

Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$53,500	\$341,000
Interior Architecture		\$789,200
Electrical	\$230,800	\$94,600
Mechanical	\$112,900	\$60,400
Total	\$397,100	\$1,285,100
Importance Code A	\$53,500	\$341,000
Importance Code B	\$343,600	\$944,200
Total	\$397,100	\$1,285,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$3,100		
Interior Architecture	\$11,300	\$4,900	\$3,700	
Electrical	\$65,900	\$900	\$700	\$75,300
Mechanical	\$4,000	\$4,400	\$6,600	\$3,800
Site Pavements	\$33,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$118,700	\$17,200	\$14,900	\$83,000
Importance Code A	\$2,600	\$5,600	\$2,600	\$2,600
Importance Code B	\$104,800	\$11,600	\$12,300	\$80,400
Importance Code C	\$11,300			
Total	\$118,700	\$17,200	\$14,900	\$83,000



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

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

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

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

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

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Estimates are rounded to the nearest hundred dollars.

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

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

Site Pavements

Public Sidewalk

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

On-Site Walkways

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

Parking/Driveway

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

Raceway

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

Panelboards

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

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

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

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

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

Location : Throughout The Building

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

Motor Controllers

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

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ASTORIA DISTRICT HEALTH CENTER
Asset # : 132

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

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

Heating

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Asset # : 132

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

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

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Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$873,900
Electrical	\$28,100	\$84,200
Mechanical	\$365,500	\$1,157,400
Total	\$393,500	\$2,115,500
Importance Code A		\$1,265,800
Importance Code B	\$393,500	\$849,700
Total	\$393,500	\$2,115,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$26,700		\$900	
Interior Architecture	\$23,900			\$5,200
Electrical	\$34,900	\$7,000	\$38,500	\$4,100
Mechanical	\$50,400	\$33,900	\$143,900	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$139,900	\$44,900	\$187,200	\$17,200
Importance Code A	\$34,500	\$1,900	\$2,800	\$1,900
Importance Code B	\$99,600	\$43,000	\$184,400	\$15,400
Importance Code C	\$5,800			
Total	\$139,900	\$44,900	\$187,200	\$17,200



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	**	5	\$11,700	
	Concrete Masonry Unit	2%			LIFE	**	5	\$1,000	
	Masonry: Brick	83%			LIFE	**	5	\$64,500	
	Masonry: Limestone	10%			LIFE	**	5	\$5,800	
	Granite Panels	2%			LIFE	**	5	\$1,200	
Windows									
	Aluminum	100%			2039	**	5	\$1,600	
Parapets									
	Masonry: Brick	75%			LIFE	**	5	\$6,600	
	Masonry: Limestone	10%			LIFE	**	5	\$1,100	
	Metal Panel	5%			2041	**	5	\$1,700	
	Metal Rail	10%			2044	**	5-10	\$16,000	
Roof									
	Modified Bitumen	95%	Now	\$16,200	2031	\$809,400			
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Main Roof At Hvac Duct Penetration							
	Skylight, Metal/Glass	5%			2041	**	10	\$13,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : 2 Skylights							
Soffits									
	Stucco Cement	100%			2036	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
	Ceramic Tile	5%			2034	**	5	\$2,800	
	Terrazzo	15%			LIFE	**	5	\$6,500	
	Vinyl Tile	75%			2036	**	3	\$21,000	
Interior Walls									
	Ceramic Tile	5%			2034	**	5	\$2,400	
		Worn/Eroded, Extent : Light, Area Affected : 5%							
		Location : Bathrooms							
	Gypsum Board	35%			LIFE	**	5	\$10,200	
	Masonry: Brick	10%			LIFE	**			
	Metal Panel	5%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	Plaster	20%	Now	\$4,600	LIFE	**	5	\$2,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Roof Stair Bulkhead							
	SGFT/Glazed Masonry	20%			LIFE	**			

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

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

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

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2030	\$2,900	5		
	Molded Case Bkrs	45%			2030	\$26,300	5	\$400	
	Molded Case Bkrs	50%			2047	* *	5	\$500	
Wiring									
	Braided Cloth	50%	2-4	\$28,500	2056	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2041	* *	1		
Motor Controllers									
	Locally Mounted	50%			2029	\$57,900	5	\$100	
	Variable Frequency Drive	50%			2036	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	* *	1	\$11,600	
Generators									
	Diesel	100%			2040	* *	1	\$14,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 600 Kilowatts							
Batteries									
	Lead/Acid	100%			2025	\$2,400	5	\$1,400	
Fuel Storage									
	Day Tank	50%	Now	\$500	2039	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallons Rated Capacity, Tank Remains In Alarm Due To Pump Failure							
	Underground Storage	50%			LIFE	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 4,000 Gallons Rated Capacity							
Lighting									

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2041	* *	1		
Conversion Equipment	Hot Water Boiler	100%	Now	\$7,800	2029	\$391,900	1	\$16,800	
				Controller Not Working, Extent : Severe, Area Affected : 50%					
				Location : Heat Timer Control Malfunctioning, Basement					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 2 Gas Fired Hot Water Boilers					
Distribution	Hot Wtr Piping/Pump	100%			2030	\$80,700	4	\$1,900	
Terminal Devices	Air Handler	25%			2026	\$173,500	1	\$5,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : Rooftop Units With Gas Heat. See Cooling Units.					
	Convector/Radiator	70%			2029	\$211,100	1	\$8,500	
	Fan Coil Unit/Heat	5%			2026	\$45,700	1	\$600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Near Auditorium					
				Explanation : Self Contained Unit With Hot Water Heat Serving Basement Auditorium. See Cooling Units.					
Air Conditioning									
Energy Source	Electricity	100%			2039	* *	1		
Conversion Equipment	Int Pkg Unit - Heating/Cooling	5%			2025	\$30,000	2	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : With Hot Water Heat.					
	Exterior Pkg Unit - Cooling	25%	Now	\$10,100	2026	\$101,100	2	\$500	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 3 Units At Roof					
				Explanation : Defective Climate Control System.					
	Split Unit	5%			2026	\$43,800			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Indoor Cooling Only Units For Computer Room And Miscellaneous Spaces.					
	Window/Wall Unit	65%			2026	\$90,800	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	2%			2026	\$2,100	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Associated With Miscellaneous Split Units							
	Dry Cooler	3%			2026	\$5,100	2	\$800	
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Roof Explanation : Associated With Computer Room Units.							
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	40%	Now	\$13,000	LIFE	**	2-5	\$8,400	
		Insul. Deteriorating, Extent : Severe, Area Affected : 100% Location : Air Handling Unit - 1, 2 And 3 Exterior Ductwork At Roof.							
	No Component	60%							
Exhaust Fans									
	Roof	40%	Now	\$600	2026	\$28,600	2	\$400	
		Other Observation, Extent : Severe, Area Affected : 100% Location : Roof Penthouse Explanation : General Exhaust Fan Not In Operation Due To Fire Alarm Malfunction.							
	No Component	60%							
		Other Observation, Extent : Light, Area Affected : 0% Location : First And Second Floors Explanation : No Mechanical Ventilation On First And Second Floors							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2031	\$473,700	1		
Water Heater With Tanks									
	Gas Fired	100%			2024	\$16,700	2		
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room Explanation : One 70 Gallon Tank							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2026	\$7,400	4	\$800	
Backflow Preventer									
	Generic	100%			2031	\$16,500	1	\$2,300	
Fixtures									
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Chemical System								
	No Component	95%							
	Generic	5%			2026	\$4,000	1-3	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : I T Room							
		Explanation : F M-200							

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

Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$388,900	
Interior Architecture	\$280,400	\$714,100
Electrical		\$279,400
Site Pavements		\$314,300
Total	\$669,300	\$1,307,800
Importance Code A	\$388,900	
Importance Code B	\$71,400	\$993,500
Importance Code C	\$209,000	\$314,300
Total	\$669,300	\$1,307,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$38,500			
Interior Architecture	\$21,500			\$200
Electrical	\$36,500	\$1,700	\$1,600	\$1,900
Mechanical	\$51,900	\$23,200	\$4,200	\$1,500
Site Pavements	\$31,100			
Total	\$179,500	\$25,000	\$5,800	\$3,600
Importance Code A	\$45,800	\$600	\$600	\$600
Importance Code B	\$126,400	\$24,400	\$5,200	\$3,000
Importance Code C	\$7,300			
Total	\$179,500	\$25,000	\$5,800	\$3,600



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

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

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

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

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

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$6,300 2033 \$314,300

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Throughout**Sinking/Subsiding, Extent : Moderate, Area Affected : 5%**Location : North Lot*

Activity Yard

Cast in Place Concrete

100% 0-2 \$1,800 2043 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 15%**Location : Dog Run**Ponding, Extent : Light, Area Affected : 10%**Location : Dog Run*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2040 * * 5 \$100

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

Switchgear / Switchboard

Fused Disc Sw

100% 2040 * * 5 \$100

Raceway

Conduit

100% 2040 * * 1

Panelboards

Fused Disc Sw

10% 2038 * * 5

Molded Case Bkrs

90% 2038 * * 5 \$300

Wiring

Thermoplastic

100% 2040 * * 1

Motor Controllers

Locally Mounted

100% 2035 * * 5 \$100

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$200

Stand-by Power

Transfer Switches

Automatic

100% 2035 * * 1 \$3,700

Generators

Diesel

100% 2033 \$78,700 1 \$4,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : Emergency Generator Rated At 265 Kilowatts*

Batteries

Lead/Acid

100% 2024 \$2,400 5 \$400

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment Furnace	100%	Now	\$7,300	2030	\$36,600	1	\$5,400	
		Other Observation, Extent : Severe, Area Affected : 90%							
		Location : Roof							
		Explanation : 5 Units. Computer Temperature Control System Not Working							
	Terminal Devices Convactor/Radiator	10%			2028	\$9,600	1	\$400	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Lunchroom							
		Explanation : Electric Radiators							
	No Component	90%							
Air Conditioning									
	Energy Source Electricity	100%			2038	* *	1		
	Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%	0-2	\$17,800	2040	* *	2	\$100	
		Malfunctioning, Extent : Severe, Area Affected : 15%							
		Location : Roof							
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : N/A, Area Affected : 15%							
		Location : Roof							
		Explanation : 1 Package Unit. R-22. For Medical Area							
	No Component	85%							
	Terminal Devices Air Handler/Cool/Ht	100%	0-2	\$20,500	2040	* *	1	\$6,700	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	Heat Rejection Air Cooled Condenser Unit	100%	Now	\$3,100	2025	\$5,100	2	\$6,700	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : 2 Units Of 5 Malfunctioning							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : On Extended Life							
Ventilation									
	Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
	Exhaust Fans Roof	100%			2030	\$22,800	2	\$400	
Plumbing									
	H/C Water Piping Brass/Copper	100%	Now	\$3,000	2040	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 20%							
		Location : Ceiling Of The 1st Floor							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2025	\$16,700	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Two 100 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2030	\$5,300	1	\$700	
	Fixtures								
	Generic	100%							

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

Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$510,700	
Interior Architecture	\$150,700	
Mechanical		\$8,169,200
Total	\$661,400	\$8,169,200
Importance Code A	\$510,700	
Importance Code B	\$150,700	\$8,169,200
Total	\$661,400	\$8,169,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$51,100	\$17,000		\$16,700
Interior Architecture	\$77,100	\$1,400	\$200	\$4,200
Electrical	\$5,200	\$12,700	\$5,200	\$7,000
Mechanical	\$45,300	\$9,700	\$24,200	\$8,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$182,600	\$44,700	\$33,500	\$40,800
Importance Code A	\$51,100	\$17,000	\$700	\$16,700
Importance Code B	\$131,500	\$27,700	\$32,600	\$24,100
Importance Code C			\$200	
Total	\$182,600	\$44,700	\$33,500	\$40,800



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

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

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

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	* *	1	\$11,600	
	Generators								
	Diesel	100%			2041	* *	1	\$14,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 500 Kilowatts							
	Batteries								
	Nickel Cadmium	100%			2025	\$2,400	5	\$8,400	
	Fuel Storage								
	Day Tank	6%			2048	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	94%			2060	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 4000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2037	* *	10	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby							
		Explanation : Compact Fluorescent Lights							
	LED	95%			2040	* *			
	Egress Lighting								
	Emergency, Service	50%			2037	* *	1		
	Exit, LED	50%			2060	* *	1		
	Exterior Lighting								
	LED	30%			2040	* *			
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$4,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2037	* *	1-3	\$23,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights, Horns							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2052	**	1		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Throughout					
				Explanation : Steam Is Provided From Kings County Hospital					
Conversion Equipment									
	Heat Exchanger, Shell & Tube	40%			2041	**			
	Pres. Reducing Valve/LP Steam	60%			2041	**	5	\$1,300	
Distribution									
	Hot Wtr Piping/Pump	40%			2048	**	4	\$1,100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Hallways					
				Explanation : Used For Hydronic Loop					
	Steam Piping/Pump	60%	0-2	\$3,500	2052	**			
				Controller Not Working, Extent : Moderate, Area Affected : 10%					
				Location : Defective Building Management System.					
Terminal Devices									
	Air Handler	60%			2037	**	1	\$14,000	
	Fan Coil Unit/Heat	40%			2032	\$365,300	1	\$4,900	
Air Conditioning									
	Energy Source								
	Plant Campus Steam / PRV	100%			2052	**	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	100%	0-2	\$23,900	2041	**	1	\$36,700	
				Controller Not Working, Extent : Moderate, Area Affected : 50%					
				Location : Temperature Control Of No.1 Unit.					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement Air Conditioning Room.					
				Explanation : 2 Chillers. Lithium, Bromide And Water Used As Refrigerant					
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$2,800	
Terminal Devices									
	Air Handler/Cool/Ht	60%			2037	**	1	\$14,000	
	Fan Coil - 2 Pipe	40%			2032	\$449,500	1	\$4,900	
Heat Rejection									
	Water Cooling Tower	100%			2030	\$186,100	2	\$38,000	
Dehumidifier									
	Generic	100%			2033	\$7,168,300			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement Air Conditioning Room					
				Explanation : 1 Unit					

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,000	
Exhaust Fans									
	Interior	50%			2037	**	2	\$600	
	Roof	50%	0-2	\$3,600	2032	\$35,700	2	\$500	
Noisy/Vibrating, Extent : Moderate, Area Affected : 20%									
Location : Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2052	**	1		
Water Heater With Tanks									
	Electric	100%			2031	\$23,100	4		
HW Heat Exchanger									
	Steam Fired	100%			2062	**	4	\$3,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Basement									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 2 Brand New Instantaneous Units.									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2026	\$1,100	4	\$800	
Sewage Ejector(s)									
	Electric	100%			2037	**	4	\$2,300	
Backflow Preventer									
	Generic	100%			2037	**	1	\$2,300	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 2nd Floor									
Explanation : One Unit									
Fire Suppression									
Sprinkler									
	Generic	100%			2052	**	1-2	\$10,600	
Dry System, Extent : Light, Area Affected : 100%									
Location : Throughout									

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Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

Asset Name : BROWNSVILLE DISTRICT HEALTH CTR.
Address : 259 BRISTOL STREET @BLAKE AND DUMONT AVES.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0017.000 / 1985 **Yr Built/Renovated** : 1949 / 2009
Area Sq Ft : 32,472 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 03-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph
Block : 3559 **Lot** : 11 **BIN** : 3081765

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$75,900	
Interior Architecture	\$490,500	\$437,100
Electrical		\$282,000
Mechanical	\$200,700	\$619,500
Site Pavements		\$95,700
Total	\$767,200	\$1,434,400
Importance Code A	\$75,900	
Importance Code B	\$559,100	\$1,434,400
Importance Code C	\$132,200	
Total	\$767,200	\$1,434,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$64,900			
Interior Architecture	\$30,000	\$9,300		\$2,000
Electrical	\$66,000	\$20,200	\$3,000	\$2,200
Mechanical	\$57,100	\$22,600	\$8,100	\$4,200
Site Pavements	\$21,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$243,300	\$56,000	\$15,100	\$12,400
Importance Code A	\$72,900	\$2,600	\$2,600	\$2,600
Importance Code B	\$153,900	\$53,400	\$12,500	\$9,800
Importance Code C	\$16,500			
Total	\$243,300	\$56,000	\$15,100	\$12,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	85%	Now	\$48,500	LIFE	**	5	\$30,100		
	Efflorescence, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : East And West Side Wall								
	Vertical Cracks, Extent : Light, Area Affected : 2%								
	Location : North West Corner								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : East And West Side Wall And Stair W								
Masonry: Limestone	10%			LIFE	**	5	\$2,700		
Granite Panels	5%			LIFE	**	5	\$1,300		
Windows									
Aluminum	95%	Now	\$75,900	2038	**	5	\$1,400		
	Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Hardware Missing, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Rooms 344 And 346 At Lintels								
Metal Louvers	5%			2033	\$7,800	10	\$900		
Parapets									
Masonry: Brick Cavity	95%			LIFE	**	5	\$7,000		
	Efflorescence, Extent : Light, Area Affected : 15%								
	Location : Interior Parapet Wall								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
	Location : West Side								
Pre-Cast Concrete	5%			LIFE	**	5	\$2,300		
Roof									
Built-Up (BUR)	15%	Now	\$2,600	2035	**				
	Drains Clogged, Extent : Moderate, Area Affected : 5%								
	Location : Lower Roof								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Lower Roof								
Modified Bitumen	85%	Now	\$13,900	2035	**				
	Blisters, Extent : Moderate, Area Affected : 5%								
	Location : Upper Roof								
	Ponding, Extent : Light, Area Affected : 2%								
	Location : Upper Roof								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Upper Roof								
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Upper Roof								
	Explanation : Water Logged Insulation Below Roof								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Cast in Place Concrete	100%			LIFE	**	5	\$5,300	
Interior									
	Floors								
	Cast in Place Concrete	10%			LIFE	**	5	\$10,100	
	Mosaic Tile	5%	Now	\$84,800	2043	**	5	\$2,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Toilets Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Toilets Throughout								
	Quarry Tile	15%	Now	\$199,600	2050	**	5	\$5,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor Dentist Area								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor Dentist Area								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor Dentist Area								
	Sheet Vinyl/Rubber	5%	Now	\$73,900	2040	**	5	\$1,700	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor Dentist Area								
	Seams Open/Split, Extent : Moderate, Area Affected : 5%								
	Location : 1st Floor Dentist Area								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor Dentist Area								
	Terrazzo	15%			LIFE	**	5	\$5,400	
	Vinyl Tile	35%			2030	\$437,100	3	\$8,100	
	Under Construction	15%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : 2nd Floor								
	Explanation : Interior Renovation								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	10%	Now	\$132,200	2039	* *	5	\$4,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Toilets Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Toilets Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
		Location : Toilets Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Toilets Throughout							
	Concrete Masonry Unit	5%			LIFE	* *	5	\$1,600	
	Glass: Single Pane	15%			LIFE	* *	5	\$9,200	
	Gypsum Board	15%			LIFE	* *	5	\$7,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : 1st Floor Waiting Area							
	Plaster	40%	Now	\$15,600	LIFE	* *	5	\$9,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Bulkhead							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Bulkhead							
	Under Construction	15%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : 2nd Floor							
		Explanation : Interior Construction							
Ceilings									
	AcousTileSusp.Lay-In	40%			2035	* *	5	\$18,500	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Exposed Struc: Concrete	15%			LIFE	* *	5	\$1,100	
	Plaster	45%	Now	\$12,400	LIFE	* *	5	\$13,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : East And West Side Windows							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : East And West Side Windows							
Site Enclosure									
	Fence/Gates								
	Chain Link	95%			2050	* *			
	Iron Picket	5%			2050	* *			
	Free Standing Walls								
	Masonry: Brick	100%			2050	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2065	* *			
Site Pavements									

