***100%2045***100%2045***100%2045***100%2045***100%2045***100%2045***100%2045***100%2045***100%2045***100%2046\$**100%2026\$2,4005%2048***100%2026\$2,4005%2048*** <t< td=""><td>% of Total         Fail Date (Years)         Estimated Cost FY         Year FY         Estimated Cost (Yrs)           100%         2052         **         5           Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.         5           100%         2045         **         5           Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room Explanation : I12.5 Kilovolt Amperes, 208 Volts Primary, 480/277 Volts Se           90%         2052         **         5           100%         2052         **         5           100%         2052         **         5           100%         2052         **         5           100%         2052         **         5           100%         2052         **         1           15%         2048         **         5           100%         2045         **         1           100%         2045         **         1           100%         2045         **         1           100%         2041         **         1           00%         2041         **         1           00%         20</td><td>% of Fail Date         Estimated Cost         Year         Estimated Cost         Cycle         Estimated Cost           100%         2052         **         5         \$200           Other Observation, Extent : N/A, Area Affected : 100%         Location : Electrical Room         Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.         \$100           100%         2045         **         5         \$100           Other Observation, Extent : N/A, Area Affected : 100%         Location : Electrical Room         \$100           Explanation : IL2.5 Kilovolt Amperes, 208 Volts Primary, 480/277 Volts Secondary         \$100           90%         2052         **         5         \$100           100%         2052         **         5         \$100           100%         2052         **         5         \$100           100%         2052         **         5         \$100           100%         2052         **         1         \$100           100%         2052         **         1         \$100           100%         2048         **         5         \$300           100%         2045         **         1         \$11,600           100%         2041         **</td></t<>	% of Total         Fail Date (Years)         Estimated Cost FY         Year FY         Estimated Cost (Yrs)           100%         2052         **         5           Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.         5           100%         2045         **         5           Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room Explanation : I12.5 Kilovolt Amperes, 208 Volts Primary, 480/277 Volts Se           90%         2052         **         5           100%         2052         **         5           100%         2052         **         5           100%         2052         **         5           100%         2052         **         5           100%         2052         **         1           15%         2048         **         5           100%         2045         **         1           100%         2045         **         1           100%         2045         **         1           100%         2041         **         1           00%         2041         **         1           00%         20	% of Fail Date         Estimated Cost         Year         Estimated Cost         Cycle         Estimated Cost           100%         2052         **         5         \$200           Other Observation, Extent : N/A, Area Affected : 100%         Location : Electrical Room         Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.         \$100           100%         2045         **         5         \$100           Other Observation, Extent : N/A, Area Affected : 100%         Location : Electrical Room         \$100           Explanation : IL2.5 Kilovolt Amperes, 208 Volts Primary, 480/277 Volts Secondary         \$100           90%         2052         **         5         \$100           100%         2052         **         5         \$100           100%         2052         **         5         \$100           100%         2052         **         5         \$100           100%         2052         **         1         \$100           100%         2052         **         1         \$100           100%         2048         **         5         \$300           100%         2045         **         1         \$11,600           100%         2041         **

## Lighting

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

# QUEENS OCME

Asset # : 14654

Electrical	Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting							
Fluorescent	3%		2037	* *	10	\$1,000	
	Other Observation, E		ffected :	100%			
	Location : Hallway						
	Explanation : Com	pact Fluorescent Li	~				
Fluorescent	22%		2037	* *	10	\$7,600	
	Other Observation, E		ffected :	100%			
	Location : Basemen						
	Explanation : T-8 L	amps					
LED	75%		2040	* *			
Egress Lighting							
Emergency, Service	50%		2037	* *	1		
Exit, LED	50%		2060	* *	1		
Exterior Lighting							
LED	10%		2040	* *			
No Component	90%						
larm							
Security System							
No Component	70%						
Generic	30%		2037	* *	1	\$4,200	
	Other Observation, E		ffected :	100%			
	Location : Hallway						
	Explanation : CCT	V Surveillance Can	eras				
Fire/Smoke Detection							
Generic, Analog	100%		2037	* *	1-3	\$23,200	
	Other Observation, E		ffected :	100%			
	Location : Through	-					
	Explanation : Strob Horns	e Lights, Manual P	ull Statio	ons, Alarm Bells, S	moke De	tectors And	
lechanical	Current	Repair	Futur	e Replacement	М	aintenance	
vstem		Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Priorit
Component	Total (Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	
Туре					()		
eating							
Energy Source	1000/						
Plant Campus Steam /	100%		2052	* *	1		
PRV	Othon Obsernation 1	Extent N/A Ans - A	ffootod .	1000/			
	Other Observation, E Location : Through		jjeciea :	100%			
	0		7 4				
	Explanation : From	i Queens Hospital (	enter				
Conversion Equipment	250/		2041	* *	1	¢4 700	
Heat Exchanger, Plate & Frame	25%		2041		1	\$4,700	
Pres. Reducing Valve/LP	75%		2041	* *	5	¢1 700	
	1370		2041		3	\$1,700	
Steam							

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.

# **QUEENS OCME**

Asset #: 14654

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Distribution								
Hot Wtr Piping/Pump	25%	• •	<b>\$4</b> ,400	2048	* *	4	\$500	
Steam Piping/Pump	75%	0-2	\$4,400	2052				
		ervation, E : Through	xtent : Moderate, 2	Area Affe	cted : 10%			
		-	oui ctive Building Man	agamant	Sustam			
Terminal Devices	Елрійни	iion . Dejet	live Dullaing Man	ugemeni	system.			
Air Handler	75%			2037	* *	1	\$17,500	
Fan Coil Unit/Heat	25%			2037	* *	1	\$3,100	
Air Conditioning							<i>~~,~~</i>	
Energy Source								
Steam/HW System	100%			2052	* *	1		
Conversion Equipment								
Absorption	100%	0-2	\$119,500	2035	\$1,195,300	1	\$36,700	
Chiller/Steam/HW	Corrodad	Extant · M	oderate, Area Affe	$atad \cdot 100$	0/			
			Tubes Leak And In					
			Tubes Leak Ana In Extent : N/A, Area A					
		ervation, E : Basemen		jjecieu .	10070			
			ts, Using Lithium I	Bromide	Refrigerant			
Distribution	Enpruntu							
CW & CHW Wtr	100%			2052	* *	4	\$1,900	
Pipe/Pump							-	
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	
			Extent : Moderate, 2	4rea Affe	cted : 100%			
	Location	U	<i>(</i> <b>)</b>					
7	Explana	tion : 4 Ine <sub>j</sub>	fficient Units.					
entilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,000	
Exhaust Fans	10070			LIL		2-5	\$21,000	
Interior	50%			2037	* *	2	\$600	
Roof	50%			2037	* *	2	\$600 \$600	
lumbing	2070					-	4000	
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2062	* *	4	\$5,600	
	Recent Re	place Evide	ent, Extent : N/A, A	rea Affec	eted : 100%			
	Location	: Basemen	nt Mechanical Room	n				
Sanitary Piping								

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

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

# QUEENS OCME

Asset # : 14654

Mechanical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year I 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/2	A, Area Affected : 1	00%				
	Location : Basement To 2nd H	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.

<sup>\*\*</sup> 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 Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: 160 WES : MANHA : HEA0014 : 34,000 : 12-Oct-24	TTAN 4.000 / 1984	EET @AMS	STERDAM AVE. Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1960 / 2014 : HEALTH AND MEI : NONE : 1055906	NTAL HYGIENE
CAPITAL	• • • •		-	FY 2026 - 2029		FY 2030 - 2035
Exterior Architec Mechanical	ture			\$195,100 \$100,400		\$58,600
Total				\$295,500		\$58,600
Importance Code Importance Code				\$195,100 \$100,400		\$58,600
Total				\$295,500		\$58,600
EXPENSE			FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architec	ture	:	\$22,200	\$23,300		\$16,400
Interior Architect	ure			\$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/Escalat	ors	:	\$14,400	\$14,400	\$14,400	\$14,400
Total			\$53,600	\$75,600	\$43,700	\$81,600
Importance Code	A	:	\$23,900	\$25,000	\$1,700	\$18,200
Importance Code			\$29,700	\$50,600	\$40,300	\$63,400
Importance Code			-		\$1,700	- 
Total			\$53,600	\$75,600	\$43,700	\$81,600



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.

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.

## Asset # : 1984

Architecture		Current Repair Future Replacement			М			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior				8				
Exterior Walls								
Glazed Ceramic Panel	Other Obs Location	n : Facades	\$10,400 Extent : N/A, Area A ed Terracotta Units		** 10%	5	\$30,500	
Masonry: Brick	90%			LIFE	* *	5	\$58,600	
Windows	2070			LIIL		5	\$50,000	
Aluminum	Ctrwt/Bal Location Hardware	n : Through	Extent : Moderate, A			5	\$7,000	
Domonata	Localion	i. Inrougn	000					
Parapets Masonry: Brick	Cracking/	Now Crumbling, n : Roof Lev	\$11,800 , Extent : Severe, A vel	LIFE rea Affec	* * ted : 2%	5	\$1,900	
Metal Rail	50%	-		2047	* *	5-10	\$38,500	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,300	
Roof	270			LIIL		2	\$1,500	
Green, Roof Inaccessible	e 10%			LIFE	* *			
Modified Bitumen	90%			2039	* *	10	\$16,400	
Soffits							. ,	
Metal: Cage/Fence	50%			2047	* *	5		
Stucco Cement	50%			2047	* *	5		
terior								
Floors								
Carpet	2%			2033	\$14,300	3	\$1,200	
Cast in Place Concrete	5%	1		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%	1		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				LIFE	* *	5	\$4,200	
Gypsum Board	30%			LIFE	* *	5	\$15,500	
ite Enclosure							, •	
Fence/Gates								
Chain Link	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%	1		2069	* *			
ite Pavements								

Site Pavements

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.