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$10,800	2043		* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout Along Bristol Street</i>									

On-Site Walkways

Cast in Place Concrete	100%	Now	\$900	2043		* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Rear Yard And Front Steps</i>									

Activity Yard

Asphalt	100%	Now	\$9,600	2033		\$95,700			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Rear Yard</i>									

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050		* *	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 1,600 Amperes.</i>									

Switchgear / Switchboard

Fused Disc Sw	100%			2050		* *	5	\$100	
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Raceway

Conduit	50%			2050		* *	1		
Conduit	50%			2030		\$20,100	1		

Panelboards

Fused Disc Sw	10%			2046		* *	5	\$100	
Molded Case Bkrs	30%			2029		\$17,500	5	\$300	

Other Observation, Extent : Moderate, Area Affected : 75%

Location : Basement, Penthouse, Boiler Room

Explanation : Panels Are Original And Are At End Of Life

Molded Case Bkrs	60%			2046		* *	5	\$500	
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Wiring

Braided Cloth	30%	2-4	\$17,100	2055		* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Upper Floors</i>									

Thermoplastic	70%			2050		* *	1		
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
BROWNSVILLE DISTRICT HEALTH CTR.
Asset # : 1985

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	50%	0-2	\$17,400	2043	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 33%							
		Location : Penthouse							
		Explanation : Fuses Supplying Air Conditioning 1 Compressors Frequently Blow And Require Replacement							
	Locally Mounted	20%			2028	\$23,200	5		
	Variable Frequency Drive	30%			2035	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	40%			2030	\$193,000	10	\$11,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2030	\$48,300	10	\$3,000	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Offices, Corridors							
	Fluorescent	20%			2038	* *	10	\$6,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	30%			2038	* *			
	Egress Lighting								
	Emergency, Battery	50%			2030	\$26,600	10	\$3,900	
	Exit, Service	50%			2030	\$6,800	1		
	Exterior Lighting								
	HID	80%	Now	\$23,700	2038	* *			
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Parapet And Exterior Walls							
	No Component	20%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2025	\$17,900	1	\$3,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Intrusion Alarm Only; Motion Sensors							

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

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

Alarm

Fire/Smoke Detection

Generic, Digital

7%

Now

\$5,700

2038

* *

1-3

\$1,300

*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Boiler Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Control Panel Reports Trouble Condition For Boiler Room Heat Detector.*

Generic, Digital

93%

2038

* *

1-3

\$18,600

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

Heating

Energy Source

Natural Gas

100%

2050

* *

1

Conversion Equipment

Furnace

40%

2035

* *

1

\$6,400

*Other Observation, Extent : Light, Area Affected : 40%**Location : Roof Mounted**Explanation : 2 Large Units, 1 Small Unit*

Steam Boiler

4%

0-2

\$5,500

2035

* *

1

\$1,200

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Boilers Overfired Causing Fire Alarm To Go Off**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Steam Boiler

56%

2035

* *

1

\$18,000

Distribution

Steam Piping/Pump

60%

2040

* *

No Component

40%

Terminal Devices

Air Handler

40%

2030

\$238,700

1

\$8,000

Convactor/Radiator

40%

2028

\$103,700

1

\$4,200

No Component

20%

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	26%			2024	\$130,400	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 26% Location : Basement Mechanical Equipment Room							
	Ext Pkg Unit - Heating/Cooling	52%	2-4	\$13,900	2030	\$277,100	2	\$800	
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Compressors And Fuses At Units. R-22 Refrigerant, Extent : Light, Area Affected : 60% Location : 2 Rooftop Units							
	Split Unit	2%			2030	\$15,100			
	Window/Wall Unit	20%			2024	\$24,000	1		
Heat Rejection									
	Air Cooled Condenser Unit	20%			2030	\$18,400	2	\$4,500	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$14,500	
	No Component	20%							
Exhaust Fans									
	Interior	50%			2025	\$70,300	2	\$500	
	Roof	50%			2030	\$30,800	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2025	\$16,700	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$2,200	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 100% Location : Roof							
Sump Pump(s)									
	Non-Submersible	100%	0-2	\$6,300	2040	* *	4	\$700	
		On Extended Life, Extent : Severe, Area Affected : 100% Location : Basement							
Sewage Ejector(s)									
	Electric	100%			2030	\$16,600	4	\$1,300	
Backflow Preventer									
	Generic	100%			2030	\$14,200	1	\$2,000	
Fixtures									
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : One Unit									
Fire Suppression									
Chemical System									
	No Component	98%							
	Generic	2%			2025	\$1,600	1-3	\$1,500	

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Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$584,000	
Interior Architecture		\$2,882,800
Electrical		\$529,600
Mechanical	\$1,584,000	\$721,800
Total	\$2,168,000	\$4,134,200
Importance Code A	\$584,000	
Importance Code B	\$1,584,000	\$4,134,200
Total	\$2,168,000	\$4,134,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$105,600		\$900	
Interior Architecture	\$36,700	\$4,100	\$55,100	
Electrical	\$1,500	\$1,200	\$1,300	\$1,000
Mechanical	\$10,300	\$7,500	\$30,300	\$7,500
Site Enclosure	\$5,400			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$167,400	\$20,700	\$95,500	\$16,400
Importance Code A	\$107,300	\$1,800	\$2,800	\$1,800
Importance Code B	\$38,600	\$17,500	\$92,700	\$14,600
Importance Code C	\$21,400	\$1,400		
Total	\$167,400	\$20,700	\$95,500	\$16,400



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

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

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

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

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

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

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

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

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

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

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
BUSHWICK DISTRICT HEALTH CTR.
Asset # : 1986

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Submersible	100%		2024	\$1,100	4	\$1,100	
	Sewage Ejector(s)							
	Electric	100%		2026	\$18,200	4	\$1,400	
	Backflow Preventer							
	Generic	100%		2031	\$15,500	1	\$2,200	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%		LIFE		* *		
		Other Observation, Extent : Light, 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.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$177,700	\$253,000
Interior Architecture	\$957,900	\$1,474,200
Electrical		\$729,200
Mechanical		\$2,031,300
Total	\$1,135,600	\$4,487,700
Importance Code A	\$177,700	\$253,000
Importance Code B	\$957,900	\$4,234,700
Total	\$1,135,600	\$4,487,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$62,400	\$7,100		
Interior Architecture	\$118,800	\$500	\$6,500	\$4,400
Electrical	\$22,500	\$2,900	\$3,000	\$6,300
Mechanical	\$31,300	\$10,300	\$16,800	\$8,000
Site Pavements	\$500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$239,500	\$24,800	\$30,200	\$22,600
Importance Code A	\$65,500	\$10,200	\$3,100	\$3,100
Importance Code B	\$92,900	\$14,600	\$27,100	\$18,100
Importance Code C	\$81,100			\$1,400
Total	\$239,500	\$24,800	\$30,200	\$22,600



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.

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	93%	Now	\$119,700	LIFE	**	5	\$29,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout, Mostly At Lower Level Adjacent To Sidewalk									
	Masonry: Limestone	5%			LIFE	**	5	\$2,400	
	Masonry: Sandstone	2%			LIFE	**	5	\$1,000	
Windows									
	Aluminum	90%			2055	**	5	\$14,200	
	Metal Louvers	5%	0-2	\$2,100	2036	**			
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Steel	5%	Now	\$58,000	2058	**	5	\$4,900	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Basement, Second And Third Floors									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Basement, Second And Third Floors									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Basement, Second And Third Floors									
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$12,900	
	Masonry: Brick	90%			LIFE	**	5-10	\$28,000	
Roof									
	Modified Bitumen	95%	Now	\$25,300	2033	\$253,000			
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Leaks In To 3rd Floor									
	Skylight, Metal/Glass	5%			2053	**	10	\$4,200	
Soffits									
	Cement - Fiber Panel	100%			2038	**	10		
Interior									
Floors									
	Cast in Place Concrete	8%			LIFE	**	5	\$18,600	
	Ceramic Tile	5%			2036	**	5	\$2,700	
	Poured Epoxy/Resin	2%			2033	\$58,100			
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : New Covid Laboratory Basement									
	Sheet Vinyl/Rubber	25%			2038	**	5	\$19,900	
	Terrazzo	10%			LIFE	**	5	\$8,300	
	Vinyl Tile	35%			2033	\$501,200	3	\$9,300	
	Vinyl Tile 9" X 9"	10%	2-4	\$457,400	2033	\$914,900	3	\$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Wood	5%			2061	**	5	\$5,000	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2042	**	5	\$2,900	
	Concrete Masonry Unit	10%			LIFE	**	5	\$4,600	
	Gypsum Board	25%			LIFE	**	5-10	\$24,300	
	Gypsum Board	2%			LIFE	**	5-10	\$1,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : New Covid Laboratory Basement									
	Masonry: Brick	5%			LIFE	**	10	\$900	
	Metal Panel	5%			LIFE	**	10	\$1,300	
	Plaster	33%	0-2	\$44,900	LIFE	**	5	\$5,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement									
	SGFT/Glazed Masonry	10%			LIFE	**	10	\$2,900	
	Wood	5%			LIFE	**	5	\$22,900	
Ceilings									
	AcousTileConcealSpLn	60%	0-2	\$500,500	2053	**	5	\$19,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Second And Third Floors									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Second And Third Floors									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Second And Third Floors									
	AcousTileSusp.Lay-In	10%			2046	**	5	\$5,300	
	AcousTileSusp.Lay-In	2%			2050	**	5	\$1,100	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : New Covid Laboratory Basement									
	Exposed Struc: Concrete	8%			LIFE	**	5-10	\$5,300	
	Gypsum Board	10%			LIFE	**	5-10	\$18,200	
	Metal Panel	5%			LIFE	**	5	\$6,600	
	Plaster	5%			LIFE	**	5-10	\$4,600	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2053	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2046	**			
On-Site Walkways									
	Cast in Place Concrete	95%			2046	**			
	Masonry: Granite	5%	Now	\$500	LIFE	**			
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 100%									
Location : Front Steps									

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1,200 Ampere Main Service Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2043	* *	5	\$800	
	Raceway								
	Conduit	70%			2033	\$28,200	1		
	Conduit	30%			2043	* *	1		
	Panelboards								
	Molded Case Bkrs	90%			2032	\$52,600	5	\$700	
	Molded Case Bkrs	10%			2041	* *	5	\$100	
	Wiring								
	Braided Cloth	30%			2032	\$17,100	1		
	Thermoplastic	70%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	20%			2038	* *	5		
	Locally Mounted	79%			2031	\$91,400	5	\$200	
	Variable Frequency Drive	1%			2038	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$900	
Stand-by Power									
	Generators								
	Not Accessible	100%							
	Batteries								
	Lead/Acid	100%			2027	\$2,400	5	\$1,200	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2028	\$278,000	10	\$17,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : 2nd And 3rd Floors							
	Fluorescent	35%			2033	\$162,200	10	\$10,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2033	\$9,300	10	\$600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Lobby And Corridors							
	Incandescent	2%			2028	\$10,300	2		
	LED	1%			2041	* *			
		Recent Installation, Extent : N/A, Area Affected : 1%							
		Location : Basement							

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

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

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

Lighting

Egress Lighting

Emergency, Battery	50%		2033	\$25,600	10	\$3,800		
Exit, LED	10%		2048	* *	1			
Exit, Battery	40%		2028	\$17,300	10	\$800		

Exterior Lighting

Fluorescent	15%		2033	\$18,200	10	\$400		
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								

HID	15%		2033	\$21,300	10			
No Component	70%							

Alarm

Security System

Generic	50%		2033	\$28,600	1	\$5,800		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								

Generic	50%		2033	\$28,600	1	\$5,800		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System</i>								

Fire/Smoke Detection

Generic, Digital	100%		2033	\$78,600	1-3	\$19,800		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Horns/strobes, Smoke Detection</i>								

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

Heating

Energy Source

Natural Gas	100%		2053	* *	1			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : There Is No Vent For Gas Meter Room</i>								

Conversion Equipment

Steam Boiler	100%		2046	* *	1	\$30,900		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								

Distribution

Steam Piping/Pump	100%		2053	* *				
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** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	20%			2038	* *	1	\$3,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Updated Floor							
	Air Handler	30%			2028	\$171,900	1	\$5,800	
	Convactor/Radiator	50%			2038	* *	1	\$5,000	
Controls									
	Digital	100%			2028	\$874,600			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	85%			2028	\$381,900	1	\$12,300	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Split Unit	15%			2038	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Serves The Covid Lab In The Basement							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	\$2,300	
	Terminal Devices								
	Air Handler/Cool/Ht	40%			2038	* *	1	\$7,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Room 202							
		Explanation : There Is No Air Conditioning For Computer Server Room							
	Air Handler/Cool/Ht	60%			2028	\$354,500	1	\$11,600	
Heat Rejection									
	Water Cooling Tower	100%	Now	\$7,700	2031	\$153,800	2	\$25,100	
		Leak Evident, Extent : Light, Area Affected : 20%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,500	
	Exhaust Fans								
	Interior	70%			2028	\$94,500	2	\$700	
	Roof	30%			2033	\$17,700	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Water Source							
		Explanation : Staff Noted Odd Smell To Water, Reason Unknown.							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$16,700	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Explanation : One 85-gallon Unit. Quantity 1					
	HW Heat Exchanger								
	Steam Fired	100%			2053	* *	4	\$4,600	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$5,400	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 10%					
				Location : Water Backup From Sewage In Boiler Room					
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$1,900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement To 3rd Floor					
				Explanation : One Unit					
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2043	* *	1-2	\$400	

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

Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

Asset Name : CHELSEA DISTRICT HEALTH CENTER
Address : 303 NINTH AVENUE @W. 28 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0013.000 / 1575 **Yr Built/Renovated** : 1937 / 2017
Area Sq Ft : 25,992 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 21-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph
Block : 724 **Lot** : 82 **BIN** : 1012830

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture		\$125,100
Electrical	\$118,500	\$11,400
Mechanical		\$156,700
Total	\$118,500	\$293,100
Importance Code B	\$118,500	\$293,100
Total	\$118,500	\$293,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$7,600	\$29,400	\$4,100	
Interior Architecture	\$16,700	\$1,800	\$1,800	
Electrical	\$2,800	\$6,100	\$2,700	\$2,800
Mechanical	\$4,500	\$4,000	\$13,600	\$4,300
Site Pavements	\$29,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$68,700	\$49,100	\$30,100	\$15,000
Importance Code A	\$9,900	\$31,800	\$6,500	\$2,400
Importance Code B	\$34,100	\$17,400	\$23,600	\$12,600
Importance Code C	\$24,600			
Total	\$68,700	\$49,100	\$30,100	\$15,000



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%			LIFE	**	5	\$40,300	
	Masonry: Granite	8%			LIFE	**	5	\$2,700	
	Pre-Cast Concrete	2%			LIFE	**	5	\$2,900	
Windows									
	Aluminum	80%			2046	**	5	\$8,300	
	Steel	20%	4+	\$7,600	2046	**	5	\$12,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%									
Location : Penthouse Windows									
Parapets									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
	Masonry: Brick	40%			LIFE	**	5	\$1,800	
	Metal Panel	50%			2050	**	5	\$8,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Material Is Plastic Panel Screen									
	Metal Panel	5%			2040	**	5	\$900	
Roof									
	Modified Bitumen	95%			2035	**	10	\$24,700	
	Skylight, Metal/Glass	5%			2050	**	10	\$4,300	
Interior									
Floors									
	Carpet	10%			2031	\$61,700	3	\$5,400	
	Cast in Place Concrete	5%			LIFE	**	5	\$3,900	
	Ceramic Tile	40%			2043	**	5	\$14,300	
	Traffic Topping	5%			2038	**	5	\$2,200	
	Vinyl Tile	40%			2038	**	3	\$5,400	
Interior Walls									
	Gypsum Board	65%			LIFE	**	5	\$14,200	
	Mosaic Tile	25%			LIFE	**			
	Plaster	5%	Now	\$2,200	LIFE	**	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Penthouse									
	Wood	5%			LIFE	**	5	\$7,300	
Ceilings									
	AcousTileSusp.Lay-In	50%	Now	\$14,500	2035	**	5	\$8,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : First Floor									
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%									
Location : First Floor									
	Gypsum Board	10%			LIFE	**	5	\$4,500	
	Wood	40%			LIFE	**	5	\$125,100	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2065	**			

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2065		**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$6,700	2043		**			
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Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : At Hydrant

On-Site Walkways

Cast in Place Concrete	10%			2043		**			
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Pavers/Stone	90%	Now	\$22,400	2039		**			
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Sinking/Subsiding, Extent : Moderate, Area Affected : 10%

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050		**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 1,200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	50%			2050		**	5	\$100	
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Molded Case Bkrs	50%			2040		**	5	\$300	
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Raceway

Conduit	90%			2050		**	1		
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Conduit	10%			2040		**	1		
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Panelboards

Fused Disc Sw	10%			2029	\$3,900		5	\$100	
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Molded Case Bkrs	20%			2046	**		5	\$100	
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Molded Case Bkrs	40%			2029	\$15,600		5	\$300	
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Molded Case Bkrs	30%			2052	**		5	\$200	
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Wiring

Thermoplastic	20%			2030	\$11,400		1		
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Thermoplastic	10%			2050	**		1		
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Thermoplastic	70%			2056	**		1		
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Motor Controllers

Locally Mounted	70%			2047	**		5	\$100	
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Locally Mounted	30%			2050	**		5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Mechanical Rooms

Explanation : New Motor Controllers Installed This Year

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : New Grounding Installed This Year.							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2050	* *	1	\$8,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : New Transfer Switch Installed This Year							
	Generators								
	Diesel	100%			2045	* *	1	\$10,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : New Generator Installed This Year							
	Batteries								
	Lead/Acid	100%			2025	\$2,400	5	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : New Generator Installed This Year							
	Fuel Storage								
	Day Tank	50%			2055	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Day Tank Is Under Generator							
	Main Tank	50%			2070	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : New Diesel Tank Installed In The Basement							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2040	* *	10	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st, 2nd, 3rd Floor							
		Explanation : T-8 Lamps Installed This Year							
	Fluorescent	20%			2040	* *	10	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, 1st, 2nd Floor							
		Explanation : Compact Fluorescent Light Fixtures Installed Ths Year							
	LED	60%			2040	* *			
	Egress Lighting								
	Emergency, Battery	50%			2040	* *	10	\$2,900	
	Exit, LED	20%			2070	* *	1		
	Exit, Service	30%			2040	* *	1		
	Exterior Lighting								
	HID	100%			2025	\$118,500	10	\$100	

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

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

Alarm

Security System

No Component

70%

Generic

30%

2038

* *

1

\$2,900

Fire/Smoke Detection

No Component

60%

Generic, Analog

40%

2040

* *

1-3

\$6,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement, 1st, 2nd, 3rd Floor**Explanation : This Fire Alarm System Installed This Year*

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

Heating

Energy Source

Natural Gas

100%

2050

* *

1

Conversion Equipment

Steam Boiler

100%

2043

* *

1

\$23,600

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

Distribution

Central Plant Steam

100%

2056

* *

4

\$1,800

Piping/Pmp

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : New*

Terminal Devices

Convactor/Radiator

100%

2047

* *

1

\$7,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : New***Air Conditioning**

Energy Source

Electricity

100%

2052

* *

1

Conversion Equipment

Reciprocating

50%

2038

* *

1

\$5,500

Compr/Chiller

40%

2030

\$156,700

2

\$600

Heating/Cooling

Split Unit

10%

2035

* *

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$31,100

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$13,300

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	25%			2035	**	2	\$200	
	Roof	75%			2035	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2050	**	1		
	Galvanized Steel	70%			2047	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement, Water Main Piping								
	Explanation : New								
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,700	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 98 Gallon Unit								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout, The Sanitary Piping Is New								
	Explanation : New								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout, The Storm Piping Is New								
	Explanation : New								
	Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$600	
	Backflow Preventer								
	Generic	100%			2038	**	1	\$1,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	50%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : 1 Unit								
	Hydraulic	50%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : 1 Unit								

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Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$568,000	\$655,600
Interior Architecture	\$2,348,100	\$10,994,500
Electrical	\$101,900	\$2,155,200
Mechanical	\$595,800	\$4,200,700
Total	\$3,613,800	\$18,006,000
Importance Code A	\$568,000	\$655,600
Importance Code B	\$2,950,600	\$17,298,500
Importance Code C	\$95,200	\$51,900
Total	\$3,613,800	\$18,006,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$60,700		\$4,400	
Interior Architecture	\$174,400		\$33,500	\$7,900
Electrical	\$31,300	\$15,400	\$16,800	\$17,700
Mechanical	\$53,000	\$26,200	\$41,700	\$25,600
Site Pavements	\$17,900			
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Total	\$368,900	\$73,200	\$128,000	\$82,800
Importance Code A	\$60,700		\$7,200	
Importance Code B	\$236,800	\$73,200	\$108,400	\$82,800
Importance Code C	\$71,400		\$12,400	
Total	\$368,900	\$73,200	\$128,000	\$82,800



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$454,200	LIFE	**	5	\$56,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%								
Location : West And South Facades								
Metal/Glass Curt Wall	43%			LIFE	**	5	\$227,700	
Metal Panel	10%			2053	**	5-10	\$97,100	
Metal Coiling Doors	2%			2046	**	5	\$8,800	
Window Wall	5%			2053	**	5	\$26,500	
Windows								
Aluminum	95%	Now	\$27,800	2049	**	5	\$14,900	
Hardware Missing, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Louvers	5%			2042	**	10	\$9,800	
Parapets								
Masonry: Brick	50%			LIFE	**	5-10	\$28,800	
Metal/Glass Curt Wall	45%			2053	**	5	\$14,700	
Metal Panel	5%			2053	**	5	\$1,600	
Roof								
Modified Bitumen	100%	0-2	\$8,300	2033	\$414,700			
Blisters, Extent : Light, Area Affected : 5%								
Location : Roof								
Soffits								
Metal Panel	100%			2043	**	5-10		
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$61,700	
Ceramic Tile	10%			2036	**	5	\$14,100	
Quarry Tile	10%			2046	**	5	\$21,200	
Terrazzo	5%	Now	\$64,400	LIFE	**	5	\$5,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Lobby								
Vinyl Tile	20%			2038	**	3	\$10,600	
Vinyl Tile 9" X 9"	45%	4+	\$2,188,500	2033	\$10,942,600	3	\$23,800	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	10%			2036	**	5	\$24,700		
Concrete Masonry Unit	15%			LIFE	**	5	\$29,700		
Glass: Single Pane	2%			LIFE	**	5	\$7,400		
Gypsum Board	35%			LIFE	**	5-10	\$147,100		
Marble Panels	3%			LIFE	**	10	\$3,000		
Plaster	20%	0-2	\$23,500	LIFE	**	5	\$14,800		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
SGFT/Glazed Masonry	15%			LIFE	**	10	\$18,500		
Ceilings									
AcousTileSusp.Lay-In	50%	Now	\$22,900	2046	**	5	\$35,300		
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Light, Area Affected : 2%									
Location : Throughout									
Exposed Struc: Concrete	15%			LIFE	**	5-10	\$26,500		
Metal Panel	5%			LIFE	**	5	\$17,600		
Plaster	30%	0-2	\$25,100	LIFE	**	5	\$26,500		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
Iron Picket	30%			2053	**				
Masonry: Brick	70%			2043	**				
Retaining Walls									
Masonry: Fieldstone	100%			2043	**				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : West Side Of Building At Entrance									
Explanation : This Is Actually A Granite Planter Wall									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$10,000	2038	**				
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : 30th Street									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Sidewalk Throughout									
Explanation : Sidewalk Shed Installed									
On-Site Walkways									
Masonry: Granite	100%	2-4	\$7,800	LIFE	**				
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Front Steps At Entry									
Parking/Driveway									
Cast in Place Concrete	100%			2038	**				

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	\$44,200	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2 Main Service Disconnect Switches Rated At 2,000 Amperes Each							
	Transformers								
	Dry Type	100%			2031	\$26,100	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 500 Kilovolt Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	10%			2043	* *	5		
	Molded Case Bkrs	90%			2033	\$142,900	5	\$2,200	
	Raceway								
	Conduit	80%			2033	\$90,600	1		
	Conduit	20%			2043	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2041	* *	5	\$200	
	Molded Case Bkrs	40%			2041	* *	5	\$1,000	
	Molded Case Bkrs	50%			2032	\$58,500	5	\$1,200	
	Wiring								
	Braided Cloth	60%	2-4	\$101,900	2058	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	40%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	5%			2031	\$14,500	5		
	Locally Mounted	25%			2038	* *	5	\$200	
	Motor Control Center	20%			2038	* *	5	\$500	
	Motor Control Center	50%			2031	\$80,000	5	\$1,300	
	Ground								
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,800	
	Stand-by Power								
	Transfer Switches								
	Automatic	50%			2031	\$6,700	1	\$14,500	
	Automatic	50%			2038	* *	1	\$14,500	
	Generators								
	Diesel	50%			2029	\$53,100	1	\$18,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 205 Kilowatts							
	Diesel	50%			2036	* *	1	\$18,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Generator Rated At 225 Kilowatts							

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Batteries								
	Lead/Acid	100%			2024	\$2,400	5	\$3,500	
Fuel Storage									
	Day Tank	25%			2032	\$6,300	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Rated Capacity							
	Day Tank	5%			2041	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 25 Gallons Rated Capacity							
	Main Tank	70%			2036	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2028	\$140,100	10	\$8,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	Fluorescent	78%			2033	\$1,092,400	10	\$67,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	12%			2033	\$168,100	10	\$10,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lights							
Egress Lighting									
	Emergency, Service	45%			2033	\$25,500	1		
	Emergency, Battery	5%			2033	\$7,700	10	\$1,100	
	Exit, LED	50%			2061	* *	1		
Exterior Lighting									
	HID	9%			2033	\$38,700	10		
	Incandescent	1%			2028	\$4,900	2		
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$35,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							

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

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2028

\$237,400

1-3

\$59,800

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

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

Heating

Energy Source

Utility Steam

100%

2043

* *

1

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

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2036

* *

5

\$5,600

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

Distribution

Hot Wtr Piping/Pump

30%

2041

* *

4

\$2,100

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

Steam Piping/Pump

70%

2043

* *

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

Terminal Devices

Air Handler

20%

Now

\$346,500

2043

* *

1

\$10,500

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

Air Handler

5%

Now

\$86,600

2043

* *

1

\$2,600

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

Air Handler

35%

2028

\$606,300

1

\$20,400

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

Convactor/Radiator

20%

2031

\$150,500

1

\$6,100

Fan Coil Unit/Heat

20%

2028

\$456,500

1

\$6,100

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Controls								
	Electrical	100%			2028	\$511,700			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	60%			2029	\$1,126,100	1	\$61,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units, R-123							
	Window/Wall Unit	20%			2026	\$69,700	1		
	No Component	20%							
Distribution									
	CW & CHW Wtr Pipe/Pump	60%	0-2	\$3,600	2043	* *	4	\$2,800	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Penthouse And Roof							
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2028	\$857,300	1	\$35,000	
	No Component	40%							
Heat Rejection									
	Water Cooling Tower	50%	Now	\$55,800	2031	\$186,000	2	\$37,900	
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Supporting Beams At Roof							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Inefficient Units							
	Water Cooling Tower	10%	Now	\$37,200	2038	* *	2	\$7,600	
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Penthouse							
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Penthouse							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Penthouse							
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$83,200	
Exhaust Fans									
	Interior	75%			2028	\$306,200	2	\$2,200	
		On Extended Life, Extent : Light, Area Affected : 30%							
		Location : Various Locations							
	Roof	25%			2028	\$44,700	2	\$700	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2043	* *	4	\$9,300	
	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	\$3,000	
	Sewage Ejector(s)								
	Electric	100%			2033	\$48,200	4	\$5,600	
	Backflow Preventer								
	Generic	100%			2033	\$41,100	1	\$5,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : One Unit From Cellar To 6th Floor; Two Units From 1st To 6th Floor								
	Explanation : 3 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$47,500	
	Sprinkler								
	No Component	30%							
	Generic	70%			2043	* *	1-2	\$18,500	
	Fire Pump								
	Generic	100%			2036	* *	1	\$17,600	

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Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,260,800	
Mechanical		\$193,100
Total	\$1,260,800	\$193,100
Importance Code A	\$1,260,800	
Importance Code B		\$193,100
Total	\$1,260,800	\$193,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$82,700	\$2,700		\$500
Interior Architecture	\$61,200	\$3,700	\$2,000	
Electrical	\$12,100	\$1,200	\$700	\$52,400
Mechanical	\$8,800	\$23,100	\$11,800	\$14,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$168,700	\$34,600	\$18,500	\$71,200
Importance Code A	\$84,800	\$4,800	\$2,100	\$2,600
Importance Code B	\$80,200	\$29,800	\$15,400	\$68,600
Importance Code C	\$3,800		\$1,000	
Total	\$168,700	\$34,600	\$18,500	\$71,200



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

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

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

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

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

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

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

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

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

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

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

Alarm

Security System

No Component

80%

Generic

10%

2027

\$5,200

1

\$1,100

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

Generic

10%

2037

* *

1

\$1,100

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

* *

1-3

\$5,300

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

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

Conversion Equipment

Furnace

25%

2032

\$20,000

1

\$3,300

Hot Water Boiler

15%

2037

* *

1

\$2,000

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

Steam Boiler

60%

2052

* *

1

\$15,600

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

Distribution

Ductwork/Diffusers

40%

LIFE

* *

2-5

\$5,900

Central Plant Steam

60%

2042

* *

4

\$800

Piping/Pmp

Terminal Devices

Air Handler

40%

2032

\$193,100

1

\$6,500

Convactor/Radiator

60%

Now

\$2,500

2037

* *

1

\$4,600

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

Air Conditioning

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

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
CORONA DISTRICT HEALTH CENTER
Asset # : 133

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Heat Pump Air Sourced	50%			2037	**	2	\$800	
	Ext Pkg Unit - Heating/Cooling	40%			2037	**	2	\$600	
	Window/Wall Unit	10%			2027	\$9,700	1		
	Distribution								
	CW & CHW Wtr Pipe/Pump	50%			2052	**	4	\$1,000	
	Ductwork/Diffusers	30%			LIFE	**	2	\$10,300	
	No Component	20%							
	Terminal Devices								
	Air Handler/Cool/Ht	60%			2037	**	1	\$9,800	
	No Component	40%							
	Heat Rejection								
	Air Cooled Condenser Unit	40%			2042	**	2	\$7,300	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,600	
	Exhaust Fans								
	Interior	40%			2032	\$45,500	2	\$300	
	Roof	60%	Now	\$600	2032	\$29,900	2	\$400	
	Malfunctioning, Extent : Light, Area Affected : 5%								
	Location : Roof								
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2037	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2025	\$16,700	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 85 Gallon Tank								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$900	4	\$900	
	Sewage Ejector(s)								
	Electric	100%			2037	**	4	\$1,700	
	Backflow Preventer								
	Generic	100%			2040	**	1	\$1,600	
	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.

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

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

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

Vertical Transport

Elevators

Geared Traction

100%

LIFE

* *

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

Location : Basement To 3rd Floor

Explanation : One Unit

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

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

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

Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

Asset Name : CROWN HEIGHTS HEALTH CENTER
Address : 1218 PROSPECT PLACE @ TROY AVE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0030.000 / 14331 **Yr Built/Renovated** : 1954 / 2009
Area Sq Ft : 17,400 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 27-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1365 **Lot** : 9 **BIN** : 3036147

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$105,100	\$168,200
Site Pavements		\$194,100
Total	\$105,100	\$362,300
Importance Code A	\$105,100	\$168,200
Importance Code C		\$194,100
Total	\$105,100	\$362,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$30,800	\$44,300	\$800	
Interior Architecture	\$12,400		\$2,500	
Electrical	\$4,100	\$3,600	\$1,700	\$1,400
Mechanical	\$2,400	\$3,200	\$4,200	\$3,300
Site Enclosure	\$1,300			
Site Pavements	\$16,300	\$200	\$3,600	\$200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$71,300	\$55,100	\$16,800	\$8,800
Importance Code A	\$31,700	\$45,200	\$1,700	\$900
Importance Code B	\$28,300	\$9,800	\$11,400	\$7,800
Importance Code C	\$11,300	\$200	\$3,600	\$200
Total	\$71,300	\$55,100	\$16,800	\$8,800



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.