#### Asset # : 1984

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Pavements								
Public Sidewalk	1000/			<b>•</b> • • • <b>-</b>				
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways Cast in Place Concrete	95%			2047	* *			
Masonry: Granite	9370 5%			LIFE	* *			
Parking/Driveway	570			LIIL				
Cast in Place Concrete	100%			2047	* *			
Activity Yard								
Pavers/Stone	100%			2043	* *			
Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System	% of	Fail Date	<b>Estimated</b> Cost	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2054	* *	5	\$200	
			xtent : Light, Area	Affected	: 100%			
		: Electrica	al Room					
	Explana Conditio		Iain Disconnect Sw	vitch Is R	ated 1,600 Ampere	es. It Is Ir	n Good	
Switchgear / Switchboard	Conditio		Iain Disconnect Sw		-			
Molded Case Bkrs			Iain Disconnect Sw	vitch Is R 2054	ated 1,600 Ampere	es. It Is In 5	n Good \$900	
Molded Case Bkrs Raceway	Conditio 100%		Iain Disconnect Sw	2054	**	5		
Molded Case Bkrs Raceway Conduit	Conditio		Iain Disconnect Sw		-			
Molded Case Bkrs Raceway Conduit Panelboards	Conditio 100% 100%		Iain Disconnect Sw	2054 2054	**	5	\$900	
Molded Case Bkrs Raceway Conduit Panelboards Molded Case Bkrs	Conditio 100%		Iain Disconnect Sw	2054	**	5		
Molded Case Bkrs Raceway Conduit Panelboards	Conditio 100% 100%		Iain Disconnect Sw	2054 2054	**	5	\$900	
Molded Case Bkrs Raceway Conduit Panelboards Molded Case Bkrs Wiring	Conditio 100% 100% 100%		Iain Disconnect Sw	2054 2054 2050	**	5 1 5	\$900	
Molded Case Bkrs Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted	Conditio 100% 100% 100% 100% 80%		Iain Disconnect Sw	2054 2054 2050 2054 2054 2047	**	5 1 5	\$900	
Molded Case Bkrs         Raceway         Conduit         Panelboards         Molded Case Bkrs         Wiring         Thermoplastic         Motor Controllers         Locally Mounted         Variable Frequency	Conditio 100% 100% 100%		Iain Disconnect Sw	2054 2054 2050 2054	**	5 1 5 1	\$900 \$900	
Molded Case Bkrs         Raceway         Conduit         Panelboards         Molded Case Bkrs         Wiring         Thermoplastic         Motor Controllers         Locally Mounted         Variable Frequency         Drive	Conditio 100% 100% 100% 100% 80% 10%	n		2054 2054 2050 2054 2047 2047	** **	5 1 5 1	\$900 \$900	
Molded Case Bkrs         Raceway         Conduit         Panelboards         Molded Case Bkrs         Wiring         Thermoplastic         Motor Controllers         Locally Mounted         Variable Frequency         Drive         Variable Frequency	Conditio 100% 100% 100% 100% 80%	n	1ain Disconnect Sw	2054 2054 2050 2054 2054 2047	**	5 1 5 1	\$900 \$900	
Molded Case Bkrs         Raceway         Conduit         Panelboards         Molded Case Bkrs         Wiring         Thermoplastic         Motor Controllers         Locally Mounted         Variable Frequency         Drive	<u>Conditio</u> 100% 100% 100% 80% 10%	n	\$2,700	2054 2054 2050 2054 2047 2047 2047	** **	5 1 5 1	\$900 \$900	
Molded Case Bkrs         Raceway         Conduit         Panelboards         Molded Case Bkrs         Wiring         Thermoplastic         Motor Controllers         Locally Mounted         Variable Frequency         Drive         Variable Frequency	Conditio 100% 100% 100% 100% 80% 10% 10% Not in Ser	n	\$2,700 <i>t : Severe, Area Aff</i>	2054 2054 2050 2054 2047 2047 2047	** **	5 1 5 1	\$900 \$900	
Molded Case Bkrs         Raceway         Conduit         Panelboards         Molded Case Bkrs         Wiring         Thermoplastic         Motor Controllers         Locally Mounted         Variable Frequency         Drive         Variable Frequency         Drive	Conditio 100% 100% 100% 100% 80% 10% 10% Not in Ser	n. 2-4 vice, Exten	\$2,700 <i>t : Severe, Area Aff</i>	2054 2054 2050 2054 2047 2047 2047	** **	5 1 5 1	\$900 \$900	
Molded Case Bkrs         Raceway         Conduit         Panelboards         Molded Case Bkrs         Wiring         Thermoplastic         Motor Controllers         Locally Mounted         Variable Frequency         Drive         Variable Frequency         Drive         Grounding Devices	Conditio 100% 100% 100% 100% 80% 10% 10% 10% Not in Ser Location	n. 2-4 vice, Exten	\$2,700 <i>t : Severe, Area Aff</i>	2054 2054 2050 2054 2047 2047 2047 2047 2047	** **	5 1 5 1	\$900 \$900 \$200	
Molded Case Bkrs         Raceway         Conduit         Panelboards         Molded Case Bkrs         Wiring         Thermoplastic         Motor Controllers         Locally Mounted         Variable Frequency         Drive         Variable Frequency         Drive	Conditio 100% 100% 100% 100% 80% 10% 10% Not in Ser Location	n. 2-4 vice, Exten t : Fan Roo	\$2,700 t : Severe, Area Affa m	2054 2054 2050 2054 2047 2047 2047 2047 2047 LIFE		5 1 5 1	\$900 \$900	
Molded Case Bkrs         Raceway         Conduit         Panelboards         Molded Case Bkrs         Wiring         Thermoplastic         Motor Controllers         Locally Mounted         Variable Frequency         Drive         Variable Frequency         Drive         Ground         Grounding Devices	Conditio 100% 100% 100% 100% 80% 10% 10% Not in Ser Location 100% Other Obs	n. 2-4 vice, Exten t : Fan Roo ervation, E	\$2,700 t : Severe, Area Affa m xtent : Light, Area	2054 2054 2050 2054 2047 2047 2047 2047 2047 LIFE		5 1 5 1 5	\$900 \$900 \$200	
Molded Case Bkrs         Raceway         Conduit         Panelboards         Molded Case Bkrs         Wiring         Thermoplastic         Motor Controllers         Locally Mounted         Variable Frequency         Drive         Variable Frequency         Drive         Grounding Devices	Conditio 100% 100% 100% 100% 80% 10% 10% Not in Ser Location 100% Other Obs Location	n. 2-4 vice, Exten v: Fan Roo ervation, E : Boiler R	\$2,700 t : Severe, Area Affa m Extent : Light, Area oom	2054 2054 2050 2054 2047 2047 2047 2047 2047 LIFE		5 1 5 1 5	\$900 \$900 \$200	
Molded Case Bkrs         Raceway         Conduit         Panelboards         Molded Case Bkrs         Wiring         Thermoplastic         Motor Controllers         Locally Mounted         Variable Frequency         Drive         Variable Frequency         Drive         Ground         Grounding Devices         Generic	Conditio 100% 100% 100% 100% 80% 10% 10% Not in Ser Location 100% Other Obs Location	n. 2-4 vice, Exten t : Fan Roo ervation, E	\$2,700 t : Severe, Area Affa m Extent : Light, Area oom	2054 2054 2050 2054 2047 2047 2047 2047 2047 LIFE		5 1 5 1 5	\$900 \$900 \$200	
Molded Case Bkrs         Raceway         Conduit         Panelboards         Molded Case Bkrs         Wiring         Thermoplastic         Motor Controllers         Locally Mounted         Variable Frequency         Drive         Variable Frequency         Drive         Ground         Grounding Devices	Conditio 100% 100% 100% 100% 80% 10% 10% Not in Ser Location 100% Other Obs Location	n. 2-4 vice, Exten v: Fan Roo ervation, E : Boiler R	\$2,700 t : Severe, Area Affa m Extent : Light, Area oom	2054 2054 2050 2054 2047 2047 2047 2047 2047 LIFE		5 1 5 1 5	\$900 \$900 \$200	

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.

# Asset # : 1984

	Assel	#:1984				
Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Generators	1000/	20.42	* *	1	¢12 200	
Diesel	100% Other Observation, Extent : Mod Location : Roof Explanation : 100.5 Kilovolt A		cted : 100%	1	\$13,200	
Batteries		<u>^</u>				
Not Accessible	100%					
Fuel Storage						
Day Tank	20% Other Observation, Extent : Lig Location : Roof	2050 ht, Area Affected	* *	5		
	Explanation : The Day Tank C	apacity Is 100 G	allons. It Is In God	od Condii	tion.	
Main Tank	80% Other Observation, Extent : Lig Location : Basement			5		
	Explanation : The Main Tank	Capacity Is 275 C	Sallons. It Is In Go	od Cond	ition.	
ighting Interior Lighting Fluorescent	95% Other Observation, Extent : Lig Location : Throughout			10	\$29,600	
	Explanation : Fixtures Are T-5					
Fluorescent	3% T-8 Lamps And Fixtures, Extent Location : Elevator Room Ana		* * ected : 100%	10	\$900	
Fluorescent	2%	2039	* *	10	\$600	
	Compact Fluorescent Light, Ext Location : Roof	ent : Light, Area	Affected : 100%			
Egress Lighting	500/	0000	بالم مالي	1		
Emergency, Service	50%	2039	* *	1		
Exit, Service	50%	2039	· · ·	1		
Exterior Lighting LED	20%	2039	* *			
No Component	80%	2037				
larm						
Security System						
Generic	100%	2039	* *	1	\$12,700	
	Other Observation, Extent : Lig. Location : Throughout The Bu Explanation : Cameras Securi	ilding		em		
Fire/Smoke Detection Generic, Digital	100%	2039	* *	1-3	\$21,000	
Vechanical	Current Repair	- Futur	e Replacement	м	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)		Estimated Cost		Estimated Cost	Priorit

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.

Asset # : 1984

NA 1 1		Asset # . 1					
Mechanical	Curre	ent Repair	Futur	re Replacement	Μ	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating							
Energy Source							
Natural Gas	100%		2054	* *	1		
Conversion Equipment							
Hot Water Boiler	100% Other Observatio Location : Boile Explanation : 2		2047 Affected :	** 100%	1	\$16,800	
Distribution							
Hot Wtr Piping/Pump	100% Recent Installation Location : Roof	n, Extent : N/A, Area A	2050 Affected :	* *	4	\$2,500	
Terminal Devices							
Air Handler	20% Other Observatio Location : Roof Explanation : 1	n, Extent : Light, Area l Units	2039 Affected	* * : 100%	1	\$4,200	
Convector/Radiator	50%		2047	* *	1	\$5,500	
Fan Coil Unit/Heat	30%		2039	* *	1	\$3,300	
ir Conditioning Energy Source Electricity	100%		2042	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	90% 0-2	\$100,400	2039	* *	2	\$1,500	
	Location : Roof	Extent : Moderate, Area C Unit 1, 3, 4, And 9 St nt, Extent : Moderate,	ucked In	Heating Mode			
Split Unit	10%		2039	* *			
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$44,200	
Terminal Devices					-		
Air Handler/Cool/Ht	100%		2039	* *	1	\$21,000	
rentilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$19,000	
Exhaust Fans					-	<b>*</b> 2 • •	
Roof	100%		2039	* *	2	\$1,000	
lumbing							
H/C Water Piping	1000/		2054	باد بان	1		
Brass/Copper	100%		2054	* *	1		
Water Heater With Tanks	1000/		2022	<b>614 50</b> 00	2		
Gas Fired	100% Other Observatio Location : Base	n, Extent : Light, Area ment	2032 Affected	\$16,700 : 100%	2		
	Explanation : 1						
	плрининов . 1	oo Gunon Onit					

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.

Asset # : 1984

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	cost Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
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 : M Location : Penthouse	oderate, Area A	Affected : 100%			
	Other Observation, Extent : N/A, A	rea Affected : 1	00%			
	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, A	Area Affected :	5%			
	Location : 2nd Floor Training Kit	tchen				
	Explanation : Over Range					
No Component	95%					

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

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

Total		\$704,600		\$1,558,200
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$144,500	\$31,500	\$30,200	\$48,300
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
Total	\$144,500	\$31,500	\$30,200	\$48,300



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### Asset # : 1977

rchitecture	Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls	<b>7</b> 0/ <b>) 1</b>	<b><i><b>Ф14100</b></i></b>	LIPP	* *	-	¢1 <b>0</b> 100	
Cast in Place Concrete	5% Now Cracking/Crumbling Location : Throug		LIFE ea Affecte		5	\$12,100	
Masonry: Brick	80% Now Cracking/Crumbling Location : Throug		LIFE ea Affecte	* * ed : 10%	5	\$38,600	
Masonry: Limestone	15% Now Cracking/Crumbling Location : Throug Joint Mortar Miss/E Location : Throug Misaligned/Bulging Location : Along A	hout Frod, Extent : Light, . hout . Extent : Moderate,	Area Affe	ected : 20%	5	\$5,400	
Windows							
Aluminum	90% Now Air Infiltration, Exte Location : Throug		2056 Affected	* *	5	\$1,500	
Steel	10% Now Corrosion/Rusting, J Location : Throug Thermally Inefficien Location : Throug	hout t, Extent : Light, Are			5	\$2,100	
Parapets							
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$1,100	
Masonry: Brick	90% Now Cracking/Crumbling Location : Throug Water Penetration, I Location : Throug	hout Extent : Light, Area .			5	\$1,300	
Roof							
Modified Bitumen	95% Now Water Penetration, I Location : Throug		2031 rea Affec	\$116,700 sted : 20%			
Skylight, Metal/Glass	5% Now Water Penetration, I Location : Stairha	-	2041 Affected	* *			

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.

Asset	#:	1977
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Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior	•							
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		Now	\$5,600	2031	\$282,300	3	\$3,900	
	-	-	Extent : Moderate	, Area A <u>f</u>	fected : 20%			
Interior Walls	Location	1 : Through	out					
Ceramic Tile	5%			2034	\$55,400	5	\$1,000	
Gypsum Board		Now	\$4,500	LIFE	**	5	\$9,900	
Gypsulli Board			Extent : Light, Are		$d \cdot 10\%$	5	\$9,900	
	-	i : Through	-	u nycere	<i>u</i> . 1070			
		-	xtent : Light, Area	Affected	· 10%			
		i : Through	Q	ijjeeteu .	10/0			
Granite Panels	5%			LIFE	* *			
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	75%	0-2	\$8,500	2044	* *	5	\$13,100	
	-	Discoloring, 1 : Through	Extent : Moderate out	e, Area A <u>j</u>	ffected : 20%			
Exposed Struc: Concrete	5%			LIFE	* *	5	\$300	
Gypsum Board	10%			LIFE	* *	5	\$4,400	
Plaster	10%			LIFE	* *	5	\$2,200	
te Enclosure								
Fence/Gates	1000/			2051	* *			
Iron Picket	100%			2051	* *			
Retaining Walls Cast in Place Concrete	100%			2051	* *			
te Pavements	10070			2031				
Public Sidewalk								
Cast in Place Concrete	100%			2036	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2036	* *			
lectrical		Current F	Renair	Futur	e Replacement	M	aintenance	
vstem	0/ of		Estimated Cost					Duiquit
Component Type	% of Total	Fail Date (Years)	Esumated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	rriorit
nder 600 Volts								
Service Equipment	1000			• • • •	بار راد	_	****	
Fused Disc Sw	100%		, , <b>, ,</b> , , ,	2041	* *	5	\$200	
			Extent : Light, Area at Boiler Room	Affected	: 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.

Asset # : 1977

Electrical		Current Repair Future Replacement				M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Transformers								
Dry Type	100%			2036	* *	5	\$200	
			xtent : Light, Area	Affected	: 100%			
		a : Basemen						
<u>a</u>	Explana	tion : 208/4	80/277 Volts, 75 K	ilovolt-a	mpere			
Switchgear / Switchboard	1000/			20.41	* *	5	¢200	
Fused Disc Sw	100%			2041	* *	5	\$200	
Raceway	1000/			20.41	* *	1		
Conduit	100%			2041	* *	1		
Panelboards	1000/				ala ala	_	¢1 100	
Molded Case Bkrs	100%			2039	* *	5	\$1,100	
Wiring	1000/			0041	ala ala			
Thermoplastic	100%			2041	* *	1		
Motor Controllers						_	****	
Locally Mounted	100%			2036	* *	5	\$300	
Ground								
Grounding Devices	1000/				at at	_	<b>.</b>	
Generic	100%			LIFE	* *	5	\$600	
Lighting								
Interior Lighting							*	
Fluorescent	9%			2031	\$31,200	10	\$1,900	
	-		Light, Extent : Lig	ht, Area	Affected : 100%			
		a : Through	out The Building					
Fluorescent	90%			2031	\$311,600	10	\$19,200	
	T-8 Lamps	And Fixtu	res, Extent : Light,	Area Aff	ected : 100%			
	Location	i : Through	out The Building					
LED	1%			2039	* *			
		tallation, E	Extent : N/A, Area A		100%			
		n : Main Lo		55				
Egress Lighting		-						
Emergency, Battery	50%			2036	* *	10	\$2,800	
Exit, Battery	50%			2036	* *	10	\$800	
Exterior Lighting	2070			_000		10	4000	
HID	100%			2031	\$190,900	10	\$100	
Alarm	10070				\$170,700	- •	<b><i>Q</i>100</b>	
Security System								
Generic	50%			2036	* *	1	\$7,800	
		ervation. E	xtent : Light, Area		: 100%	-	\$7,000	
			out The Building	55				
		0	V Surveillance Syst	em				
Generic	50%			2031	\$38,400	1	\$7,800	
Generic		ervation F	xtent : Light, Area			1	φ7,000	
			out The Building	i jjecieu	. 100/0			
			sion Alarm System					
	плрита	uon . miru	sion Alur III System					

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.