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	25%	Now	\$27,500	LIFE	* *	5	\$6,800	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
	Location : Throughout								
	Masonry: Limestone	25%	Now	\$105,100	LIFE	* *	5	\$5,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Window Surrounds								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Metal/Glass Curt Wall	42%			LIFE	* *	5	\$21,500	
	Granite Panels	5%			LIFE	* *	5	\$1,000	
	Window Wall	3%			2050	* *	5	\$3,100	
Windows									
	Aluminum	40%			2046	* *	5	\$1,700	
	Special Gauge/Ballistic	60%			LIFE	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Street Facade								
	Explanation : Bullet Proof Glass								
Parapets									
	Metal Panel	5%			2050	* *	5	\$900	
	Metal Rail	85%			2035	* *	5-10	\$68,900	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Metal: Cage/Fence	10%			2043	* *	5-10	\$3,500	
Roof									
	Fiberglass Panel	3%			2033	\$5,300	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Rear Yard								
	Explanation : Polycarbonate Paneling Covering Egress Stair								
	Modified Bitumen	94%	0-2	\$3,400	2030	\$168,200			
	Alligatoring, Extent : Moderate, Area Affected : 50%								
	Location : Main Roof								
	Blisters, Extent : Moderate, Area Affected : 10%								
	Location : Main Roof								
	Patching Evident, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Single Ply Membrane	3%			2035	* *	10	\$500	
Soffits									
	Stucco Cement	100%			2043	* *	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.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$2,700		
Ceramic Tile	5%			2039	**	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	80%			2035	**	3	\$7,400		
Interior Walls									
Ceramic Tile	5%			2039	**	5	\$1,800		
Concrete Masonry Unit	10%			LIFE	**	5	\$1,400		
Glass: Single Pane	2%			LIFE	**	5	\$500		
Gypsum Board	75%			LIFE	**	5	\$16,000		
SGFT/Glazed Masonry	8%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	65%	Now	\$5,200	2043	**	5	\$8,000		
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : 2nd Floor Closet And Bathroom									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Closet And Bathroom									
Exposed Struc: Concrete	10%			LIFE	**	5	\$400		
Gypsum Board	15%	Now	\$1,300	LIFE	**	5	\$4,600		
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Entry Vestibule									
Plaster	10%			LIFE	**	5	\$1,500		
Site Enclosure									
Fence/Gates									
Chain Link	5%			2030	\$2,500				
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%									
Location : East Side Of Parking Area									
Iron Picket	95%			2065	**				
Retaining Walls									
Cast in Place Concrete	100%	Now	\$1,300	2050	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : East Wall Of Parking Area									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$5,800	2035	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Prospect Place Side By Entry									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
CROWN HEIGHTS HEALTH CENTER
Asset # : 14331

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

50% Now \$600 2035 * *

*Sinking/Subsiding, Extent : Moderate, Area Affected : 5%**Location : Adjacent To Stair Areaway At Rear Of Building*

Masonry: Granite

15% LIFE * *

Metal

35% 2050 * *

1-3 \$12,000

*Other Observation, Extent : Light, Area Affected : 20%**Location : Egress Stair In Rear Yard**Explanation : Corrosion/ Rusting*

Parking/Driveway

Asphalt

100% Now \$9,700 2033 \$194,100

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2050 * * 5 \$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 1,600 Amperes*

Switchgear / Switchboard

Fused Disc Sw

100% 2050 * * 5 \$100

Raceway

Conduit

100% 2050 * * 1

Panelboards

Fused Disc Sw

10% 2046 * * 5

Molded Case Bkrs

90% 2046 * * 5 \$400

Wiring

Thermoplastic

100% 2050 * * 1

Motor Controllers

Locally Mounted

100% 2043 * * 5 \$100

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Water Main*

Stand-by Power

Transfer Switches

Automatic

100% 2043 * * 1 \$5,400

*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.*

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Natural Gas	100%			2039	* *	1	\$6,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside The Building									
Explanation : Natural Gas Generator Rated At 25 Kilowatts									
Batteries									
	Lead/Acid	100%			2024	\$2,400	5	\$600	
Lighting									
Interior Lighting									
	Fluorescent	95%			2038	* *	10	\$15,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	LED	5%			2035	* *			
Egress Lighting									
	Emergency, Battery	50%			2035	* *	10	\$2,100	
	Exit, LED	50%			2058	* *	1		
Exterior Lighting									
	HID	20%			2035	* *	10		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof And Perimeter									
Explanation : Operated Via Timer And Photocell									
	No Component	80%							
Alarm									
Fire/Smoke Detection									
	No Component	80%							
	Generic, Analog	20%			2038	* *	1-3	\$2,100	
Malfunctioning, Extent : Moderate, Area Affected : 50%									
Location : Faulty Waterflow In 2nd Floor Stair									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Station And Smoke Detector									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2050	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2035	* *	1	\$8,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 2 Gas Fired Hot Water Boilers									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Cold Water Pump Showing Signs Of Rust					
Terminal Devices									
	Air Handler	50%			2035	* *	1	\$5,400	
	Convactor/Radiator	40%			2043	* *	1	\$2,300	
	Fan Coil Unit/Heat	10%			2035	* *	1	\$600	
Air Conditioning									
Energy Source									
	Electricity	100%			2052	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	67%			2035	* *	2	\$700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 5 Units					
	Split Unit	2%			2035	* *			
	No Component	31%							
Terminal Devices									
	Air Handler/Dir Expansion	33%			2035	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 2 Units. R-22 Refrigerant And Electric Heat.					
	No Component	67%							
Heat Rejection									
	Air Cooled Condenser Unit	33%			2035	* *	2	\$4,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 2 Units					
	No Component	67%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,700	
Exhaust Fans									
	Roof	100%			2035	* *	2	\$500	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2056	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2028	\$16,700	2		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 2 Units At 175 Gallons Each					

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
CROWN HEIGHTS HEALTH CENTER
Asset # : 14331

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2035	* *	4	\$400	
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$1,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To Second Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2056	* *	1-2	\$4,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Right Side Of Structure								
	Explanation : Siamese Connection Not Readily Accessible By Fire Department								

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

Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$66,000	
Interior Architecture		\$2,757,300
Electrical		\$322,300
Mechanical	\$114,400	\$794,600
Total	\$180,300	\$3,874,200
Importance Code A	\$66,000	
Importance Code B	\$114,400	\$3,874,200
Total	\$180,300	\$3,874,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$6,600		\$11,000	\$1,900
Interior Architecture	\$39,700	\$3,500	\$400	
Electrical	\$83,200	\$2,000	\$26,700	\$2,000
Mechanical	\$17,400	\$3,600	\$30,700	\$3,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$150,900	\$13,000	\$72,700	\$11,500
Importance Code A	\$11,000	\$2,600	\$13,700	\$4,500
Importance Code B	\$119,300	\$10,400	\$59,000	\$6,900
Importance Code C	\$20,600			
Total	\$150,900	\$13,000	\$72,700	\$11,500



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.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$66,000	LIFE	**	5	\$41,000	
	Efflorescence, Extent : Moderate, Area Affected : 5%							
	Location : Bulkheads							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : East Elevation And Stair Bulkhead Y							
Masonry: Granite	5%			LIFE	**	5	\$2,100	
Masonry: Limestone	5%			LIFE	**	5	\$2,100	
Stucco Cement	15%			2036	**	5	\$20,500	
Windows								
Aluminum	100%			2047	**	5	\$3,800	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$1,300	
Masonry: Limestone	5%			LIFE	**	5	\$100	
Metal Rail	5%			2036	**	5-10	\$1,300	
Roof								
Modified Bitumen	95%	Now	\$6,600	2036	**			
	Ponding, Extent : Moderate, Area Affected : 10%							
	Location : 2nd Story Roof On West Side							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : 2nd Story Roof On West Side							
Skylight, Metal/Glass	5%			2051	**	10	\$2,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$8,600	
Ceramic Tile	10%			2034	**	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	\$2,384,100	3	\$5,200	
Interior Walls								
Ceramic Tile	10%			2034	**	5	\$2,300	
Glass: Single Pane	3%			LIFE	**	5	\$500	
Marble Panels	2%			LIFE	**			
Plaster	70%	Now	\$19,400	LIFE	**	5	\$4,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : 2nd Floor Suite 209 At Exterior Walls And Boiler Room							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : 2nd Floor Suite 209 At Exterior Walls And Boiler Room							
SGFT/Glazed Masonry	15%			LIFE	**			

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

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

Interior

Ceilings

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

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

Location : Stairwell Y

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

Location : Stairwell Y

Site Enclosure

Fence/Gates

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

Retaining Walls

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

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

Location : Areaways On North Elevation

Explanation : This Is Actually Granite

Site Pavements

Public Sidewalk

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

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

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

Under 600 Volts

Service Equipment

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

Location : Basement / Boiler Room

Explanation : Main Service Disconnect Switch Rated At 800 Amperes.

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

Location : Basement

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

Switchgear / Switchboard

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

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

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2036

* *

1-3

\$12,100

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

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Conversion Equipment

Steam Boiler

100%

2036

* *

1

\$26,200

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

Distribution

Steam Piping/Pump

75%

2031

\$154,900

Steam Piping/Pump

25%

2051

* *

Terminal Devices

Convactor/Radiator

100%

2029

\$210,900

1

\$8,500

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

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Window/Wall Unit

100%

2029

\$97,700

1

Ventilation

Distribution

Ductwork/Diffusers

20%

LIFE

* *

2-5

\$2,900

No Component

80%

Exhaust Fans

Interior

100%

2026

\$114,400

2

\$800

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

Plumbing

H/C Water Piping

Brass/Copper

100%

2031

\$331,200

1

Water Heater With Tanks

Gas Fired

100%

2026

\$16,700

2

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping									
	Cast Iron	75%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	25%	Now	\$13,600	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 25%							
		Location : Areaways And Basement Level Drains. Severe Clogging Due To Heavy Internal Pipe Corrosion							
Sump Pump(s)									
	Non-Submersible	100%			2026	\$9,300	4	\$1,000	
Backflow Preventer									
	Generic	100%			2031	\$11,500	1	\$1,600	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Unit. Not In Service							

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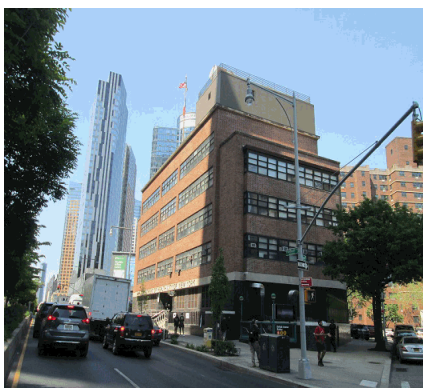
Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$154,600	\$66,600
Electrical	\$260,900	\$276,300
Mechanical		\$669,700
Total	\$415,500	\$1,012,700
Importance Code A	\$154,600	\$66,600
Importance Code B	\$260,900	\$946,000
Total	\$415,500	\$1,012,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$67,300	\$8,800		\$13,100
Interior Architecture	\$31,600	\$20,000	\$7,800	
Electrical	\$20,700	\$2,600	\$2,500	\$74,400
Mechanical	\$8,000	\$7,800	\$10,200	\$33,100
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$142,400	\$54,000	\$35,300	\$135,400
Importance Code A	\$70,600	\$12,100	\$3,300	\$16,500
Importance Code B	\$40,200	\$41,900	\$27,600	\$118,900
Importance Code C	\$31,600		\$4,400	
Total	\$142,400	\$54,000	\$35,300	\$135,400



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

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

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

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

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

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

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

Alarm

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

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

Alarm

Security System

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

Malfunctioning, Extent : Moderate, Area Affected : 100%

Location : First Floor

Fire/Smoke Detection

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

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

Location : First Floor

Explanation : Trouble Signal Visible On Fire Alarm Control Panel

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

Heating

Energy Source

Natural Gas	100%				2052	**	1		
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Conversion Equipment

Hot Water Boiler	10%				2037	**	1	\$1,700	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Sub-basement Boiler Room, Penthouse

Explanation : 3 Units, Summer Boiler

Steam Boiler	90%				2045	**	1	\$31,100	
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Other Observation, Extent : N/A, Area Affected : 75%

Location : Sub-basement Boiler Room

Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump	10%				2048	**	4	\$300	
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Steam Piping/Pump	90%				2042	**			
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Terminal Devices

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

Energy Source

Electricity	100%				2040	**	1		
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Conversion Equipment

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

Location : One Chiller On Roof

Int Pkg Unit - Heating/Cooling	20%				2033	\$111,000	2	\$400	
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Ext Pkg Unit - Heating/Cooling	15%				2040	**	2	\$300	
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Split Unit	5%				2037	**			
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Window/Wall Unit	20%				2027	\$25,800	1		
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
FORT GREENE DISTRICT HEALTH CTR.
Asset # : 1981

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	40%			2052	**	4	\$1,000	
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2037	**	1	\$8,600	
	No Component	60%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,400	
Exhaust Fans									
	Interior	80%			2032	\$120,800	2	\$900	
	Roof	20%			2032	\$13,200	2	\$200	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2037	**	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : One 75 Gallon Tank								
Water Heater With Tanks									
	Gas Fired	100%			2030	\$16,700	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2037	**	4	\$1,300	
Backflow Preventer									
	Generic	100%			2037	**	1	\$2,100	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Two Units From Basement To 5th Floor, One Unit From Sub-basement To 1st Floor								
	Explanation : 3 Units								
Fire Suppression									
Sprinkler									
	Under Construction	100%							
Fire Pump									
	Under Construction	100%							

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

Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

Asset Name : HOMECREST DIST. HEALTH CTR.
Address : 1601 AVENUE S @ E.16 ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0022.000 / 13729 **Yr Built/Renovated** : 1950 / 2014
Area Sq Ft : 16,684 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 09-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6821 **Lot** : 142 **BIN** : 3184035

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$268,600	
Interior Architecture		\$114,500
Electrical		\$121,400
Total	\$268,600	\$235,900
Importance Code A	\$268,600	
Importance Code B		\$235,900
Total	\$268,600	\$235,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$20,200			
Interior Architecture	\$83,600	\$900	\$1,600	\$800
Electrical	\$63,300	\$1,900	\$400	\$300
Mechanical	\$40,500	\$91,700	\$5,400	\$2,200
Site Enclosure	\$800			
Site Pavements	\$800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$213,000	\$98,500	\$11,300	\$7,300
Importance Code A	\$22,000	\$1,700	\$1,700	\$1,700
Importance Code B	\$152,800	\$96,900	\$9,600	\$5,700
Importance Code C	\$38,200			
Total	\$213,000	\$98,500	\$11,300	\$7,300



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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	84%			LIFE	**	5	\$15,200	
	Masonry: Brick Cavity	11%	Now	\$84,800	LIFE	**	5	\$2,000	
	Efflorescence, Extent : Light, Area Affected : 15%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Northeast And Southeast Corners								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Northeast And Southeast Corners And Bulkhead								
	Masonry: Limestone	5%			LIFE	**	5	\$700	
Windows									
	Aluminum	95%	Now	\$16,700	2046	**	5	\$3,100	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor Offices								
	Glass Block	5%	Now	\$3,500	LIFE	**	5	\$200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : West Side Carriage House								
Parapets									
	Masonry: Brick Cavity	95%			LIFE	**	5	\$4,300	
	Efflorescence, Extent : Light, Area Affected : 15%								
	Location : Interior Wall Of Upper Parapet								
	Masonry: Limestone	5%			LIFE	**	5	\$300	
Roof									
	Modified Bitumen	97%	Now	\$183,800	2035	**			
	Blisters, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Upper Roof								
	Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Upper Roof								
	Drains Clogged, Extent : Moderate, Area Affected : 2%								
	Location : At Scupper Above Entrance								
	Ponding, Extent : Moderate, Area Affected : 2%								
	Location : Canopy Roof - Improper Pitch								
	Seams Open/Split, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Upper Roof								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Upper Roof								
	Skylight, Metal/Glass	3%			2050	**	10	\$1,800	
Soffits									
	Cast in Place Concrete	40%			LIFE	**	5		
	Metal Panel	60%			2050	**	5-10		

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
HOMECAST DIST. HEALTH CTR.
Asset # : 13729

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	7%			LIFE	* *	5	\$3,800		
Paint Peeling, Extent : Light, Area Affected : 20%									
Location : Basement									
Ceramic Tile	8%	Now	\$5,500	2039	* *	5	\$1,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Toilets Throughout									
Mosaic Tile	3%			2035	* *	5	\$1,900		
Terrazzo	5%			LIFE	* *	5	\$1,000		
Vinyl Tile	17%	Now	\$5,700	2030	\$114,500	3	\$1,600		
Uneven Substrate, Extent : Moderate, Area Affected : 25%									
Location : 2nd Floor Offices									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : 2nd Floor Offices									
Vinyl Tile	50%			2035	* *	3	\$4,700		
Vinyl Tile 9" X 9"	10%	Now	\$21,500	2040	* *	3	\$900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout Basement									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout Basement									
Interior Walls									
Cast in Place Concrete	10%	Now	\$16,700	LIFE	* *				
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : Storage Room									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Storage Room And Boiler Room									
Ceramic Tile	7%	Now	\$1,700	2039	* *	5	\$800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Toilets Throughout									
Glass Block	3%			LIFE	* *				
Gypsum Board	15%	Now	\$900	LIFE	* *	5	\$2,000		
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Gas Main Room In Basement									
Plaster	65%	Now	\$17,400	LIFE	* *	5	\$4,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Staircase And 2nd Floor Offices									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Offices At Northeast And Southwest Corners									
Ceilings									
AcousTileSusp.Lay-In	15%	Now	\$3,000	2043	* *	5	\$1,900		
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Basement Lunchroom									
Gypsum Board	10%			LIFE	* *	5	\$3,100		
Plaster	75%	Now	\$11,100	LIFE	* *	5	\$11,700		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Second Floor Stairwell And Offices									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
HOMECREST DIST. HEALTH CTR.
Asset # : 13729

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

Site Enclosure

Fence/Gates

Chain Link

75%

2050

**

Iron Picket

25%

2065

**

Free Standing Walls

Masonry: Brick

100%

2-4

\$800

2050

**

Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%

Location : At Main Entrance

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2043

**

On-Site Walkways

Cast in Place Concrete

90%

2043

**

Pavers/Stone

10%

Now

\$800

2039

**

Sinking/Subsiding, Extent : Moderate, Area Affected : 50%

Location : West Side

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

4+

\$100

2030

\$7,400

5

On Extended Life, Extent : Moderate, Area Affected : 10%

Location : Electrical System Is Inadequate

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

Location : Electrical Room

Explanation : Amperes Rating Not Available

Switchgear / Switchboard

Molded Case Bkrs

100%

2030

\$63,500

5

\$400

Raceway

Conduit

70%

2030

\$11,100

1

Conduit

30%

2040

**

1

Panelboards

Molded Case Bkrs

70%

2029

\$27,300

5

\$300

Molded Case Bkrs

30%

2038

**

5

\$100

Wiring

Braided Cloth

15%

2-4

\$2,900

2055

**

1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Basement

Thermoplastic

20%

2040

**

1

Thermoplastic

65%

2030

\$12,600

1

Motor Controllers

Locally Mounted

100%

2028

\$57,900

5

\$100

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$200	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected With Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	100%	4+	\$49,600	2035	* *			
		Compact Fluorescent Light, Extent : Light, Area Affected : 10%							
		Location : Stairs							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 70%							
		Location : Throughout							
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%							
		Location : Basement							
	Egress Lighting								
	Emergency, Service	50%			2030	\$5,000	1		
	Exit, LED	30%			2058	* *	1		
	Exit, Service	20%			2025	\$1,400	1		
	Exterior Lighting								
	HID	20%			2030	\$15,200	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Operated Via Timer							
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2030	\$6,100	1	\$1,300	
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2035	* *	1-3	\$2,100	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2043	**	1	\$16,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units							
	Distribution								
	Steam Piping/Pump	100%			2040	**			
	Terminal Devices								
	Convactor/Radiator	90%			2035	**	1	\$4,900	
	Unit Heater - Steam	10%			2030	\$9,300	4	\$200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%	Now	\$1,800	2025	\$35,700	2	\$200	
		Malfunctioning, Extent : Severe, Area Affected : 20%							
		Location : Rooftop Unit Is Very Noisy Due To Malfunction							
	Split Unit	10%			2030	\$38,700			
	Window/Wall Unit	60%			2025	\$37,000	1		
	No Component	10%							
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2	\$6,500	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,300	
	Exhaust Fans								
	Roof	50%	0-2	\$15,800	2040	**	2	\$200	
		Obsolete Equipment, Extent : Severe, Area Affected : 30%							
		Location : Roof							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	Roof	50%	Now	\$15,800	2040	**	2	\$200	
		Broken, Extent : Severe, Area Affected : 20%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$4,200	2035	**	1		
		Corroded, Extent : Severe, Area Affected : 5%							
		Location : Water Main Valve							
	Water Heater With Tanks								
	Gas Fired	100%			2025	\$16,700	2		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit 75 Gallons							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$700	2030	\$3,300	4	\$400	
		Broken, Extent : Severe, Area Affected : 30%							
		Location : Basement Boiler Room							
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$1,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							

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Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$196,900	\$838,100
Interior Architecture		\$1,209,400
Electrical	\$34,200	\$496,200
Mechanical	\$1,483,100	\$676,300
Total	\$1,714,300	\$3,219,900
Importance Code A	\$196,900	\$838,100
Importance Code B	\$1,517,400	\$2,381,800
Total	\$1,714,300	\$3,219,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$38,300		\$4,600	
Interior Architecture	\$65,600	\$3,400		\$5,600
Electrical	\$9,100	\$3,600	\$25,100	\$4,700
Mechanical	\$10,400	\$8,200	\$39,900	\$9,300
Site Pavements	\$3,000			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$142,200	\$31,000	\$85,400	\$35,400
Importance Code A	\$40,600	\$2,300	\$7,000	\$2,300
Importance Code B	\$81,400	\$28,700	\$78,400	\$33,100
Importance Code C	\$20,200			
Total	\$142,200	\$31,000	\$85,400	\$35,400



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 Estimates are rounded to the nearest hundred dollars.