### Asset # : 1977

Electrical	Current Repair			Future Replacement		Maintenance			
ystem Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
larm Fire/Smoke Detection Generic, Digital	Location	servation, E 1 : Through	Extent : Light, Area out The Building ual Pull Stations, A			1-3 Detectors	\$25,800 And Strobe		
lechanical		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priority	
leating Energy Source Natural Gas	100%			2041	* *	1			
Conversion Equipment Hot Water Boiler	Location	servation, E 1 : Basemer	Extent : Light, Area ht Boiler Room hural Gas Fired Mo			1	\$11,500		
Distribution Hot Wtr Piping/Pump	100%			2039	* *	4	\$1,700		
Terminal Devices Convector/Radiator Fan Coil Unit/Heat	Location	servation, E 1 : Through	Extent : Light, Area out Air Distribution ble Air Volume Bo:	n System		1 1	\$3,800 \$3,800		
ir Conditioning	Блрійни		ole All Volume Do.		Reneal Cous In In	e Duciwo	<i>)</i> / <i>K</i>		
Energy Source Electricity	100%			2047	* *	1			
Conversion Equipment Exterior Pkg Unit - Cooling	100%			2031	\$249,500	2	\$1,400		
entilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,000		
Exhaust Fans Interior Roof No Component	40% 10% 50%			2031 2031	\$40,400 \$4,400	2 2	\$300 \$100		
No Component	Other Obs Location	servation, E 1 : Roof	Extent : Light, Area			tion Of T	this Renart		
lumbing	Ехріапа	uon . Comp	oneni Accounied I	or Unde	i The Cooling Sect	uon Oj I	nis Kepori		
H/C Water Piping Brass/Copper	100%			2051	* *	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.

### Asset # : 1977

Mechanical	Current Repair	Future	Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year E 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, Ar								
	Location : Basement Older Unit Has	Been Discor	inected						
Sanitary Piping	1000/	LIPP	* *	1					
Cast Iron	100%	LIFE	4. 4.	1					
Storm Drain Piping	100%	LIEE	* *	1					
Cast Iron	100%	LIFE		1					
Sump Pump(s) Non-Submersible	100%	2031	\$8,200	4	\$1,300				
Backflow Preventer	10078	2031	\$8,200	4	\$1,500				
Generic	100%	2036	* *	1	\$1,400				
Generie	Other Observation, Extent : Light, Area		100%	1	\$1,400				
	Location : 1st Floor								
	Explanation : Reduced Pressure Zon	e Device							
Fixtures	*								
Generic	100%								
/ertical 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	1000/	0051	.aa.						
Generic	100%	2051	* *	1-5	\$11,700				
Sprinkler	1000/	20.41	* *	1.0	<b>AC 500</b>				
Generic	100%	2041	* *	1-2	\$6,500				

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.

#### **DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025** Print Date: 15-Aug-2024

Asset Name Address		GTON HEIGHTS DIST. I			
Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	: MANHAT : HEA0003 : 42,000 : 07-Jan-20 : Basement	5.000 / 1999 )20 t, Roof, Floors 1,4,6,7,Ph	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1939 / 2002 : HEALTH AND MEN : NONE	TAL HYGIENE
Block	: 2138	Lot : 24	BIN	: 1063379	
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architect	ture		\$1,013,800		\$328,100
Interior Architect	ure				\$551,000
Electrical			\$403,500		\$220,000
Mechanical			\$588,700		\$906,900
Total			\$2,006,100		\$2,006,000
Importance Code	А		\$1,013,800		\$328,100
Importance Code	В		\$992,200		\$1,677,900
Total			\$2,006,100		\$2,006,000
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architect	ture	\$52,400			
Interior Architect	ure	\$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/Escalate	ors	\$15,800	\$15,800	\$15,800	\$15,800
Total		\$389,700	\$23,000	\$30,400	\$61,800
Importance Code	А	\$52,500			
Importance Code	В	\$277,600	\$23,000	\$30,400	\$61,800
Importance Code	С	\$59,600			
Total		\$389,700	\$23,000	\$30,400	\$61,800





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

# DEPT. OF HEALTH & MENTAL HYGIENE - 816 WASHINGTON HEIGHTS DIST. HEALTH CENTER

Asset # : 1999

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

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.

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

# DEPT. OF HEALTH & MENTAL HYGIENE - 816 WASHINGTON HEIGHTS DIST. HEALTH CENTER

#### Asset # : 1999

Architecture	Current Repair Future Replacement				М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Parapets Masanny Driels	700/	Now	\$70,300	LIFE	* *	5	\$2,800	
Masonry: Brick	Cracking/ Location Joint Mor Location Spalling, I	Crumbling, 1 : Through tar Miss/Er 1 : Through	Extent : Moderate out od, Extent : Moder out derate, Area Affect	e, Area Aj rate, Arec	ffected : 10% 1 Affected : 10%	5	\$2,800	
Masonry: Limestone	Cracking/ Locatior Water Pen	i : Through	xtent : Moderate, A	-	-	5	\$500	
Metal Rail	10%		\$5,300	2036	* *	5	\$2,900	
			xtent : Moderate, 2 out Upper Roof	Area Affe	cted : 50%			
Pre-Cast Concrete	Cracking/ Locatior Joint Mor	: Coping	\$3,200 Extent : Moderate rod, Extent : Moder	U	-	5	\$2,600	
Roof Modified Bitumen	Water Pen	Now etration, E. : Through	\$9,700 xtent : Light, Area out	2031 Affected	\$194,200 : 5%			
Soffits	1000/			2041	* *	5 10		
Metal Panel	100%			2041		5-10		
terior 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% //Cracking	0-2	\$4,800 Extent : Moderate ls	LIFE	* * ffected : 5%	5	\$2,000	
Vinyl Tile	Cracking/	-	\$2,800 Extent : Moderate out Basement	2031 e, Area Aj	\$141,500 ffected : 20%	3	\$2,000	
Vinyl Tile 9" X 9"	Cracking/	Now Crumbling, 1 : Through	\$8,200 Extent : Moderate out	2031 e, Area Aj	\$409,600 ffected : 30%	3	\$2,000	
Wood	Location	ervation, E 1 : 4th, 6th I	Extent : Moderate, 2 And 7th Floor nated Wood	2059 4rea Affe	* * ccted : 100%	5	\$54,100	

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.

#### Asset # : 1999

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls Concrete Masonry Unit	Cracking/ Location Water Per	n : Through netration, E	\$24,400 Extent : Light, Ard out Basement xtent : Light, Area out Basement			5	\$5,300	
Glass: Single Pane	5%			LIFE	* *	5	\$3,300	
Gypsum Board	45%			LIFE	* *	5	\$23,900	
		pair Evider 1 : Basemer	nt, Extent : N/A, Ar ht	ea Affect	ed : 2%			
Marble Panels	5%			LIFE	* *			
Plaster		Now	\$21,000 Extent : Moderate	LIFE	* *	5	\$5,300	
	Misaligne Location Water Per	ed/Bulging, 1 : Basemer netration, E	out Offices On 6th Extent : Severe, Ar tt xtent : Moderate, A out Offices On 6th	ea Affect Irea Affe	ed : 5% cted : 30%			
SGFT/Glazed Masonry	10%	-		LIFE	* *			
Ceilings	- • · ·							
AcousTileConcealSpLn	Cracking/	Now Crumbling, 1 : Through	\$10,300 Extent : Light, Ard out	2044 ea Affecte	* * ed : 20%	5	\$8,200	
AcousTileSusp.Lay-In	-	Discoloring	Extent : Light, Ard 7the Floor Offices	2044 ea Affecte	* * ed : 2%	5	\$21,000	
Gypsum Board	10%			LIFE	* *	5	\$6,600	
Plaster	Cracking/ Location Paint Pee Location Water Per	1 : Stairwel ling, Extent 1 : Stock Ro	\$19,500 Extent : Moderate And Basement : Moderate, Area om And Throughou xtent : Light, Area out	Affected ut Basem	· 30% ent	5	\$8,200	
Site Enclosure		0						
Fence/Gates								
Iron Picket	Impact De	Now amage, Exte 1 : Along Bi	\$1,500 ent : Severe, Area A roadway	2051 Iffected :	** 25%			
Free Standing Walls Masonry: Brick	100%	Now	\$4,000	2041	* *			
	Impact De	amage, Exte	ent : Severe, Area A er Of 168th Street A	Iffected :				
Retaining Walls								

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

Asset # : 1999

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
te Pavements								
Public Sidewalk	1000/	4.	<b>*2</b> 000	2011	* *			
Cast in Place Concrete	100%	4+	\$3,900	2044				
	-	-	Extent : Light, Are 68th Street And Bro		24 : 5%			
Q S'4 W/11	Location	. Along To	olin Sireel And Dro	iaway				
On-Site Walkways Cast in Place Concrete	850/	Now	\$3,300	2036	* *			
Cast III I lace Collefete			Extent : Moderate		fected · 20%			
	-	-	e Of Building	meu nj	<i>Jeelea</i> . 2070			
			xtent : Severe, Area	Affected	· 20%			
	-	-	e Of Building	1.5500000	. 2070			
Masonry: Granite		Now	\$5,300	LIFE	* *			
Wasoniy. Grunice			od, Extent : Moder		Affected : 10%			
			trance Stair		55			
Electrical		Current	Repair	Futur	e Replacement	M	aintenance	
bystem	% of	Fail Date	<b>Estimated</b> Cost	Year	<b>Estimated</b> Cost	Cvcle	<b>Estimated</b> Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	\$200	
	Other Ohs	ervation F	xtent : Light, Area	Affected	· 100%			
	Other Obs		Meni . Ligni, meu	ijjecieu	. 100/0			
		: Electrico	-	ijjecieu	. 10070			
	Location	: Electrice	-			peres.		
Switchgear / Switchboard	Location Explana	: Electrice	al Room			iperes.		
Switchgear / Switchboard Fused Disc Sw	Location	: Electrice	al Room			nperes. 5	\$200	
Fused Disc Sw Raceway	Location Explanat 100%	: Electrice	al Room	<i>t Switch</i> 2041	Rated At 2,000 An **	5	\$200	
Fused Disc Sw Raceway Conduit	Location Explanat 100% 30%	: Electrice	al Room	<i>t Switch</i> 2041 2041	Rated At 2,000 An **	5	\$200	
Fused Disc Sw Raceway Conduit Conduit	Location Explanat 100% 30% 65%	: Electrice	al Room	<i>t Switch</i> 2041 2041 2031	Rated At 2,000 An ** ** \$38,200	5 1 1	\$200	
Fused Disc Sw Raceway Conduit Conduit Conduit	Location Explanat 100% 30%	: Electrice	al Room	<i>t Switch</i> 2041 2041	Rated At 2,000 An **	5	\$200	
Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards	Location Explanat 100% 30% 65% 5%	: Electrico	ul Room Service Disconnec	<i>t Switch</i> 2041 2041 2031 2057	Rated At 2,000 An ** ** \$38,200 **	5 1 1 1		
Fused Disc Sw Raceway Conduit Conduit Conduit	Location Explanat 100% 30% 65% 5% 35%	: Electrico ion : Main 2-4	ul Room Service Disconnec \$20,500	<u>t Switch</u> 2041 2041 2031 2057 2056	Rated At 2,000 An ** ** \$38,200 **	5 1 1	\$200	
Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards	Location Explanat 100% 30% 65% 5% 35% On Extend	: Electrico ion : Main 2-4 ed Life, Ex	al Room Service Disconnec \$20,500 tent : Severe, Area	<u>t Switch</u> 2041 2041 2031 2057 2056	Rated At 2,000 An ** ** \$38,200 **	5 1 1 1		
Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards Fused Toggle Switch	Location Explanation 100% 30% 65% 5% 35% On Extend Location	: Electrico ion : Main 2-4 ed Life, Ex	ul Room Service Disconnec \$20,500	t Switch 2041 2041 2031 2057 2056 Affected	Rated At 2,000 An ** ** \$38,200 ** ** : 100%	5 1 1 1 5	\$200	
Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards Fused Toggle Switch Molded Case Bkrs	Location Explanat 100% 30% 65% 55% 35% 0n Extend Location 30%	: Electrico ion : Main 2-4 ed Life, Ex	al Room Service Disconnec \$20,500 tent : Severe, Area	t Switch 2041 2041 2031 2057 2056 Affected 2030	Rated At 2,000 An ** \$38,200 ** : 100% \$17,500	5 1 1 1 5 5	\$200	
Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards Fused Toggle Switch Molded Case Bkrs Molded Case Bkrs	Location Explanat 100% 30% 65% 5% 35% On Extend Location 30% 5%	: Electrico ion : Main 2-4 ed Life, Ex	al Room Service Disconnec \$20,500 tent : Severe, Area	t Switch 2041 2041 2057 2056 4ffected 2030 2053	Rated At 2,000 An ** \$38,200 ** : 100% \$17,500 **	5 1 1 1 5 5 5 5	\$200 \$300 \$100	
Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards Fused Toggle Switch Molded Case Bkrs Molded Case Bkrs Molded Case Bkrs	Location Explanat 100% 30% 65% 55% 35% 0n Extend Location 30%	: Electrico ion : Main 2-4 ed Life, Ex	al Room Service Disconnec \$20,500 tent : Severe, Area	t Switch 2041 2041 2031 2057 2056 Affected 2030	Rated At 2,000 An ** \$38,200 ** : 100% \$17,500	5 1 1 1 5 5	\$200	
Fused Disc Sw         Raceway         Conduit         Conduit         Conduit         Panelboards         Fused Toggle Switch         Molded Case Bkrs	Location Explanat 100% 30% 65% 5% 35% On Extend Location 30% 5% 30%	: Electrico ion : Main 2-4 ed Life, Ex : Basemer	al Room Service Disconnec \$20,500 tent : Severe, Area at 1,2,3,4 Stairway	t Switch 2041 2041 2057 2056 Affected 2030 2053 2039	Rated At 2,000 An ** ** \$38,200 ** ** : 100% \$17,500 ** **	5 1 1 1 5 5 5 5 5	\$200 \$300 \$100	
Fused Disc Sw         Raceway       Conduit         Conduit       Conduit         Panelboards       Fused Toggle Switch         Molded Case Bkrs       Molded Case Bkrs         Molded Case Bkrs       Molded Case Bkrs         Molded Case Bkrs       Molded Case Bkrs	Location Explanat 100% 30% 65% 5% 35% 0n Extend Location 30% 5% 30%	: Electrica ion : Main 2-4 led Life, Ex : Basemen 2-4	al Room Service Disconnec \$20,500 tent : Severe, Area tt 1,2,3,4 Stairway \$29,900	t Switch 2041 2041 2057 2056 Affected 2030 2053 2039 2056	Rated At 2,000 An ** ** \$38,200 ** ** : 100% \$17,500 ** ** **	5 1 1 1 5 5 5 5	\$200 \$300 \$100	
Fused Disc Sw         Raceway         Conduit         Conduit         Conduit         Panelboards         Fused Toggle Switch         Molded Case Bkrs	Location Explanat 100% 30% 65% 35% 0n Extend Location 30% 5% 30% 30%	: Electrica ion : Main 2-4 ed Life, Ex : Basemer 2-4 Aged, Exte	al Room Service Disconnec \$20,500 tent : Severe, Area at 1,2,3,4 Stairway	t Switch 2041 2041 2057 2056 Affected 2030 2053 2039 2056	Rated At 2,000 An ** ** \$38,200 ** ** : 100% \$17,500 ** ** **	5 1 1 1 5 5 5 5 5	\$200 \$300 \$100	
Fused Disc Sw         Raceway         Conduit         Conduit         Conduit         Panelboards         Fused Toggle Switch         Molded Case Bkrs         Molded Case Bkrs	Location Explanation 100% 30% 65% 5% 35% On Extend Location 30% 5% 30% 1nsulation Location	: Electrica ion : Main 2-4 ed Life, Ex : Basemer 2-4 Aged, Exte	Il Room Service Disconnec \$20,500 tent : Severe, Area at 1,2,3,4 Stairway \$29,900 ent : Severe, Area A	t Switch 2041 2041 2031 2057 2056 4ffected 2030 2053 2039 2056 ffected :	Rated At 2,000 An ** \$38,200 ** : 100% \$17,500 ** ** ** 100%	5 1 1 1 5 5 5 5 1	\$200 \$300 \$100	
Fused Disc Sw         Raceway         Conduit         Conduit         Conduit         Panelboards         Fused Toggle Switch         Molded Case Bkrs	Location Explanat 100% 30% 65% 35% 0n Extend Location 30% 5% 30% 30%	: Electrica ion : Main 2-4 ed Life, Ex : Basemer 2-4 Aged, Exte	Il Room Service Disconnec \$20,500 tent : Severe, Area at 1,2,3,4 Stairway \$29,900 ent : Severe, Area A	t Switch 2041 2041 2057 2056 Affected 2030 2053 2039 2056	Rated At 2,000 An ** ** \$38,200 ** ** : 100% \$17,500 ** ** **	5 1 1 1 5 5 5 5 5	\$200 \$300 \$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.

Asset # : 1999

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
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		Now	\$4,300	2051	* *	5		
	Not Funct Location	-	ent : Severe, Area A	Iffected :	100%			
Variable Frequency Drive	50%			2036	* *			
Ground								
Grounding Devices								
Generic	100%		\$10,200	LIFE	* *	5	\$600	
			Extent : Severe, Area	a Affected	d : 100%			
		: Basemen						
	Explana	tion : Corre	oded					
Lighting								
Interior Lighting	30%			2021	\$156 200	10	¢0 (00	
Fluorescent		And Firster	res, Extent : Light,	2031	\$156,200	10	\$9,600	
			out The Building	Area Ajje	ectea : 100%			
Fluorescent	50%			2026	\$260,300	10	\$16,100	
	-		res, Extent : Moder out The Building	ate, Area	Affected : 100%			
Fluorescent	5%	0-2	\$26,000	2041	* *			
	-	os And Fixt : 1st Floor	ures, Extent : Mode r Office	erate, Are	ea Affected : 100%			
Fluorescent	15%			2026	\$78,100	10	\$4,800	
	-		t Light, Extent : Lig s And Staircase	ht, Area	Affected : 100%		-	
Egress Lighting								
Emergency, Battery	50%			2036	* *	10	\$4,200	
Exit, LED	10%			2046	* *	1		
Exit, Service	40%			2036	* *	1		
Exterior Lighting	• • •				<b>.</b>	10	<b>* 1 0 0</b>	
Fluorescent	3%			2026	\$4,900	10	\$100	
	-	luorescent : Outside	t Light, Extent : Lig	ht, Area	Affected : 100%			
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	
			Extent : Light, Area		: 100%			
			r, 4th Floor, Hallwo	-				
	Explana	tion : CCT	V Surveillance Can	iera				