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

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

Interior

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

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

Site Enclosure

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

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	5%			2031	\$10,100	10	\$200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Rear Of Main Building							
	LED	15%			2039	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Exterior							
		Explanation : LED Fixtures Installed In 2018.							
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$5,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside And Entry And Exit Doors							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm System							
Fire/Smoke Detection									
	Generic, Digital	100%			2036	* *	1-3	\$32,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors							

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

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

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

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

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

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Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
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 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$86,400			
Interior Architecture	\$48,900		\$10,800	\$2,800
Electrical	\$1,700	\$1,300	\$1,500	\$1,500
Mechanical	\$1,500	\$1,300	\$2,600	\$1,300
Site Pavements	\$46,600	\$100	\$100	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$189,100	\$6,600	\$18,800	\$10,900
Importance Code A	\$87,200	\$800	\$800	\$800
Importance Code B	\$17,000	\$5,700	\$17,900	\$6,500
Importance Code C	\$84,900	\$100	\$100	\$3,600
Total	\$189,100	\$6,600	\$18,800	\$10,900



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	**	5	\$8,100	
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$21,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : First Floor, Main Entrance									
Explanation : This Component Is Actually Architectural Terra Cotta									
	Masonry: Brick Cavity	90%	0-2	\$41,300	LIFE	**	5	\$24,300	
Diagonal Cracks, Extent : Light, Area Affected : 5%									
Location : Bulkhead Stair									
Efflorescence, Extent : Light, Area Affected : 20%									
Location : West Facade									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Spalling, Extent : Severe, Area Affected : 10%									
Location : Throughout Main Building									
Vertical Cracks, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Main Building									
	Masonry: Limestone	2%			LIFE	**	5	\$800	
Windows									
	Aluminum	100%	4+	\$18,600	2049	**	5	\$4,000	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 4th Floor Window Lintels									
Parapets									
	Concrete Masonry Unit	30%			LIFE	**	5-10	\$5,500	
	Masonry: Brick Cavity	65%	Now	\$85,000	LIFE	**	5	\$2,200	
Misaligned/Bulging, Extent : Severe, Area Affected : 5%									
Location : Parapet Of 3rd Floor Lower Roof									
Spalling, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Vertical Cracks, Extent : Severe, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	3%	4+	\$1,200	LIFE	**	5	\$100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Coping Stones									
	Pre-Cast Concrete	2%			LIFE	**	5	\$800	
Roof									
	Single Ply Membrane	100%	4+	\$5,500	2038	**			
Blisters, Extent : Moderate, Area Affected : 2%									
Location : Overpass To Annex									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Overpass To Annex									
Soffits									
	Metal Panel	25%			2053	**	5-10		
	Stucco Cement	75%			2046	**	5		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
	Ceramic Tile	5%			2042	**	5	\$1,000	
	Terrazzo	10%			LIFE	**	5	\$3,200	
	Vinyl Tile	80%			2038	**	3	\$6,200	
Interior Walls									
	Ceramic Tile	10%			2042	**	5	\$4,600	
	Glass: Single Pane	10%			LIFE	**	5	\$6,800	
	Gypsum Board	60%			LIFE	**	5-10	\$46,500	
	Plaster	10%			LIFE	**	5-10	\$3,900	
	SGFT/Glazed Masonry	10%			LIFE	**	10	\$2,300	
Ceilings									
	AcousTileSusp.Lay-In	85%			2046	**	5	\$17,500	
		Staining/Discoloring, Extent : Light, Area Affected : 5% Location : 4th Floor Main Building							
	Gypsum Board	15%			LIFE	**	5-10	\$10,600	
Site Enclosure									
Fence/Gates									
	Chain Link	75%			2053	**			
	Iron Picket	25%			2068	**			
Free Standing Walls									
	Masonry: Fieldstone	100%			2053	**			
		Other Observation, Extent : N/A, Area Affected : 100% Location : Main Entrance Explanation : Actually Granite Walls							
Retaining Walls									
	Cast in Place Concrete	100%			2068	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2046	**			
On-Site Walkways									
	Cast in Place Concrete	95%	Now	\$39,900	2046	**			
		Sinking/Subsiding, Extent : Severe, Area Affected : 10% Location : Rear Walkway Tripping Hazard, Extent : Severe, Area Affected : 5% Location : Rear Walkway At Exit							
	Metal	5%	Now	\$53,300	2063	**	1-3	\$4,200	
		Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100% Location : Floor Hatch, South Side							
Parking/Driveway									
	Asphalt	100%	0-2	\$6,700	2042	**			
		Ponding, Extent : Moderate, Area Affected : 10% Location : Rear Lot							

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

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

Alarm

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm									
	Security System								
	Generic	50%			2033	\$12,600	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside Of The Main Building And The Annex							
		Explanation : CCTV Surveillance Camera							
	Generic	50%			2033	\$12,600	1	\$2,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Main Building And Annex							
		Explanation : Intrusion System							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	\$34,600	1-3	\$8,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Main Building And Annex							
		Explanation : Two Fire Alarm Panels							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		
	Conversion Equipment								
	Furnace	80%			2038	* *	1	\$5,400	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Roof							
		Explanation : 4 Package Units							
	Steam Boiler	20%			2050	* *	1	\$2,700	
	Terminal Devices								
	Air Handler	20%			2038	* *	1	\$1,700	
	Convactor/Radiator	20%			2050	* *	1	\$900	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2055	* *	1		
	Conversion Equipment								
	Reciprocating	20%			2038	* *	1	\$1,300	
	Compr/Chiller								
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : 2 Units On Roof							
	Ext Pkg Unit -	80%			2038	* *	2	\$700	
	Heating/Cooling								
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 4 Units. Roof							
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 Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$58,800	LIFE	* *	2-5	\$7,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Leaking Duct At 4th Floor Conference Room</i>									
Exhaust Fans									
	Roof	100%			2038	* *	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2031	\$16,700	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2038	* *	1	\$800	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1st To 3rd Floor.</i>									
<i>Explanation : 1 Unit</i>									

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

Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$79,000	\$460,000
Interior Architecture	\$315,400	\$160,600
Electrical		\$12,800
Mechanical		\$486,200
Total	\$394,400	\$1,119,600
Importance Code A	\$79,000	\$460,000
Importance Code B	\$96,400	\$659,600
Importance Code C	\$219,100	
Total	\$394,400	\$1,119,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$46,200		\$13,100	
Interior Architecture	\$85,000			
Electrical	\$1,700	\$1,400	\$1,900	\$1,400
Mechanical	\$96,400	\$1,000	\$7,400	\$900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$233,300	\$6,400	\$26,200	\$6,300
Importance Code A	\$62,800	\$800	\$13,800	\$800
Importance Code B	\$169,900	\$5,600	\$12,400	\$5,500
Importance Code C	\$600			
Total	\$233,300	\$6,400	\$26,200	\$6,300



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	55%	Now	\$79,000	LIFE	* *	5	\$9,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : North Elevation								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : North Elevation, 2nd Floor								
	Masonry: Brick	3%	Now	\$6,600	LIFE	* *	5	\$800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
	Location : Throughout Garage, North And South Facade								
	Metal Coiling Doors	2%			2038	* *	5	\$1,700	
	Stucco Cement	35%			2046	* *	5	\$24,000	
	Stucco Cement	5%			2038	* *	5	\$3,400	
Windows									
	Aluminum	88%			2041	* *	5	\$800	
	Metal Louvers	12%			2036	* *	10	\$700	
Parapets									
	Concrete Masonry Unit	40%			LIFE	* *	5-10	\$3,400	
	Metal Rail	50%			2038	* *	5-10	\$14,100	
	Metal: Cage/Fence	5%			2038	* *	5-10	\$600	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$1,000	
Roof									
	Single Ply Membrane	93%	Now	\$23,000	2033	\$460,000			
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Skylight, Metal/Glass	5%	Now	\$6,800	2043	* *			
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Sloped Glazing	2%			LIFE	* *	5	\$13,200	
Interior									
Floors									
	Cast in Place Concrete	75%	4+	\$28,600	LIFE	* *	5	\$37,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Laundry Room								
	Quarry Tile	10%	Now	\$33,000	2038	* *	5	\$1,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Traffic Topping	15%	Now	\$96,400	2033	\$160,600	5	\$2,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : 2nd Floor Corridor								
	Worn/Eroded, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								

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
MANHATTAN ANIMAL SHELTER
Asset # : 13721

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

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

Under 600 Volts

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

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

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

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

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$9,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Manual Pull Stations, Horns/strobes And Smoke Detection*

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

Heating

Energy Source

Natural Gas

100%

2043

* *

1

Conversion Equipment

Furnace

90%

2038

* *

1

\$6,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 4 Rooftop Package Units*

Hot Water Boiler

10%

0-2

\$15,900

2053

* *

1

\$700

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : 1st Floor**Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor Boiler Room**Explanation : 1 Unit, Used As Back Up Unit*

Distribution

Hot Wtr Piping/Pump

15%

2041

* *

4

\$200

No Component

85%

Terminal Devices

Fan Coil Unit/Heat

15%

2033

\$55,700

1

\$700

No Component

85%

Controls

Digital

100%

Now

\$43,000

2031

\$430,500

*Software Issue Suspected, Extent : Severe, Area Affected : 100%**Location : System Not Fully Programmed, All Units Are Run Manually*

Air Conditioning

Energy Source

Electricity

100%

2049

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

90%

Now

\$22,700

2038

* *

2

\$700

*Broken, Extent : Severe, Area Affected : 25%**Location : One Rooftop Unit Has Broken Motor**Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 4 Rooftop Package Units Using 407c Refrigerant*

Split Unit

10%

2038

* *

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$25,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,600	
	Exhaust Fans								
	Roof	100%			2038	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$3,900	2043	**	1		
		Corroded, Extent : Severe, Area Affected : 3% Location : Water Main Valve, 1st Floor							
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Explanation : 85-gallon Unit. Quantity 1							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2033	\$6,700	1	\$900	
	Fixtures								
	Generic	100%							
	Tankless Water Heater (POU)								
	Gas Fired	100%			2028	\$31,600	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Explanation : 200 Gallon Storage Tank Unit							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st To 2nd Floor Explanation : 1 Unit							

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Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

Asset Name : MANHATTANVILLE DIST. HEALTH CTR.
Address : 21 OLD BROADWAY BTWN: W.126 ST. - W.129 ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0021.000 / 13728 **Yr Built/Renovated** : 1950 / 2009
Area Sq Ft : 15,260 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 05-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1983 **Lot** : 3 **BIN** : 1059720

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$230,800	
Electrical	\$68,000	
Total	\$298,800	
Importance Code A	\$230,800	
Importance Code B	\$68,000	
Total	\$298,800	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$71,500	\$1,300		
Interior Architecture	\$99,300			\$9,400
Electrical	\$300	\$10,200	\$500	\$300
Mechanical	\$2,400	\$2,000	\$2,300	\$2,000
Site Pavements	\$3,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$181,300	\$17,500	\$6,700	\$15,700
Importance Code A	\$73,000	\$2,900	\$1,500	\$1,500
Importance Code B	\$77,800	\$14,600	\$5,200	\$14,100
Importance Code C	\$30,500			
Total	\$181,300	\$17,500	\$6,700	\$15,700



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$6,300	LIFE	* *	5	\$5,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Concrete Beams At Rear Yard							
	Masonry: Brick	90%	Now	\$156,300	LIFE	* *	5	\$19,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10% Location : Throughout							
	Granite Panels	5%	Now	\$13,000	LIFE	* *	5	\$800	
		Deteriorated Finish, Extent : Light, Area Affected : 5% Location : Heavy Calcium Deposits At Ramp In Front Of The Building Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10% Location : Ramp At Front Of Building							
Windows									
	Aluminum	100%	Now	\$14,100	2046	* *	5	\$3,000	
		Ctwt/Balnc Not Funct, Extent : Light, Area Affected : 5% Location : Throughout - Particularly 2nd Floor Staff Toilet							
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$5,200	LIFE	* *	5	\$2,300	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15% Location : Throughout Lower Roof							
	Masonry: Brick	90%	Now	\$32,800	LIFE	* *	5	\$2,700	
		Efflorescence, Extent : Moderate, Area Affected : 20% Location : Throughout Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20% Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Heavy Calcium Deposits At Various Locations Water Penetration, Extent : Severe, Area Affected : 10% Location : Stair Leading To Bulkhead							
Roof									
	Modified Bitumen	80%	Now	\$74,500	2035	* *			
		Blisters, Extent : Moderate, Area Affected : 60% Location : Throughout Patching Evident, Extent : Light, Area Affected : 15% Location : Throughout							
	Plaza Roof: Stone Panels	20%			2040	* *			
Soffits									
	Stucco Cement	100%			2035	* *	5	\$2,700	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
MANHATTANVILLE DIST. HEALTH CTR.
Asset # : 13728

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	20%	Now	\$7,600	LIFE	**	5	\$10,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Ceramic Tile	5%	Now	\$1,300	2039	**	5	\$600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Terrazzo	5%	0-2	\$2,100	LIFE	**	5	\$900	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Lobby								
	Vinyl Tile	65%	Now	\$8,000	2035	**	3	\$5,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout Including North Area On The 1st Floor								
	Vinyl Tile 9" X 9"	5%	Now	\$9,800	2040	**	3	\$400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Interior Walls									
	Cast in Place Concrete	20%	Now	\$5,000	LIFE	**			
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Ceramic Tile	5%			2039	**	5	\$800	
	Masonry: Brick	5%	Now	\$3,100	LIFE	**			
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Stairs To 129th Street								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Stairs To 129th Street								
	Metal Panel	20%	Now	\$3,400	LIFE	**			
	Deformed/Dented, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Plaster	35%	Now	\$2,800	LIFE	**	5	\$1,800	
	Water Penetration, Extent : Light, Area Affected : 15%								
	Location : Bulkhead								
	Plaster	15%	Now	\$11,900	LIFE	**	5	\$800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : North Area On 1st Floor								
Ceilings									
	AcousTileSusp.Lay-In	65%			2047	**	5	\$14,800	
	Exposed Struc: Concrete	20%	Now	\$13,400	LIFE	**	5	\$700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Plaster	15%	Now	\$30,500	LIFE	**	5	\$2,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : North Area On The 1st Floor								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
MANHATTANVILLE DIST. HEALTH CTR.
Asset # : 13728

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

Site Enclosure

Fence/Gates

Chain Link

25%

2050

* *

Iron Picket

75%

2065

* *

Free Standing Walls

Masonry: Brick

100%

2050

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2035

* *

On-Site Walkways

Cast in Place Concrete

100%

Now

\$3,800

2035

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Handicap Ramp*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2040

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 400 Amperes*

Switchgear / Switchboard

Fused Disc Sw

100%

2040

* *

5

\$100

Raceway

Conduit

50%

2056

* *

1

Conduit

50%

2040

* *

1

Panelboards

Molded Case Bkrs

100%

2046

* *

5

\$400

Wiring

Thermoplastic

50%

2050

* *

1

Thermoplastic

50%

2040

* *

1

Motor Controllers

Locally Mounted

60%

2043

* *

5

\$100

Locally Mounted

40%

2035

* *

5

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Water Main*

Lighting

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	70%			2035	* *	10	\$9,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 And Compact							
	Fluorescent	30%	Now	\$68,000	2040	* *			
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%							
		Location : Limited Areas							
Egress Lighting									
	Exit, LED	70%			2058	* *	1		
	No Component	30%							
Exterior Lighting									
	HID	10%			2030	\$7,000	10		
	No Component	90%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2030	\$5,600	1	\$1,100	
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2035	* *	1-3	\$1,900	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2035	* *	1	\$15,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
	Distribution								
	Central Plant Steam	100%			2040	* *	4	\$1,100	
	Piping/Pmp								
	Terminal Devices								
	Convactor/Radiator	100%			2035	* *	1	\$4,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	25%			2035	**			
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 2nd Floor							
		Explanation : 9 Split Dx System Units							
	Window/Wall Unit	25%			2028	\$14,100	1		
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,700	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2030	\$5,800	2	\$100	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2050	**	1		
	Galvanized Steel	80%			2043	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$16,700	2		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Rood							
		Explanation : 65 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							

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Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$378,300	
Interior Architecture	\$2,303,500	
Electrical	\$252,700	\$369,300
Mechanical	\$222,300	\$1,183,400
Total	\$3,156,900	\$1,552,700
Importance Code A	\$378,300	
Importance Code B	\$2,578,200	\$1,552,700
Importance Code C	\$200,400	
Total	\$3,156,900	\$1,552,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$34,100		\$12,200	
Interior Architecture	\$94,100			\$7,100
Electrical	\$5,900	\$5,300	\$48,200	\$6,000
Mechanical	\$7,100	\$7,400	\$11,100	\$8,900
Site Pavements	\$7,600			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$158,700	\$22,600	\$81,400	\$31,800
Importance Code A	\$36,700	\$2,500	\$15,400	\$2,500
Importance Code B	\$115,100	\$20,000	\$65,900	\$29,300
Importance Code C	\$6,900			
Total	\$158,700	\$22,600	\$81,400	\$31,800