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

#### Asset # : 1999

lectrical		Current F	Repair	Futu	re Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm Fire/Smoke Detection No Component Generic, Digital	Location	ervation, E 1 : Through	xtent : Light, Area out The Building e Lights, Manual F		\$42,300 1 : 100% ons, Alarm Bells, S	1-3 moke De	\$10,400 tectors, Horns	
lechanical		Current F	Repair	Futu	re Replacement	м	aintenance	
ystem Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priority
eating Energy Source Plant Campus Steam / PRV	Location	ervation, E 1 : Columbi	xtent : Light, Area a University - Adja Outside Source			1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		Ouiside Source	2040	* *	5	\$2,100	
Distribution Steam Piping/Pump	Location Properly On Extend	oning, Exte 1 : Controls ,	tent : Light, Area A	al Heat (	On East And West S	lides Are	Not Working	
Terminal Devices Air Handler Convector/Radiator			tent : Moderate, Ar out	2026 2029 rea Affec	\$257,500 \$167,900 ted : 100%	1 1	\$8,700 \$6,800	
ir Conditioning Energy Source Electricity	100%			2047	* *	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.

Asset # : 1999

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
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	
	Location	ı : First Flo			: 100%			
			s Serve Columbia F	loors				
Reciprocating Compr/Chiller	40%			2031	\$201,900	1	\$6,500	
	Location	n : Roof	Extent : Light, Area Serves Air Handler					
<b>XX7</b> 1			Serves Air Hundler			1		
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%		\$15,200	2041	* *	2	\$100	
	Location	n : Penthou	ent : Moderate, Are se Mechanical Equ r Electrical Defects	ipment R		ral Exhai	ust Fan Multiple	
Interior	20%			2026	\$30,300	2	\$200	
Roof No Component	30% 40%			2031	\$19,900	2	\$300	
	Location	1 : 1st, 4th	Extent : Light, Area Floor And Penthou	se Mech	anical Equipment H			
	Explana Report	tion : These	e Components Are .	<i>Accounte</i>	d For Under The C	Cooling S	Section Of This	
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		
		led Life, Ex 1 : Through	tent : Moderate, A out	rea Affec	ted : 100%			

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

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

Asset # : 1999

lechanical		Current Rep	pair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
	On Extende	ed Life, Exten	t : Moderate, A	rea Affect	ted : 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	
	e e	0	Moderate, Are Malfunctioning	00				
Backflow Preventer								
Generic	100%			2031	\$15,300	1	\$2,100	
	Other Obse	ervation, Exte	nt : Light, Area	Affected	: 100%			
	Location	: Basement						
	Explanat	ion : Item Loc	cated In Water M	leter Rod	om			
Fixtures								
Generic	100%							
ertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Obse	ervation, Exte	nt : Light, Area	Affected	: 100%			
	Location	: Basement T	o 7th Floor					
	Explanat	ion : Two Uni	its, Maintained	By Colun	ibia University, Ma	alfunction	ns Often	

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.

<sup>\*\*</sup> 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	: WESTCH	ESTER DISTRICT HEAI	TTH CTR		
Address	: 2527 GLE	BE AVENUE @OVERING	G STREET		
Borough	: BRONX		Agency's Number	: N/A	
Program / Asset #	: HEA0006.	000 / 1978	Yr Built/Renovated	: 1955 / 2011	
Area Sq Ft	: 35,461		<b>Project Type</b>	: HEALTH AND MEN	NTAL HYGIENE
Date of Survey	: 21-Nov-20	19	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 Architect	ure		\$749,100		
Interior Architectu	ıre				\$1,087,500
Electrical			\$217,100		\$94,500
Mechanical			\$528,700		\$307,300
Total			\$1,494,900		\$1,489,400
Importance Code	А		\$749,100		
Importance Code			\$745,700		\$1,335,600
Importance Code	С				\$153,800
Total			\$1,494,900		\$1,489,400
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architect	ure	\$43,000	\$7,900		
Interior Architectu	ire	\$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/Escalato	ors	\$7,200	\$7,200	\$7,200	\$7,200
Total		\$301,200	\$163,100	\$18,900	\$38,100
Importance Code	A	\$44,800	\$9,700	\$1,800	\$1,800
Importance Code	В	\$219,600	\$153,400	\$17,200	\$36,300
Importance Code	С	\$36,700			
Total		\$301,200	\$163,100	\$18,900	\$38,100



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.

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

#### Asset # : 1978

rchitecture	Current Rep	air Fu	ture Replacement	M	aintenance	
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost Ye F		Cycle (Yrs)	Estimated Cost	Priorit
terior						
Exterior Walls						
Masonry: Brick	100% Now Diagonal Cracks, Extent Location : Bulkhead St Joint Mortar Miss/Erod, Location : Throughout Sidewalk Shed in Use, Ex Location : Throughout Water Penetration, Exten	air And Penthouse Extent : Moderate, A ctent : Light, Area Aj	fected : 5% rea Affected : 30% fected : 100%	5	\$32,000	
	Location : Throughout	u . Mouerule, Areu A	<i>Jecieu</i> . 5070			
Windows						
Aluminum	100% Now Air Infiltration, Extent : A Location : Throughout Water Penetration, Exten Location : Throughout		ted : 100%	5	\$7,900	
Parapets						
Cast Stone/Terra Cotta	10% Now Cracking/Crumbling, Ex. Location : Throughout Water Penetration, Exten Location : Throughout		Affected : 20%	5	\$3,500	
Masonry: Brick	90% Now Cracking/Crumbling, Ex. Location : Throughout Joint Mortar Miss/Erod, Location : Throughout Spalling, Extent : Moder Location : Throughout	Extent : Moderate, A	t Affected : 20% rea Affected : 20%	5	\$4,100	
Roof						
Modified Bitumen Roll Roofing	95% 5% Now Miss/Damaged Flashing Location : Lower Roof Scupper Non-Func/Miss, Location : Lower Roof	Over Storage Area Extent : Moderate, .	27 \$7,900 Area Affected : 10% Area Affected : 10%	10 5	\$23,700 \$1,000	

Interior

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

#### Asset # : 1978

Architecture	Cu	rrent Rep	air	Futur	e Replacement	М	aintenance	
System Component Type		Date Es ears)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	150/			2027	¢127.500	2	¢11.000	
Carpet	15% Staining/Disco Location : Pe	-	tent : Light, Ar	2027 ea Affecte	\$137,500 ed : 5%	3	\$11,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$5,800	
Ceramic Tile	5%			2034	\$146,100	5	\$2,700	
Terrazzo	20% 0 Cracking/Crun Location : Sta	-	\$19,400 tent : Light, Ar	LIFE ea Affecte	* * ed : 5%	5	\$8,300	
Vinyl Tile	55%			2031	\$787,600	3	\$10,900	
Interior Walls	-			-				
Ceramic Tile	5% N Cracking/Crun Location : To	nbling, Ex	-	2034 ea Affecte	\$153,800 ed : 10%	5	\$1,400	
Concrete Masonry Unit	15%			LIFE	* *	5	\$3,400	
Plaster	35% N	ow	\$23,800	LIFE	* *	5	\$6,000	
SGFT/Glazed Masonry Wood	Water Penetran Location : Th 35% 10%		-		4b, 306b, 310a, 2n ** **	d Floor ( 5	-	
Ceilings	10%			LIFE	•• ••	3	\$22,900	
AcousTile,Adhered	10% 4 Misaligned/Bu Location : Th			2036 a Affected	* * l : 5%	5	\$2,700	
AcousTileSusp.Lay-In	25%			2044	* *	5	\$13,300	
Plaster	65% N	ow	\$20,500	LIFE	* *	5	\$21,600	
	Water Penetral	troughout tion, Exten	2nd And 3rd F t : Moderate, A	loors. 304 Area Affec	4b, 306b, 310a, 2n		-	
Site Enclosure								
Fence/Gates Chain Link	Corrosion/Rus	-	\$2,700 nt : Light, Area	2041 Affected	* *			
	Location : Re							
Iron Picket Retaining Walls	Location : Re 75% Deteriorated F Location : Th	inish, Ext	ent : Light, Are	2051 a Affected	* * 1 : 10%			

Site Pavements

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.

Asset # : 1978

rchitecture		Current	Repair	Futur	e Replacement	Ma	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Pavements Public Sidewalk Cast in Place Concrete	Location Misaligne	: Below St	\$4,100 Extent : Light, Are idewalk Shed Throu Extent : Light, Area Pits	ighout				
On-Site Walkways Cast in Place Concrete Masonry: Granite		0-2 ar Miss/Ei : Main En	\$2,500 od, Extent : Moder try Stair	2044 LIFE vate, Area	* * * * 1 Affected : 15%			
Activity Yard Cast in Place Concrete	Cracking/	Now Crumbling, : Rear Yar	\$11,500 Extent : Moderate d	2036 , Area A <u>f</u>	* * ffected : 15%			
lectrical		Current	Repair	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
nder 600 Volts Service Equipment Fused Disc Sw	Location	: Electrico	Extent : N/A, Area A al Room Service Disconnec			5	\$200	
Switchgear / Switchboard Molded Case Bkrs	100%			2051	* *	5	\$900	
Raceway Conduit Conduit	90% 10%			2031 2051	\$36,300 * *	1 1		
Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs	10% 70% 20%			2030 2030 2047	\$5,800 \$40,900 * *	5 5 5	\$100 \$700 \$200	
Wiring Braided Cloth			\$28,500 ent : Severe, Area A out The Building	2056 ffected :	* *	1		
Thermoplastic	50%			2051	* *	1		
Motor Controllers Locally Mounted Locally Mounted	50% 40% 10%			2044 2036 2029	* * * * \$11,600	5 5 5	\$100 \$100	
Locally Mounted	1070			2027	φ <b>11</b> ,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.

#### Asset # : 1978

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting							
Interior Lighting							
Fluorescent	50%		2036	* *	10	\$16,300	
	T-8 Lamps And Fixta Location : Throug	-	Area Affe	ected : 100%			
Fluorescent	39%		2026	\$205,500	10	\$12,700	
	T-12 Lamps And Fix Location : Throug		erate, Are	ea Affected : 100%			
Fluorescent	9%		2036	* *	10	\$2,900	
	T-5 Lamps And Fixto Location : 1st Floo		Area Affe	ected : 100%			
Fluorescent	1%		2036	* *	10	\$300	
	Compact Fluorescer Location : Elevato		ht, Area	Affected : 100%			
Incandescent	1%		2026	\$5,800	2		
Egress Lighting							
Emergency, Battery	50%		2036	* *	10	\$4,300	
Exit, Service	50%		2036	* *	1		
Exterior Lighting	• • • • •			<b>***</b>	10		
HID	20%		2031	\$32,300	10		
No Component	80%						
larm							
Security System No Component	70%						
Generic	30%		2036	* *	1	\$4,000	
Generic	Other Observation,	Extent · N/A. Area A		100%	1	\$7,000	
		ys, Staircases, Outsi		10070			
	-	<i>V Surveillance Can</i>					
Fire/Smoke Detection							
No Component	40%						
Generic, Digital	60%		2031	\$53,600	1-3	\$13,100	
_	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Through	hout The Building					
	*	m Bells, Manual Pu	ll Station	s, Smoke Detector	s, Horns	And Strobe	
	Lights						
lechanical	Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Туре	Total (Years)		I' X		(115)		
eating							
Energy Source							
Natural Gas	100%		2041	* *	1		
Conversion Equipment						• .	
Hot Water Boiler	100%	<b>.</b>	2036	* *	1	\$17,500	
	Other Observation,	-	Affected	: 100%			
	Location : Baseme		, , .				
	Explanation : 2 Ur	its. Breeching Not	nsulated	•			

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.

Asset # : 1978

		A3561#.1	570				
Mechanical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating							
Distribution	200/		2020	* *		<b>\$5</b> 00	
Hot Wtr Piping/Pump	20% 80% 4+	¢1 200	2039 2030		4	\$500 \$1,400	
Hot Wtr Piping/Pump	Corroded, Extent : 1	\$1,200 Moderate Area Affe		\$60,600	4	\$1,400	
		ter Return Piping To					
Terminal Devices		1 0					
Convector/Radiator	100%		2029	\$283,200	1	\$11,500	
	On Extended Life, E		rea Affec	ted : 100%			
	Location : Throug	hout					
ir Conditioning							
Energy Source Electricity	100%		2039	* *	1		
Conversion Equipment	10070		2039		1		
Split Unit	30%		2031	\$246,700			
Spin Olin	Other Observation,	Extent : Light, Area					
	Location : 1st Floe	-	55				
	Explanation : Inde	oor Units Serve 1st I	Floor And	d Basement.			
Window/Wall Unit	70%		2026	\$91,800	1		
Heat Rejection							
Air Cooled Condenser	30%		2031	\$30,100	2	\$7,400	
Unit	Other Observation	Futant , Light Aug	Affected	. 1000/			
	Other Observation, Location : Courtyc		Ајјестей	. 100%			
	-	ve 1st Floor And Bas	sement I i	nits			
No Component	70%	e 15/17/00/11/1/200					
Ventilation	7070						
Distribution							
Ductwork/Diffusers	100% Now	\$30,400	LIFE	* *	2-5	\$19,800	
	Obsolete Equipment						
	Location : Baseme	ent Mechanical Equ	ipment R	oom			
Exhaust Fans		<b>* - - - - - - - - - -</b>	• • • •		•	<b>*</b> ~~~	
Interior	100% Now	\$15,400	2026	\$153,600	2	\$900	
	Broken, Extent : Sev	ere, Area Affectea : Toilet Exhaust Fans.		sa Fauinmant Poo	111		
	On Extended Life, E				m		
	-	use Mechanical Equ					
lumbing		1	T				
H/C Water Piping							
Galvanized Steel	100% 0-2	\$22,100	2036	* *	1		
	Corroded, Extent : 1			<i>)</i>			
		ervice Valve In Base					
	Damaged, Extent : 1						
		on On Cold Water I					
	Other Observation,		Area Affe	cted : 30%			
	Location : Various		,				
	Explanation : Pink	ole Leaks Reported					

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

Asset # : 1978

Mechanical	Current Repair Future Replacement						Maintenance			
System Component Type		Date Est ears)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
lumbing										
Water Heater With Tanks										
Gas Fired	100%	_		2029	\$16,700	2				
	Other Observat		-	Affected	: 100%					
	Location : Bo									
	Explanation :	70 Gallor	ıs							
Sanitary Piping	<b>0</b> 0/ <b>)</b> 1		<b>*</b>		* *					
Cast Iron	2% No		\$5,200	LIFE		1				
	Leak Evident, E		00	cted : 10	%					
	Location : Bo	iler Koom								
Cast Iron	98%	_		LIFE	* *	1				
	On Extended Life, Extent : Moderate, Area Affected : 100%									
	Location : Th	roughout								
Storm Drain Piping										
Cast Iron	5% No		\$3,700	LIFE	**	1				
	Blockage /Clog	-		ea Affecte	d : 100%					
	Location : Ba	ckyard Le	aders							
Cast Iron	95%			LIFE	* *	1				
	On Extended L		: Moderate, A	rea Affect	ted : 100%					
	Location : Th	roughout								
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 : Fil			~						
	Explanation :	Compone	ent Observed In	i Closet C	On The First Floor	•				
Fixtures	1000/									
Generic	100%	Γ		1.00	1 500/					
	Obsolete Fixtur		: Moaerate, A	rea Ајјес	ted : 50%					
	Location : Th	rougnoui								
Vertical Transport										
Elevators Geared Traction	100%			LIFE	* *					
Geared Traction	100% Other Observal	tion Extan	t · Light Area							
	Location : Ba		0	Ајјестеа	. 10070					
	Explanation : Ba									
	Explanation : Defective Ele									
	Dejective Ele	raior Colli								

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.

#### Print Date : 15-Aug-2024 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2025

Asset Name		SBURG DISTRICT HEA			
Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	: BROOKLM : HEA0019.0 : 27,172 : 25-Feb-202	000 / 1987	AHAM AVE.) Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1936 / 2007 : HEALTH AND MEN : NONE	TAL HYGIENE
Block	: 2788	Lot : 33	BIN	: 3069604	
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architect Interior Architectu Electrical Mechanical			\$251,000 \$355,200 \$370,800 \$108,700		\$266,500 \$239,000 \$500,200
Total			\$1,085,700		\$1,005,700
Importance Code Importance Code Importance Code	В		\$251,000 \$834,700		\$52,000 \$851,700 \$101,900
Total			\$1,085,700		\$1,005,700
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architect Interior Architect Electrical		\$37,800 \$12,600 \$1,100	\$74,400	\$600	\$3,300 \$700
Mechanical Site Pavements Elevators/Escalate	ors	\$2,300 \$1,800 \$7,200	\$51,400 \$7,200	\$5,500 \$7,200	\$2,800 \$7,200
Total	515	\$62,900	\$133,100	\$13,300	\$13,900
Importance Code Importance Code Importance Code	В	\$39,100 \$18,800 \$5,000	\$1,300 \$131,800	\$1,200 \$12,000	\$1,200 \$12,700
Total		\$62,900	\$133,100	\$13,300	\$13,900



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.