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

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

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$12,600	LIFE	**	5	\$16,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	5%	Now	\$10,500	2034	**	5	\$1,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Terrazzo	10%			LIFE	**	5	\$5,900	
	Vinyl Tile	60%	Now	\$61,600	2036	**	3	\$17,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	15%	Now	\$39,300	2026	\$1,967,400	3	\$4,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	10%	Now	\$62,400	2034	**	5	\$5,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	15%			LIFE	**	5	\$10,500	
	Marble Panels	5%			LIFE	**			
	Plaster	50%	Now	\$138,000	LIFE	**	5	\$17,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	30%	Now	\$74,100	2044	**	5	\$11,400	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Plaster	70%	Now	\$31,600	LIFE	**	5	\$33,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
Fence/Gates									
	Chain Link	20%			2041	**			
	Iron Picket	80%			2051	**			
Retaining Walls									
	Cast in Place Concrete	100%			2051	**			
Site Pavements									

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$700	2036		* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$6,900	2036		* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									

Parking/Driveway

Asphalt	70%			2040		* *			
Cast in Place Concrete	30%			2036		* *			

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2051		* *	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switches Rated At 1,200 And 800 Amperes.</i>									

Switchgear / Switchboard

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

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

Panelboards

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

Wiring

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

Motor Controllers

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

Ground

Grounding Devices

Generic	100%			LIFE		* *	5	\$800	
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	50%			2036	* *	10	\$23,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2026	\$229,300	10	\$14,200	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor And 3rd Floor							
	Fluorescent	10%			2036	* *	10	\$4,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 4th Floor							
	LED	10%			2039	* *			
Egress Lighting									
Emergency, Battery		50%			2041	* *	10	\$6,200	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
Exit, Battery		50%			2041	* *	10	\$1,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
Exterior Lighting									
	HID	90%			2036	* *	10	\$100	
	HID	10%			2026	\$23,400	10		
Alarm									
Security System									
Generic		50%			2036	* *	1	\$9,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside, Hallways, Lobby And Staircases							
		Explanation : CCTV Surveillance System							
Generic		50%			2031	\$47,200	1	\$9,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
Fire/Smoke Detection									
Generic, Digital		100%			2039	* *	1-3	\$32,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Horns And Smoke Detection							

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

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

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

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

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

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

Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

Asset Name : OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL
Address : 421 E. 26TH STREET @ FIRST AVE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0029.000 / 14212 **Yr Built/Renovated** : 2007 /
Area Sq Ft : 378,169 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 14-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,9,10,14,15,Ph
Block : 962 **Lot** : 100 **BIN** : 1087242

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$851,200	\$1,476,700
Interior Architecture	\$118,400	\$4,393,000
Electrical	\$294,800	
Mechanical	\$49,400	\$2,423,900
Total	\$1,313,900	\$8,293,600
Importance Code A	\$851,200	\$1,476,700
Importance Code B	\$405,300	\$6,614,800
Importance Code C	\$57,300	\$202,100
Total	\$1,313,900	\$8,293,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$67,600			
Interior Architecture	\$761,100		\$3,830,100	\$107,500
Electrical	\$51,900	\$44,100	\$50,800	\$42,500
Mechanical	\$119,500	\$172,300	\$198,400	\$183,900
Site Pavements	\$23,000			
Elevators/Escalators	\$148,000	\$148,000	\$148,000	\$148,000
Total	\$1,171,300	\$364,500	\$4,227,400	\$482,000
Importance Code A	\$75,100	\$2,700	\$1,900	\$1,900
Importance Code B	\$1,077,600	\$361,800	\$4,225,600	\$480,100
Importance Code C	\$18,500			
Total	\$1,171,300	\$364,500	\$4,227,400	\$482,000



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Granite	5%	4+	\$66,700	LIFE	* *	5	\$21,700	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
	Location : Base Of Building Along East 26th Street								
	Metal/Glass Curt Wall	7%			LIFE	* *	5	\$75,900	
	Metal Panel	20%	Now	\$149,800	2050	* *	5	\$216,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : 14th Floor Roof At Cooling Tower								
	Metal Sect. OHD	5%	Now	\$51,200	2043	* *	5	\$45,200	
	Other Observation, Extent : Moderate, Area Affected : 15%								
	Location : Along East 26th Street								
	Explanation : Weather Stripping Around Doors Deteriorating								
	Pre-Cast Concrete	63%	4+	\$516,100	LIFE	* *	5	\$1,183,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : South West Corner								
Windows									
	Metal Louvers	10%			2039	* *	10		
	No Component	90%							
Parapets									
	Concrete Masonry Unit	30%			LIFE	* *	5	\$7,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Various Locations								
	Explanation : Rubber Membrane Ran All The Way Up This Portion Of Parapet								
	Metal/Glass Curt Wall	30%	4+	\$36,400	2050	* *	5	\$12,300	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : 14th Floor Roof Deck At Cooling Tower								
	Metal Panel	40%	Now	\$67,300	2050	* *	5	\$16,400	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : 9th Floor Lower Roof								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
	Location : 9th Floor Lower Roof								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 9th Floor Lower Roof								
Roof									
	IRMA/Protected Membrane	100%	Now	\$31,200	2035	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Under Cooling Tower								
	Explanation : Drain Basket Missing On One Drain, Also Clogged With Drinking Cans								
Soffits									
	Metal Panel	100%			2050	* *	5-10		
Interior									

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	33%	0-2	\$645,300	2026	\$3,226,500	3	\$280,200	
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Carpet	6%			2026	\$586,600	3	\$50,900	
	Cast in Place Concrete	5%	Now	\$47,000	LIFE	**	5	\$61,900	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : 14th And 15th Floor Mechanical Room							
	Ceramic Tile	5%			2039	**	5	\$28,300	
	Raised Access Floor	1%	2-4	\$16,000	2033	\$319,300	5	\$10,600	
		Loose/Delam Surface, Extent : Light, Area Affected : 10%							
		Location : Security Office							
	Terrazzo	30%			LIFE	**	5	\$132,700	
	Vinyl Tile	20%	2-4	\$61,100	2030	\$3,054,300	3	\$42,500	
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Storage Areas Throughout							
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$7,600	
	Glass: Single Pane	15%			LIFE	**	5	\$42,900	
	Gypsum Board	55%	Now	\$57,300	LIFE	**	5	\$125,800	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Stair B, Room 905, 3rd Floor Office Facing North							
	Masonry: Limestone	15%			LIFE	**			
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Main Lobby							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Lobby							
		Explanation : Actually Artificial Corian Material							
	Metal Panel	5%			LIFE	**			
	Wood	5%			LIFE	**	5	\$76,300	
Ceilings									
	AcousTileSusp.Lay-In	60%			2043	**	5	\$339,600	
		Staining/Discoloring, Extent : Light, Area Affected : 2%							
		Location : Throughout							
	Gypsum Board	20%	Now	\$38,700	LIFE	**	5	\$141,500	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Store Room S2-05 From Trench Drain Above							
	Metal Panel	20%			LIFE	**	5	\$141,500	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	100%			2050	**			
Retaining Walls									
	Cast in Place Concrete	100%			2065	**			
Site Pavements									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	4+	\$3,400	2043		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Along East 26th Street							
Pavers/Stone	10%	4+	\$1,100	2039		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Along East 26th Street							
On-Site Walkways								
Cast in Place Concrete	40%			2043		* *		
Pavers/Stone	60%	4+	\$18,500	2039		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Main Entrance							
Parking/Driveway								
Cast in Place Concrete	100%			2043		* *		

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	2%			2050	**	5		
Fused Disc Sw	98%			2050	**	5	\$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Switchgear Room								
Explanation : One 6,000 Ampere East, One 6,000 Ampere North, Five 6,000 Ampere, 1,200 Ampere, Fire Pump, 1,600 Ampere For 9th Floor								
Transformers								
Dry Type	100%			2043	**	5	\$1,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Switchgear Room; 15, 14, 9 Floors And Sub 2 Electrical Closet								
Explanation : 500 Kilovolt-ampere, 225 Kilovolt-ampere, 45 Kilovolt-ampere, 30 Kilovolt-ampere And 15 Kilovolt-ampere.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Switchgear Room								
Explanation : One 6,000 Ampere East, One 6,000 Ampere North, Five 6,000 Ampere, 1,200 Ampere Fire Pump, 1,600 Ampere								
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	30%			2046	**	5	\$2,600	
Molded Case Bkrs	70%			2046	**	5	\$7,000	
Wiring								
Thermoplastic	100%			2050	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	70%			2043	* *	5	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Spaces							
		Explanation : Variable Frequency Drive Controllers Are In Good Condition.							
	Motor Control Center	30%			2043	* *	5	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 9, 14, 15 Floors And Sub-basement 2							
		Explanation : Normal Motor Control Center And Emergency Motor Control Center At 14 Amperes							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$5,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Stand-by Power									
	Transfer Switches								
	Automatic	95%			2043	* *	1	\$110,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Transfer Switch Room							
		Explanation : Automatic Transfer Switch: One 1,000 Amperes, Two 2,000 Amperes, Three 800 Amperes, Four 260 Amperes, Five 260 Amperes							
	Automatic	5%			2043	* *	1	\$5,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 15th Floor Equipment Room							
		Explanation : 2 Automatic Transfer Switches: 15 A / B At 260 Amperes							
	Generators								
	Diesel	100%			2043	* *	1	\$146,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 14th Floor Generator Room							
		Explanation : 2400 Kilowatt							
	Batteries								
	Lead/Acid	100%			2024	\$2,400	5	\$14,000	
	Fuel Storage								
	Day Tank	10%			2046	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : The Tank Is Rated 200 Gallons.							
	Main Tank	90%			2065	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : The Tank Capacity Is Rated 10,000 Gallons.							
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	85%			2035	* *	10	\$294,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-5 And T-8 Lamps							
	LED	15%			2038	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage Area							
		Explanation : The Garage Area Lighting Fixtures Were Replaced About 2 Years Ago To LED Type Fixtures.							
Egress Lighting									
	Emergency, Service	40%			2035	* *	1		
	Exit, LED	20%			2058	* *	1		
	Exit, Service	40%			2035	* *	1		
Exterior Lighting									
	LED	20%			2038	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior							
		Explanation : Exterior Fixtures Were Replaced With LED Type Fixtures About 2 Years Ago.							
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2058	* *	5	\$700	
Alarm									
	Security System								
	No Component	60%							
	Generic	40%			2035	* *	1	\$56,500	
Fire/Smoke Detection									
	No Component	50%							
	Generic, Digital	50%			2038	* *	1-3	\$116,500	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2056	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	40%			2039	**			
Heat Exchanger, Plate & Frame	10%			2039	**	1	\$18,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 15th Floor Mechanical Equipment Room								
Explanation : Serves Reheat System And Perimeter Heat								
Pres. Reducing Valve/LP Steam	50%			2039	**	5	\$11,200	
Distribution								
Hot Wtr Piping/Pump	50%			2046	**	4	\$9,300	
Central Plant Steam Piping/Pmp	50%			2050	**	4	\$9,300	
Terminal Devices								
Air Handler	50%			2035	**	1	\$116,900	
Convactor/Radiator	25%			2043	**	1	\$30,500	
Fan Coil Unit/Heat	25%			2035	**	1	\$30,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Variable Air Volume Boxes With Hot Water Reheat								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2039	**	1	\$368,300	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Chillers								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 15th Floor Mechanical Equipment Room								
Explanation : 3 Chillers								
Int Pkg Unit - Heating/Cooling	10%			2031	\$601,800	2	\$2,300	
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2050	**	4	\$16,800	
Ductwork/Diffusers	10%			LIFE	**	2	\$49,200	
Terminal Devices								
Air Handler/Cool/Ht No Component	90%			2035	**	1	\$210,500	
Heat Rejection								
Evaporative Condenser	10%			2038	**	2	\$26,300	
Water Cooling Tower	90%			2031	\$1,679,000	2	\$342,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$210,900	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2035	**	2	\$11,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	**	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sub-basement 1					
				Explanation : Triplex House Pumps					
	HW Heat Exchanger								
	Steam Fired	100%			2050	**	4	\$37,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 9th Floor Mechanical Equipment Room					
				Explanation : 2 Units - Instantaneous With No Storage					
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	98%			LIFE	**	1		
	Cast Iron	2%	Now	\$500	LIFE	**	1		
				Corroded, Extent : Severe, Area Affected : 2%					
				Location : Sub-basement					
	Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$8,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sub-basement					
				Explanation : 2 Duplex Units					
	Sewage Ejector(s)								
	Electric	100%			2035	**	4	\$15,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sub-basement					
				Explanation : Duplex Unit					
	Backflow Preventer								
	Generic	100%			2035	**	1	\$23,200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement And Sub-basement					
				Explanation : Multiple Devices For Fire, Domestic Water, And Laboratory Water Supply					
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	70%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : One Unt From S-2 To 15th Floor; Six Units From S-1 To 13th Floor					
				Explanation : 7 Units					
	Hydraulic	30%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Two Units From Ground To 2nd Floor; One Unit From S-2 To 2nd Floor					
				Explanation : 3 Units					

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe							
	Generic	100%		2050	* *	1-5	\$190,700	
	Sprinkler							
	Generic	100%		2050	* *	1-2	\$105,900	
	Fire Pump							
	Generic	100%		2039	* *	1	\$70,600	

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Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

Asset Name : PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY
Address : 18-39 42ND STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HEA0023.000 / 13730 **Yr Built/Renovated** : 1989 / 2011
Area Sq Ft : 13,640 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 07-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 791 **Lot** : 16 **BIN** : 4015250

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$35,700	\$800	
Interior Architecture	\$1,900		\$36,300	
Electrical	\$1,200	\$17,500	\$1,500	\$1,200
Mechanical	\$1,700	\$3,700	\$2,700	\$1,200
Total	\$4,800	\$56,800	\$41,300	\$2,400
Importance Code A	\$700	\$36,400	\$1,500	\$700
Importance Code B	\$4,100	\$20,500	\$39,800	\$1,700
Importance Code C				
Total	\$4,800	\$56,800	\$41,300	\$2,400



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Concrete Masonry Unit	8%			LIFE	**	5	\$1,400	
	Glass Block	5%			LIFE	**	5	\$800	
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : West Facade At Fascia Panel And Window Sill								
	Masonry: Brick	85%			LIFE	**	5	\$23,000	
	Metal Coiling Doors	2%			2043	**	5	\$1,700	
	Windows								
	Aluminum	100%			2046	**	5	\$1,700	
	Roof								
	Modified Bitumen	100%			2035	**	10	\$35,700	
	Recent Repair Evident, Extent : N/A, Area Affected : 8%								
	Location : Roof								
Interior									
	Floors								
	Carpet	10%			2026	\$35,300	3	\$3,100	
	Cast in Place Concrete	85%			LIFE	**	5	\$38,000	
	Mosaic Tile	5%	4+	\$1,900	2043	**	5	\$1,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : 2nd Floor Toilet Room								
	Interior Walls								
	Cast in Place Concrete	5%			LIFE	**			
	Concrete Masonry Unit	90%			LIFE	**	5	\$6,400	
	Gypsum Board	5%			LIFE	**	5	\$500	
	Ceilings								
	AcousTileSusp.Lay-In	10%			2043	**	5	\$2,000	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	85%			LIFE	**	5	\$21,700	
	Site Enclosure								
	Fence/Gates								
	Chain Link	100%			2050	**			
	Retaining Walls								
	Cast in Place Concrete	100%			2065	**			
	Site Pavements								
	Public Sidewalk								
	Cast in Place Concrete	100%			2043	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2043	**			
	Parking/Driveway								
	Cast in Place Concrete	100%			2043	**			

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

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
PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY
Asset # : 13730

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2050	* *	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : One 800 Ampere Main Disconnect Switch						
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2050	* *	5	\$100	
	Raceway								
	Conduit	100%			2050	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2046	* *	5		
	Molded Case Bkrs	95%			2046	* *	5	\$300	
	Wiring								
	Thermoplastic	100%			2050	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2043	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	* *	1	\$4,200	
	Generators								
	Diesel	100%			2043	* *	1	\$5,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Generator Room Roof						
			Explanation : One 125 Kilowatt						
	Batteries								
	Nickel Cadmium	100%			2025	\$2,400	5	\$3,000	
	Fuel Storage								
	Day Tank	50%			2052	* *	5		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Generator Room Roof						
			Explanation : One 100 Gallons						
	Main Tank	50%			2070	* *	5		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : First Floor						
			Explanation : One 350 Gallons						

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2035	* *	10	\$11,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	8%			2035	* *	10	\$1,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	2%			2035	* *	10		
Egress Lighting									
	Emergency, Service	60%			2035	* *	1		
	Exit, Service	40%			2035	* *	1		
Exterior Lighting									
	HID	30%			2035	* *	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2038	* *	1	\$500	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2035	* *	1-3	\$2,500	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		
Conversion Equipment									
	Furnace	40%			2035	* *	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Gas Fired Rooftop Units							
	Furnace	60%			2030	\$24,900	1	\$4,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Gas Fired Space Heater Serving Warehouse Space							
		Explanation : 5 Gas Fire Modine Heaters							
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	40%			2035	* *	2	\$300	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : 3 Rooftop Units, Roof</i>									
	Split Unit	20%			2038	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1st Floor</i>									
<i>Explanation : 1 Unit. R-407a Refrigerant</i>									
	Window/Wall Unit	5%			2025	\$2,500	1		
	No Component	35%							
Terminal Devices									
	Fan Coil - 2 Pipe	20%			2038	* *	1	\$900	
	No Component	80%							
Heat Rejection									
	Dry Cooler	20%			2038	* *	2	\$1,900	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,600	
Exhaust Fans									
	Roof	100%			2035	* *	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2050	* *	1		
Water Heater With Tanks									
	Electric	100%			2029	\$23,100	4		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	Generic	100%			2040	* *	1-2	\$3,800	

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Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$7,586,700	\$845,400
Interior Architecture	\$13,250,800	\$47,198,800
Electrical	\$673,700	\$8,036,500
Mechanical	\$14,099,900	\$25,175,400
Total	\$35,611,100	\$81,256,100
Importance Code A	\$7,586,700	\$1,015,900
Importance Code B	\$27,283,500	\$80,009,500
Importance Code C	\$740,900	\$230,600
Total	\$35,611,100	\$81,256,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$68,100		\$34,400	
Interior Architecture	\$82,900		\$3,100	\$48,900
Electrical	\$87,500	\$57,500	\$61,000	\$69,700
Mechanical	\$171,500	\$67,100	\$237,700	\$77,500
Site Enclosure	\$18,200			
Site Pavements	\$7,000			
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
Total	\$518,000	\$207,500	\$419,100	\$279,000
Importance Code A	\$68,700		\$42,000	
Importance Code B	\$409,300	\$207,500	\$377,100	\$279,000
Importance Code C	\$40,100			
Total	\$518,000	\$207,500	\$419,100	\$279,000



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

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

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

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

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	2%			2029	\$173,400	3	\$20,100	
	Cast in Place Concrete	11%	Now	\$229,400	LIFE	* *	5	\$120,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Ceramic Tile	5%	Now	\$69,100	2036	* *	5	\$12,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Toilet Rooms And Locker Rooms									
	Sheet Vinyl/Rubber	2%	Now	\$128,300	2033	\$641,500	5	\$7,500	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : Throughout 6th And 7th Floors Where Cabinetry Was Removed									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Observed On 6th And 7th Floors									
Explanation : Rubber And Sheet Vinyl Flooring									
	Terrazzo	5%			LIFE	* *	5	\$39,200	
	Vinyl Tile	20%			2033	\$2,708,800	3	\$50,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Vinyl Tile	5%			2038	* *	3	\$9,400	
	Vinyl Tile 9" X 9"	50%	Now	\$8,653,000	2028	\$43,264,900	3	\$94,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
	Concrete Masonry Unit	25%	0-2	\$270,700	LIFE	* *	5	\$59,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Vertical Cracks, Extent : Moderate, Area Affected : 1%									
Location : Column 8n, Stairwell B Exit, Stair A At 14th Floor									
	Gypsum Board	5%	Now	\$8,100	LIFE	* *	5	\$17,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%									
Location : 5th Floor Room 543									
	Metal Panel	5%			LIFE	* *	10	\$13,300	
	Marble Panels	5%			LIFE	* *	10	\$11,800	
	Plaster	57%	0-2	\$399,400	LIFE	* *	5	\$100,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : 6th Floor And Other Areas Throughout									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : At Windows Throughout									
	Wood	3%			LIFE	* *	5	\$141,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 6th And 7th Floors									
Explanation : Location Noted									

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

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

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

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

Site Pavements

On-Site Walkways

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

Parking/Driveway

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

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

Under 600 Volts

Service Equipment

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

Transformers

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

Switchgear / Switchboard

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

Raceway

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

Panelboards

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

Wiring

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

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

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

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

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

Lighting

Egress Lighting

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

Exterior Lighting

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

Malfunctioning, Extent : Moderate, Area Affected : 100%

Location : Main Entrance Soffit

LED	3%			2038	* *				
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No Component

90%

Alarm

Security System

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

Location : Throughout The Building

Explanation : CCTV Surveillance Camera System

Fire/Smoke Detection

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

Location : Throughout The Building

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

Location : Throughout The Building

Explanation : Manual Pull Stations, Smoke Detection

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

Heating

Energy Source

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

Location : Basement Mechanical Room

Explanation : Steam From Con Edison

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

Location : Parking Garage Building Entrance

Explanation : Electric Air Curtain Service

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Ductwork/Diffusers	2%			LIFE	* *	2-5	\$5,900	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement And From 2nd Floor Roof To Areas Served By Make-up Air Unit Explanation : Air Distribution For Two Basement Heating And Ventilating Units And Rooftop Make-up Air Unit								
	Hot Wtr Piping/Pump	38%	Now	\$27,200	2041	* *	4	\$6,300	
	Unbalanced System, Extent : Moderate, Area Affected : 50% Location : Various Locations, Insufficient Flow, System Water Treatment Needed Other Observation, Extent : N/A, Area Affected : 100% Location : From Basement Mechanical Room To Building Perimeter Radiation Explanation : Location Noted								
	Hot Wtr Piping/Pump	2%			2032	\$14,300	4	\$500	
	Corroded, Extent : Moderate, Area Affected : 20% Location : Basement Not in Service, Extent : Light, Area Affected : 100% Location : 6th Floor Mechanical Room: For Abandoned Re-heat Coils In Ductwork								
	Steam Piping/Pump	58%	0-2	\$608,500	2043	* *			
	Corroded, Extent : Moderate, Area Affected : 90% Location : Mechanical Rooms At All Air Handling Units Except Unit In 6th Floor Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 30% Location : 14th Floor Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout Explanation : Air Handling Units, Absorption Chiller And Domestic Hot Water Service								
Terminal Devices									
	Air Handler	5%			2028	\$308,200	1	\$10,400	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement; 2nd Floor Roof - Access From 3rd Floor Mechanical Room Explanation : 2 Basement Heating And Ventilating Units, 1 Rooftop Make-up Air Unit								
	Convactor/Radiator	36%			2031	\$964,300	1	\$39,000	
	On Extended Life, Extent : Light, Area Affected : 100% Location : Building Perimeter Other Observation, Extent : N/A, Area Affected : 100% Location : Building Perimeter Explanation : Heating Element Enclosures Fully Covered With Plywood								
	Unit Heater - Hot Water	2%			2028	\$38,800			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Mechanical Rooms Explanation : Location Observed								
	No Component	57%							
	Other Observation, Extent : N/A, Area Affected : 0% Location : Terminal Devices Only On Perimeter Explanation : Location Noted								

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Dir Expansion	5%			2028	\$314,000	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Elevator Machine Rooms, 10th Floor Mechanical Room									
Explanation : Location Noted									
	Air Handler/Cool/Ht	90%	Now	\$1,144,000	2028	\$5,720,200	1	\$168,000	
Damaged, Extent : Severe, Area Affected : 50%									
Location : Mechanical Rooms: Damaged / Deteriorated Heating Coils									
	Fan Coil - 2 Pipe	5%			2041	* *	1	\$5,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 5th, 6th And 7th Floors									
Explanation : Variable Refrigerant Flow Systems Ceiling Cassette Units									
Heat Rejection									
	Air Cooled Condenser Unit	10%			2033	\$94,800	2	\$23,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Roof									
Explanation : 1 Condensing Unit, 40 Tons, Connected To Air Handler In 10th Floor Mechanical Room									
	Water Cooling Tower	90%	0-2	\$74,500	2027	\$1,489,100	2	\$243,000	
Corroded, Extent : Moderate, Area Affected : 15%									
Location : Outdoor Unit Supporting Beam									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof And 14th Floor Mechanical Room									
Explanation : One 4-cell Outdoor Cooling Tower And Two Indoor Cooling Towers									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$296,100	
Exhaust Fans									
	Interior	80%			2028	\$1,162,200	2	\$8,200	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Mechanical Rooms									
	Roof	20%			2033	\$127,100	2	\$2,100	
Abandoned in Place, Extent : Light, Area Affected : 60%									
Location : Main Roof: Various Laboratory Hood Fans, Disconnected									
On Extended Life, Extent : Light, Area Affected : 40%									
Location : Roofs									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$210,300	2043	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Basement - Water Main: Corroded / Deteriorated									
Leak Evident, Extent : Moderate, Area Affected : 100%									
Location : Main Roof- Water Tank Room: Water Tank Seams									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger Steam Fired	100%			2059	* *	4	\$33,200	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 14th Floor Mechanical Room					
				Explanation : Location Noted					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Submersible	100%			2026	\$10,600	4	\$11,200	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement - Ejector Systems Pits					
				Explanation : Location Noted					
	Sewage Ejector(s) Compressed Air	100%	0-2	\$55,700	2053	* *	4	\$3,600	
				Corroded, Extent : Severe, Area Affected : 80%					
				Location : Basement					
				Obsolete Equipment, Extent : Moderate, Area Affected : 100%					
				Location : Basement - 4 Systems					
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Basement - 4 Systems					
	Fixtures Generic	100%							
				Obsolete Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout					
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Passenger - Cellar To 13th Floor And Freight - Cellar To 14th Floor					
				Explanation : 4 Passenger 2 Freight Units					
Fire Suppression									
	Standpipe Generic	100%			2043	* *	1-5	\$169,100	
	Sprinkler No Component Generic	80% 20%			2033	\$906,000	1-2	\$18,800	
	Fire Pump Generic	100%			2036	* *	1	\$62,600	

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Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$63,800	
Interior Architecture	\$253,800	
Mechanical	\$119,500	\$186,100
Total	\$437,100	\$186,100
Importance Code A	\$63,800	
Importance Code B	\$373,300	\$186,100
Total	\$437,100	\$186,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$48,000	\$15,300		\$18,900
Interior Architecture	\$1,600	\$17,300	\$2,700	\$8,800
Electrical	\$5,200	\$12,700	\$5,200	\$14,000
Mechanical	\$21,800	\$11,300	\$25,800	\$10,500
Site Enclosure	\$1,300			
Site Pavements	\$9,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$91,400	\$60,500	\$37,600	\$56,200
Importance Code A	\$48,500	\$15,800	\$1,300	\$19,400
Importance Code B	\$30,400	\$44,700	\$35,000	\$36,800
Importance Code C	\$12,400		\$1,300	
Total	\$91,400	\$60,500	\$37,600	\$56,200



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

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

Interior

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DEPT. OF HEALTH & MENTAL HYGIENE - 816

QUEENS OCME

Asset # : 14654

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2052	* *	5	\$200	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.					
	Transformers								
	Dry Type	100%			2045	* *	5	\$100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : 112.5 Kilovolt Amperes, 208 Volts Primary, 480/277 Volts Secondary					
	Switchgear / Switchboard								
	Fused Disc Sw	90%			2052	* *	5	\$100	
	Molded Case Bkrs	10%			2052	* *	5	\$100	
	Raceway								
	Conduit	100%			2052	* *	1		
	Panelboards								
	Fused Disc Sw	15%			2048	* *	5	\$100	
	Molded Case Bkrs	85%			2048	* *	5	\$800	
	Wiring								
	Thermoplastic	100%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2045	* *	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	* *	1	\$11,600	
	Generators								
	Diesel	100%			2041	* *	1	\$14,600	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Roof					
				Explanation : Emergency Generator Rated At 600 Kilowatts					
	Batteries								
	Nickel Cadmium	100%			2025	\$2,400	5	\$8,400	
	Fuel Storage								
	Day Tank	5%			2048	* *	5		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Roof					
				Explanation : 275 Gallons Rated Capacity					
	Main Tank	95%			2060	* *	5		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Explanation : 4500 Gallons Rated Capacity					

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

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

Lighting

Interior Lighting
Fluorescent

3% 2037 * * 10 \$1,000

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

Location : Hallways

Explanation : Compact Fluorescent Lights

Fluorescent

22% 2037 * * 10 \$7,600

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

Location : Basement

Explanation : T-8 Lamps

LED

75% 2040 * *

Egress Lighting

Emergency, Service

50% 2037 * * 1

Exit, LED

50% 2060 * * 1

Exterior Lighting

LED

10% 2040 * *

No Component

90%

Alarm**Security System**

No Component

70%

Generic

30% 2037 * * 1 \$4,200

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

Location : Hallways

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Analog

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

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

Location : Throughout The Building

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

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

Heating**Energy Source**

Plant Campus Steam /
PRV

100% 2052 * * 1

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

Location : Throughout

Explanation : From Queens Hospital Center

Conversion Equipment

Heat Exchanger, Plate &
Frame

25% 2041 * * 1 \$4,700

Pres. Reducing Valve/LP
Steam

75% 2041 * * 5 \$1,700

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DEPT. OF HEALTH & MENTAL HYGIENE - 816

QUEENS OCME

Asset # : 14654

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution									
Hot Wtr Piping/Pump	25%			2048	* *	4	\$700		
Steam Piping/Pump	75%	0-2	\$4,400	2052	* *				
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Explanation : Defective Building Management System.									
Terminal Devices									
Air Handler	75%			2037	* *	1	\$17,500		
Fan Coil Unit/Heat	25%			2037	* *	1	\$3,100		
Air Conditioning									
Energy Source									
Steam/HW System	100%			2052	* *	1			
Conversion Equipment									
Absorption Chiller/Steam/HW	100%	0-2	\$119,500	2035	* *	1	\$36,700		
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Causing Tubes Leak And Inefficiency.									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 2 Units, Using Lithium Bromide Refrigerant									
Distribution									
CW & CHW Wtr Pipe/Pump	100%			2052	* *	4	\$2,800		
Terminal Devices									
Air Handler/Cool/Ht	75%			2037	* *	1	\$17,500		
Fan Coil - 2 Pipe	25%			2037	* *	1	\$3,100		
Heat Rejection									
Water Cooling Tower	100%	0-2	\$9,300	2030	\$186,100	2	\$30,400		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : 4 Inefficient Units.									
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,000		
Exhaust Fans									
Interior	50%			2037	* *	2	\$600		
Roof	50%			2037	* *	2	\$600		
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2052	* *	1			
HW Heat Exchanger									
Steam Fired	100%			2062	* *	4	\$3,700		
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Basement Mechanical Room									
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			

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Estimates are rounded to the nearest hundred dollars.

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$1,100	4	\$800	
	Sewage Ejector(s)								
	Electric	100%			2037	* *	4	\$2,300	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$2,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : One Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$10,600	
	Fire Pump								
	Generic	100%			2035	* *	1	\$7,000	

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

Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

Asset Name : RIVERSIDE HEALTH CENTER
Address : 160 WEST 100TH STREET @AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0014.000 / 1984 **Yr Built/Renovated** : 1960 / 2014
Area Sq Ft : 34,000 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 11-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1852 **Lot** : 49 **BIN** : 1055906

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$65,000	\$58,600
Total	\$65,000	\$58,600
Importance Code A	\$65,000	\$58,600
Total	\$65,000	\$58,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$16,400		
Interior Architecture		\$1,600	\$400	\$1,000
Electrical	\$3,000	\$3,000	\$3,600	\$3,600
Mechanical	\$8,300	\$11,900	\$22,200	\$7,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$19,200	\$40,800	\$34,200	\$20,000
Importance Code A	\$1,700	\$18,100	\$1,800	\$1,700
Importance Code B	\$17,600	\$22,700	\$32,400	\$18,300
Importance Code C				
Total	\$19,200	\$40,800	\$34,200	\$20,000



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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glazed Ceramic Panel	10%			LIFE	**	5	\$30,500	
	Masonry: Brick	90%			LIFE	**	5	\$58,600	
Windows									
	Aluminum	100%	Now	\$65,000	2046	**	5	\$7,000	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Hardware Missing, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Parapets									
	Masonry: Brick	45%			LIFE	**	5	\$1,900	
	Metal Rail	50%			2043	**	5-10	\$38,500	
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof									
	Green, Roof Inaccessible	10%			LIFE	**			
	Modified Bitumen	90%			2035	**	10	\$16,400	
	Ponding, Extent : Light, Area Affected : 2%								
	Location : Throughout								
Soffits									
	Metal: Cage/Fence	50%			2047	**	5		
	Stucco Cement	50%			2047	**	5		
Interior									
Floors									
	Carpet	2%			2029	\$14,300	3	\$1,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
	Sheet Vinyl/Rubber	5%			2035	**	5	\$3,100	
	Steel Grating	3%			2056	**	1		
	Terrazzo	25%			LIFE	**	5	\$8,100	
	Wood	60%			2058	**	5	\$46,500	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2043	**	5	\$3,400	
	Gypsum Board	90%			LIFE	**	5	\$36,400	
Ceilings									
	AcousTileSusp.Lay-In	5%			2047	**	5	\$2,100	
	Exposed Struc: Concrete	65%			LIFE	**	5	\$4,200	
	Gypsum Board	30%			LIFE	**	5	\$15,500	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2056	**			
Retaining Walls									
	Cast in Place Concrete	100%			2065	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

95%

2047

**

Masonry: Granite

5%

LIFE

**

Parking/Driveway

Cast in Place Concrete

100%

2047

**

Activity Yard

Pavers/Stone

100%

2043

**

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2056

**

5

\$100

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

Location : Electrical Room

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

Switchgear / Switchboard

Molded Case Bkrs

100%

2056

**

5

\$900

Raceway

Conduit

100%

2056

**

1

Panelboards

Molded Case Bkrs

100%

2052

**

5

\$900

Wiring

Thermoplastic

100%

2056

**

1

Motor Controllers

Locally Mounted

100%

2047

**

5

\$200

Ground

Grounding Devices

Generic

100%

LIFE

**

5

\$500

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

Location : Boiler Room

Explanation : Water Main

Stand-by Power

Transfer Switches

Automatic

100%

2047

**

1

\$10,500

Generators

Diesel

100%

2043

**

1

\$13,200

Batteries

Not Accessible

100%

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	20%			2052	* *	5		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : The Day Tank Capacity Is 100 Gallons. It Is In Good Condition.							
	Main Tank	80%			2065	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : The Main Tank Capacity Is 275 Gallons. It Is In Good Condition.							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2038	* *	10	\$29,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fixtures Are T-5. They Are In Good Condition.							
	Fluorescent	3%			2038	* *	10	\$900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Elevator Room And Small Closets							
	Fluorescent	2%			2038	* *	10	\$600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Egress Lighting								
	Exit, LED	100%			2065	* *	1		
	Exterior Lighting								
	HID	20%			2038	* *	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2038	* *	1	\$2,500	
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2038	* *	1-3	\$4,200	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2043	* *	1	\$16,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution	Hot Wtr Piping/Pump	100%			2046	**	4	\$1,700	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Terminal Devices	Air Handler	20%			2035	**	1	\$4,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : 11 Units									
	Convactor/Radiator	50%			2043	**	1	\$5,500	
	Fan Coil Unit/Heat	30%			2035	**	1	\$3,300	
Air Conditioning									
Energy Source	Electricity	100%			2038	**	1		
Conversion Equipment	Ext Pkg Unit - Heating/Cooling	90%			2040	**	2	\$1,900	
	Split Unit	10%			2035	**			
Distribution	Ductwork/Diffusers	100%			LIFE	**	2	\$44,200	
Terminal Devices	Air Handler/Cool/Ht	100%			2035	**	1	\$21,000	
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,000	
Exhaust Fans	Roof	100%			2035	**	2	\$1,000	
Plumbing									
H/C Water Piping	Brass/Copper	100%			2050	**	1		
Water Heater With Tanks	Gas Fired	100%			2028	\$33,400	2		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 100 Gallon Unit									
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	**			
Other Observation, Extent : Light, 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.