Asset # : 1987

Architecture	Current Repair				e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	0.00/			TIPE	* *	-	¢ 40 100	
Masonry: Brick Granite Panels	90% 2%			LIFE LIFE	* *	5	\$42,100 \$700	
Pre-Cast Concrete	2% 8%			LIFE	* *	5 5	\$700 \$12,200	
Windows	070			LIFE		5	\$12,200	
Aluminum	Location	: 2nd And	\$251,000 ents, Extent : Mod 3rd Floors ent : Moderate, Ar			5	\$5,400	
	-		3rd Floors	00				
Parapets Masonry: Brick	Location	: Various	\$10,300 od, Extent : Light, Locations Extent : Moderate, 2			5	\$4,200	
	-	: Lower Ro		irea Ajje	cieu : 270			
	Vertical C		nt : Moderate, Area	a Affected	d : 2%			
Metal Rail	3%			2045	* *	5-10	\$2,500	
Pre-Cast Concrete	7%			LIFE	* *	5	\$2,000	
Roof								
Fiberglass Panel	5%			2045	* *	1		
Modified Bitumen		0-2 aged Flash : Upper Ro	\$27,500 ings, Extent : Ligh oof	2037 t, Area A	* * ffected : 10%			
	Water Pen		xtent : Moderate, A	rea Affec	cted : 10%			
Soffits	1000/			LIDE	* *	-		
Cast in Place Concrete	100%			LIFE	* *	5		
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$8,200	
Ceramic Tile	8% Broken/M		\$8,200 ents, Extent : Light throom In Basemen	2035 t, Area Aj	\$164,500 ffected : 5%	5	\$1,500	
Terrazzo	12%			LIFE	* *	5	\$3,500	
Vinyl Tile		4+ led, Extent : 2nd And	\$55,400 : Moderate, Area A 3rd Floor	2037 Iffected :	* *	3	\$7,700	
Vinyl Tile	Location	: Staircase				3	\$2,100	
	Location		Extent : N/A, Area A r And Some Section Inits					

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.

Asset # : 1987

Architecture	Current Repair			Futur	e Replacement	М		
System Component Type	% of H Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Interior Walls								
Ceramic Tile	5%			2035	\$101,900	5	\$1,900	
Gypsum Board	10%	0-2	\$2,600	LIFE	* *	5	\$2,300	
		•	amage, Extent : Mo	oderate, 1	Area Affected : 25%	6		
	Location :							
			: Moderate, Area A		15%			
	Location :	Through	out 2nd And 3rd Fl	oor				
Marble Panels	5%			LIFE	* *			
Plaster	63%			LIFE	* *	5	\$7,200	
Plaster	2%	Now	\$1,800	LIFE	* *	5	\$200	
	Loose/Dela	m Surface	, Extent : Moderat	e, Area A	ffected : 100%			
	Location :	Third Fle	oor					
	Water Pene	tration, E:	xtent : Severe, Arec	a Affected	l : 100%			
	Location :	Third Fle	oor					
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 .	-		,	55			
			Extent : Moderate	e. Area Ai	fected : 50%			
	Location :	-		,	,			
	Worn/Erode	d. Extent	: Moderate, Area A	Affected :	50%			
	Location .			55				
Exposed Struc: Concrete	10%			LIFE	* *	5	\$600	
Plaster	50%			LIFE	* *	5	\$11,700	
ite Enclosure	3070			LILE		5	\$11,700	
Fence/Gates								
Cast in Place Concrete	100%			2067	* *			
Free Standing Walls	10070			2007				
Cast in Place Concrete	100%			2067	* *			
Retaining Walls	10070			2007				
Cast in Place Concrete	100%			2067	* *			
Cast III Flace Colletete		mation E	xtent : Light, Area					
			ns With Disabilities					
	Explanation :			S ACI KUN	ιp			
ite Pavements	Блрійний	m. Grun	ile I uneis					
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$1,200	2037	* *			
Cast III I lace Concrete			Extent : Moderate		fected · 5%			
	Crucking/C	-		, 11 <i>cu</i> 1 <u>j</u>	<i>feereu</i> . 570			
	Location	Through	out					
On Site Welleways	Location :	Through	out					
On-Site Walkways				2045	* *			
On-Site Walkways Cast in Place Concrete	100%	2-4	\$600	2045				
	100%	2-4 rumbling,	\$600 Extent : Moderate					

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.

Asset # : 1987

A35et # : 1307										
Electrical	Curr	ent Repair	e Replacement	placement Maintenance						
System Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts										
Service Equipment										
Fused Disc Sw	100%		2032	\$14,700	5	\$100				
		on, Extent : N/A, Area A	Iffected :	100%						
	Location : Elec									
	Explanation : C	One 800 Ampere Main I	Disconne	ct Switch.						
Switchgear / Switchboard Molded Case Bkrs	100%		2032	\$95,300	5	\$700				
Raceway	10070		2032	\$95,500	5	\$700				
Conduit	100%		2032	\$40,300	1					
Panelboards	10070		2052	\$10,500	1					
Molded Case Bkrs	100%		2031	\$39,000	5	\$700				
Wiring	10070		2001	\$27,000	U	\$700				
Thermoplastic	100%		2032	\$56,900	1					
Motor Controllers				. ,						
Locally Mounted	100%		2030	\$86,800	5	\$200				
Ground										
Grounding Devices										
Generic	100%		LIFE	* *	5	\$400				
		on, Extent : N/A, Area A	Iffected :	100%						
	Location : Wate		_							
<b>T</b> * 1.	Explanation : C	Connected To Main Wat	er Pipe.							
Lighting										
Interior Lighting Fluorescent	30%		2027	\$111,200	10	\$6,900				
Fluorescent		on, Extent : N/A, Area A			10	\$0,900				
		oughout Building	gjeereu .	10070						
		Jsing T-8 Lamps.								
Fluorescent	65% Nov		2042	* *						
Thorescent		on, Extent : N/A, Area A		100%						
		oughout Building	55							
	Explanation : T									
Fluorescent	5% 0-2		2042	* *						
1 fuor electric		on, Extent : N/A, Area A		100%						
		ughout Building								
	Explanation : C	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	000/									
No Component	80%		2027	Ø10.000	1	<b>#2</b> 000				
Generic	20%		2027	\$10,000	1	\$2,000				

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Asset # : 1987

ASSel # . 1507											
Electrical	Current Repair			Futur	e Replacement	M					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
larm											
Fire/Smoke Detection											
No Component	75%			2022	¢17 100	1.2	¢4.200				
Generic, Analog	25%			2032	\$17,100	1-3	\$4,300				
Mechanical		Current	Repair	Futur	e Replacement	Μ	aintenance				
System	% of	Fail Date	<b>Estimated</b> Cost	Year	<b>Estimated</b> Cost	Cvcle	<b>Estimated</b> Cost	Priority			
Component Type	Total	(Years)		FY		(Yrs)	2.000				
Ieating											
Energy Source Natural Gas	100%			2042	* *	1					
Conversion Equipment	10070			2042		1					
Heat Exchanger, Shell & Tube	50%			2035	\$52,000						
Steam Boiler	50%			2037	* *	1	\$12,400				
			Extent : Light, Area		: 100%		• )				
	Location	ı : Basemer	nt								
	Explana	tion : 2 Ga	s Fired Steam Boile	ers							
Distribution											
Hot Wtr Piping/Pump	90%			2031	\$48,000	4	\$1,700				
Steam Piping/Pump	10%			2042	* *						
Terminal Devices Convector/Radiator	100%			2030	\$100.200	1	\$8,100				
Air Conditioning	100%			2030	\$199,300	1	\$8,100				
Energy Source											
Electricity	100%			2048	* *	1					
Conversion Equipment	10070			2010		-					
Exterior Pkg Unit -	15%			2027	\$40,100	2	\$200				
Cooling											
Split Unit	1%			2032	\$5,800						
			Extent : Light, Area	Affected	: 100%						
			Machine Room								
	_	tion : 1 Un	it								
Window/Wall Unit	60%			2027	\$55,400	1					
No Component	24%										
Distribution	150/			LIEE	* *	n	¢4 000				
Ductwork/Diffusers	15% 85%			LIFE	<u>ጥ</u>	2	\$4,900				
No Component Terminal Devices	83%										
Air Handler/Dir	15%			2027	\$53,300	1					
Expansion	1370			2027	\$55,500	1					
Expansion		ed in Place, 1 : Lower Ro	Extent : Light, Area	a Affecte	d : 100%						
No Component	85%		0								
	0370										

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

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

Asset # : 1987

Mechanical	Current Repair Future Replac					lacement 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		
		ed in Place, 1 : Lower R	Extent : Light, Are oof	a Affecte	d : 100%				
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	200/			20.42	* *	1			
Brass/Copper Galvanized Steel	20% 80%			2042 2030		1 1			
Galvanized Steel			tent : Moderate, A		\$248,900	1			
	Location	•	The Boiler Room. T			Water P	iping Are Beyond		
Water Heater With Tanks									
Gas Fired		servation, E	Extent : Light, Area 1t Boiler Room	2030 Affected	\$16,700 : 100%	2			
	Explana	tion : 1 Un	it Capacity 100 Ga	llons					
Sanitary Piping	1		1 7						
Cast Iron	75%			LIFE	* *	1			
			tent : Light, Area A out. The Sanitary F			heir Usef	ûl Life Cycle		
Cast Iron	25%			LIFE	* *	1			
Storm Drain Piping	2370			<b>L</b> 11 <b>L</b>		1			
Cast Iron	100%			LIFE	* *	1			
		v	tent : Light, Area A out. The Storm Pip			Useful Li	fe Cycle Rating		
Backflow Preventer									
Generic	100%			2037	* *	1	\$1,500		
Fixtures Generic	100%								
Vertical Transport									
Elevators									
Hydraulic		servation, E	Extent : Light, Area 1t Through 3rd Floo		* * : 100%				
			ment Through 3rd						

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.

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

#### Project: HEALTH AND MENTAL HYGIENE

CAPITAL		F	Y 2026 - 2029			FY 2030 - 2035	
Miscellar	neous Buildings		515,600	429,00			
EXPENSE		FY 2026	FY 2027		FY 2028	FY 2029	
Miscellar	neous 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 ANIMA	L SHELTER		4,927	654,400	18,300	

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