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe							
	Generic	100%		2060	* *	1-5	\$17,800	
	Sprinkler							
	Generic	100%		2060	* *	1-2	\$9,500	
	Chemical System							
	Wet	5%		2028	\$5,000	1-3	\$5,200	
		<i>Other Observation, Extent : Light, Area Affected : 5%</i> <i>Location : 2nd Floor Training Kitchen</i> <i>Explanation : Over Range</i>						
	No Component	95%						

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Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$462,700	\$116,700
Interior Architecture		\$282,300
Electrical		\$572,100
Mechanical		\$773,500
Total	\$462,700	\$1,744,600
Importance Code A	\$462,700	\$358,500
Importance Code B		\$1,386,000
Total	\$462,700	\$1,744,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$82,500			
Interior Architecture	\$19,200	\$1,700	\$7,800	\$1,300
Electrical	\$5,200	\$3,900	\$7,900	\$4,700
Mechanical	\$3,400	\$3,700	\$7,800	\$5,200
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$122,100	\$21,200	\$35,400	\$23,000
Importance Code A	\$83,700	\$1,200	\$1,200	\$1,200
Importance Code B	\$33,400	\$20,100	\$34,100	\$21,800
Importance Code C	\$5,000			
Total	\$122,100	\$21,200	\$35,400	\$23,000



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

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

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

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

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

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

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2036

* *

1-3

\$26,600

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

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Conversion Equipment

Hot Water Boiler

100%

2029

\$241,800

1

\$11,500

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

Distribution

Hot Wtr Piping/Pump

100%

2039

* *

4

\$1,100

Terminal Devices

Convactor/Radiator

50%

2044

* *

1

\$3,800

Fan Coil Unit/Heat

50%

2031

\$282,100

1

\$3,800

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

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Exterior Pkg Unit -

Cooling

100%

2031

\$249,500

2

\$1,400

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$13,000

Exhaust Fans

Interior

40%

2031

\$40,400

2

\$300

Roof

10%

2031

\$4,400

2

\$100

No Component

50%

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

Plumbing

H/C Water Piping

Brass/Copper

100%

2051

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,700	2		
				Abandoned in Place, Extent : Light, Area Affected : 1% Location : Basement Older Unit Has Been Disconnected					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$8,200	4	\$900	
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$1,400	
				Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : Reduced Pressure Zone Device					
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	75%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 5th Floor Explanation : Two Units					
	Hydraulic	25%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 1st Floor Explanation : 1 Unit					
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$12,200	
	Sprinkler								
	Generic	100%			2041	* *	1-2	\$6,500	

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Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,013,800	\$328,100
Interior Architecture		\$1,045,300
Electrical	\$338,400	\$285,100
Mechanical	\$420,900	\$1,074,800
Total	\$1,773,100	\$2,733,200
Importance Code A	\$1,013,800	\$328,100
Importance Code B	\$759,300	\$2,405,100
Total	\$1,773,100	\$2,733,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$28,100		\$24,300	
Interior Architecture	\$140,400	\$2,600		\$1,300
Electrical	\$92,400	\$1,700	\$64,700	\$1,300
Mechanical	\$26,300	\$4,800	\$43,200	\$6,000
Site Enclosure	\$5,500			
Site Pavements	\$12,600			
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$319,100	\$23,000	\$146,000	\$22,300
Importance Code A	\$28,100	\$1,000	\$24,400	
Importance Code B	\$231,400	\$21,900	\$121,700	\$22,300
Importance Code C	\$59,600			
Total	\$319,100	\$23,000	\$146,000	\$22,300



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Masonry: Brick	70%	Now	\$70,300	LIFE	**	5	\$2,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	10%	Now	\$9,800	LIFE	**	5	\$500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal Rail	10%	0-2	\$5,300	2036	**	5	\$2,900	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Upper Roof							
	Pre-Cast Concrete	10%	Now	\$3,200	LIFE	**	5	\$2,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Coping							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Coping							
Roof									
	Modified Bitumen	100%	Now	\$9,700	2031	\$194,200			
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Soffits									
	Metal Panel	100%			2041	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$5,700	
	Ceramic Tile	10%			2040	**	5	\$5,200	
	Quarry Tile	5%			2044	**	5	\$3,900	
	Terrazzo	5%	0-2	\$4,800	LIFE	**	5	\$2,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Stairwells							
	Vinyl Tile	10%	Now	\$2,800	2031	\$141,500	3	\$2,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Basement							
	Vinyl Tile 9" X 9"	10%	Now	\$18,100	2031	\$903,800	3	\$2,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Wood	55%			2059	**	5	\$54,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 4th, 6th And 7th Floor							
		Explanation : Laminated Wood							

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

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

Site Pavements

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

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

Site Pavements

Public Sidewalk

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

On-Site Walkways

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

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

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

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

Panelboards

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

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

Wiring

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

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

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2031

\$42,300

1-3

\$10,400

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

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2041

* *

1

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

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2040

* *

5

\$2,100

Distribution

Steam Piping/Pump

100%

Now

\$5,500

2031

\$274,000

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

Terminal Devices

Air Handler

40%

2026

\$257,500

1

\$8,700

Convactor/Radiator

60%

2029

\$167,900

1

\$6,800

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

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	20%			2025	\$111,500	2	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : First Floor									
Explanation : Units Serve Columbia Floors									
	Reciprocating Compr/Chiller	40%			2031	\$201,900	1	\$6,500	
Other Observation, Extent : Light, Area Affected : 30%									
Location : Roof									
Explanation : Unit Serves Air Handlers On Health Center Floors									
	Window/Wall Unit	40%			2024	\$51,800	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	40%			2041	* *	4	\$1,000	
	Ductwork/Diffusers	60%			LIFE	* *	2	\$27,300	
Terminal Devices									
	Air Handler/Cool/Ht	40%			2031	\$265,600	1	\$8,700	
	No Component	60%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,500	
Exhaust Fans									
	Interior	10%	0-2	\$15,200	2041	* *	2	\$100	
Unit Inoperable, Extent : Moderate, Area Affected : 100%									
Location : Penthouse Mechanical Equipment Room, House General Exhaust Fan Multiple Mechanical And Or Electrical Defects									
	Interior	20%			2026	\$30,300	2	\$200	
	Roof	30%			2031	\$19,900	2	\$300	
	No Component	40%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : 1st, 4th Floor And Penthouse Mechanical Equipment Room									
Explanation : These Components Are Accounted For Under The Cooling Section Of This Report									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2041	* *	1		
Water Heater With Tanks									
	Under Construction	100%							
HW Heat Exchanger									
	Steam Fired	100%			2031	\$165,400	4	\$3,500	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Submersible	100%			2024	\$1,300	4	\$1,300	
	Sewage Ejector(s)								
	Electric	95%			2031	\$20,400	4	\$1,600	
	Electric	5%	Now	\$600	2041	* *	4	\$100	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement, Malfunctioning Pump Controls							
	Backflow Preventer								
	Generic	100%			2031	\$15,300	1	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Item Located In Water Meter Room							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 7th Floor							
		Explanation : Two Units, Maintained By Columbia University, Malfunctions Often							

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Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$749,100	
Interior Architecture		\$787,600
Electrical	\$205,500	\$106,100
Mechanical	\$245,400	\$590,500
Total	\$1,200,100	\$1,484,200
Importance Code A	\$749,100	
Importance Code B	\$451,000	\$1,484,200
Total	\$1,200,100	\$1,484,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$19,300		\$23,700	\$7,900
Interior Architecture	\$86,600	\$3,600		\$141,500
Electrical	\$30,100	\$2,400	\$44,500	\$1,700
Mechanical	\$82,600	\$4,600	\$6,100	\$4,800
Site Enclosure	\$2,700			
Site Pavements	\$18,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$243,300	\$14,500	\$78,200	\$159,800
Importance Code A	\$21,100	\$1,800	\$25,500	\$9,700
Importance Code B	\$185,600	\$12,800	\$52,700	\$150,200
Importance Code C	\$36,700			
Total	\$243,300	\$14,500	\$78,200	\$159,800



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

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

Interior

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

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

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

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

Site Pavements

Public Sidewalk

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

On-Site Walkways

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

Activity Yard

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

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

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

Panelboards

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

Wiring

Braided Cloth	50%	2-4	\$28,500	2056	**		1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Thermoplastic	50%			2051	**		1		

Motor Controllers

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

Ground

Grounding Devices

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	50%			2036	* *	10	\$16,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	39%			2026	\$205,500	10	\$12,700	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Fluorescent	Fluorescent	9%			2036	* *	10	\$2,900	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
Fluorescent		Location : 1st Floor							
	Fluorescent	1%			2036	* *	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Elevator Cars							
	Incandescent	1%			2026	\$5,800	2		
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$4,300	
	Exit, Service	50%			2036	* *	1		
Exterior Lighting									
	HID	20%			2031	\$32,300	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2036	* *	1	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Staircases, Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	40%							
	Generic, Digital	60%			2031	\$53,600	1-3	\$13,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns And Strobe Lights							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
Hot Water Boiler	Hot Water Boiler	100%			2036	* *	1	\$17,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Units. Breeching Not Insulated.								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	20%			2039	* *	4	\$400	
	Hot Wtr Piping/Pump	80%	4+	\$1,200	2030	\$60,600	4	\$1,400	
		Corroded, Extent : Moderate, Area Affected : 2%							
		Location : Hot Water Return Piping To Boiler No.1							
	Terminal Devices								
	Convactor/Radiator	100%			2029	\$283,200	1	\$11,500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Split Unit	30%			2031	\$246,700			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor And Basement							
		Explanation : Indoor Units Serve 1st Floor And Basement.							
	Window/Wall Unit	70%			2026	\$91,800	1		
	Heat Rejection								
	Air Cooled Condenser Unit	30%			2031	\$30,100	2	\$7,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Courtyard And Roof							
		Explanation : Serve 1st Floor And Basement Units							
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$30,400	LIFE	* *	2-5	\$19,800	
		Obsolete Equipment, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Equipment Room							
	Exhaust Fans								
	Interior	100%	Now	\$15,400	2026	\$153,600	2	\$900	
		Broken, Extent : Severe, Area Affected : 30%							
		Location : 1 Of 3 Toilet Exhaust Fans. Penthouse Equipment Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse Mechanical Equipment Room							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$22,100	2036	* *	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Main Service Valve In Basement							
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Insulation On Cold Water Piping In Basement							
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
		Explanation : Pinhole Leaks Reported							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,700	2		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 70 Gallons					
	Sanitary Piping								
	Cast Iron	2%	Now	\$5,200	LIFE	* *	1		
				Leak Evident, Extent : Severe, Area Affected : 10%					
				Location : Boiler Room					
	Cast Iron	98%			LIFE	* *	1		
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
	Storm Drain Piping								
	Cast Iron	5%	Now	\$3,700	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 100%					
				Location : Backyard Leaders					
	Cast Iron	95%			LIFE	* *	1		
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
	Sump Pump(s)								
	Submersible	100%			2024	\$1,100	4	\$1,100	
	Backflow Preventer								
	Generic	100%			2031	\$15,500	1	\$2,200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : First Floor					
				Explanation : Component Observed In Closet On The First Floor					
	Fixtures								
	Generic	100%							
				Obsolete Fixtures, Extent : Moderate, Area Affected : 50%					
				Location : Throughout					
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 3rd Floor					
				Explanation : One Unit.					
				Defective Elevator Controller					

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Print Date : 14-Oct-2022

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2023

Asset Name : WILLIAMSBURG DISTRICT HEALTH CTR
Address : 151 MAUJER STREET (NEAR GRAHAM AVE.)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0019.000 / 1987 **Yr Built/Renovated** : 1936 / 2007
Area Sq Ft : 27,172 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 25-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2788 **Lot** : 33 **BIN** : 3069604

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$251,000	
Interior Architecture	\$355,200	
Electrical	\$370,800	\$239,000
Mechanical	\$108,700	\$448,200
Total	\$1,085,700	\$687,200
Importance Code A	\$251,000	
Importance Code B	\$834,700	\$687,200
Total	\$1,085,700	\$687,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$37,800	\$1,500		
Interior Architecture	\$12,600	\$900		\$3,300
Electrical	\$600	\$700	\$1,100	\$74,400
Mechanical	\$2,300	\$2,800	\$5,500	\$51,400
Site Pavements	\$1,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$59,200	\$9,900	\$10,500	\$133,100
Importance Code A	\$39,100	\$2,800	\$1,200	\$1,300
Importance Code B	\$15,100	\$6,100	\$9,300	\$131,800
Importance Code C	\$5,000	\$900		
Total	\$59,200	\$9,900	\$10,500	\$133,100



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DEPT. OF HEALTH & MENTAL HYGIENE - 816
WILLIAMSBURG DISTRICT HEALTH CTR
Asset # : 1987

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%			LIFE	**	5	\$42,100	
	Granite Panels	2%			LIFE	**	5	\$700	
	Pre-Cast Concrete	8%			LIFE	**	5	\$12,200	
Windows									
	Aluminum	100%	0-2	\$251,000	2048	**	5	\$5,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
	Location : 2nd And 3rd Floors								
	Glazing Clouded, Extent : Moderate, Area Affected : 25%								
	Location : 2nd And 3rd Floors								
Parapets									
	Masonry: Brick	90%	0-2	\$10,300	LIFE	**	5	\$4,200	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 2%								
	Location : Various Locations								
	Vegetation Growth, Extent : Moderate, Area Affected : 2%								
	Location : Lower Roof								
	Vertical Cracks, Extent : Moderate, Area Affected : 2%								
	Location : Lower Roof								
	Metal Rail	3%			2045	**	5-10	\$2,500	
	Pre-Cast Concrete	7%			LIFE	**	5	\$2,000	
Roof									
	Fiberglass Panel	5%			2045	**	1		
	Modified Bitumen	95%	0-2	\$27,500	2037	**			
	Miss/Damaged Flashings, Extent : Light, Area Affected : 10%								
	Location : Upper Roof								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 3rd Floor								
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$8,200	
	Ceramic Tile	8%	4+	\$8,200	2035	**	5	\$1,500	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Mens Bathroom In Basement								
	Terrazzo	12%			LIFE	**	5	\$3,500	
	Vinyl Tile	55%	4+	\$55,400	2037	**	3	\$7,700	
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : 2nd And 3rd Floor								
	Vinyl Tile	15%	4+	\$3,000	2027	\$151,200	3	\$2,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Staircase A								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 3rd Floor And Some Sections In Basement								
	Explanation : 9x9 Units								

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
WILLIAMSBURG DISTRICT HEALTH CTR
Asset # : 1987

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%			2035	**	5	\$1,900		
Gypsum Board	10%	0-2	\$2,600	LIFE	**	5	\$2,300		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%									
Location : 2nd And 3rd Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Throughout 2nd And 3rd Floor									
Marble Panels	5%			LIFE	**				
Plaster	63%			LIFE	**	5	\$7,200		
Plaster	2%	Now	\$1,800	LIFE	**	5	\$200		
Loose/Delam Surface, Extent : Moderate, Area Affected : 100%									
Location : Third Floor									
Water Penetration, Extent : Severe, Area Affected : 100%									
Location : Third Floor									
SGFT/Glazed Masonry	15%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	40%	Now	\$145,600	2052	**	5	\$7,500		
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor									
Exposed Struc: Concrete	10%			LIFE	**	5	\$600		
Plaster	50%			LIFE	**	5	\$11,700		
Site Enclosure									
Fence/Gates									
Cast in Place Concrete	100%			2067	**				
Free Standing Walls									
Cast in Place Concrete	100%			2067	**				
Retaining Walls									
Cast in Place Concrete	100%			2067	**				
Other Observation, Extent : Light, Area Affected : 100%									
Location : Americans With Disabilities Act Ramp									
Explanation : Granite Panels									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$1,200	2037	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
On-Site Walkways									
Cast in Place Concrete	100%	2-4	\$600	2045	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Maujer Street									

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
WILLIAMSBURG DISTRICT HEALTH CTR
Asset # : 1987

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$14,700	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Ampere Main Disconnect Switch.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$95,300	5	\$700	
	Raceway								
	Conduit	100%			2032	\$40,300	1		
	Panelboards								
	Molded Case Bkrs	100%			2031	\$39,000	5	\$700	
	Wiring								
	Thermoplastic	100%			2032	\$56,900	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$86,800	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected To Main Water Pipe.							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2027	\$111,200	10	\$6,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : Using T-8 Lamps.							
	Fluorescent	65%	Now	\$241,000	2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : T-12 Lamps							
	Fluorescent	5%	0-2	\$18,500	2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : Compact Fluorescent							
	Egress Lighting								
	Emergency, Service	50%			2027	\$7,500	1		
	Exit, Battery	50%			2027	\$17,300	10	\$800	
	Exterior Lighting								
	HID	25%			2027	\$31,000	10		
	No Component	75%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2027	\$10,000	1	\$2,000	

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
WILLIAMSBURG DISTRICT HEALTH CTR
Asset # : 1987

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

Alarm

Fire/Smoke Detection

No Component	75%								
Generic, Analog	25%				2032	\$17,100	1-3	\$4,200	

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

Heating

Energy Source

Natural Gas	100%				2042	* *	1		
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Conversion Equipment

Heat Exchanger, Shell & Tube	50%				2035	* *			
Steam Boiler	50%				2037	* *	1	\$12,400	

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

Location : Basement

Explanation : 2 Gas Fired Steam Boilers

Distribution

Hot Wtr Piping/Pump	90%				2031	\$48,000	4	\$1,100	
Steam Piping/Pump	10%				2042	* *			

Terminal Devices

Convactor/Radiator	100%				2030	\$199,300	1	\$8,100	
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Air Conditioning

Energy Source

Electricity	100%				2048	* *	1		
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Conversion Equipment

Exterior Pkg Unit - Cooling	15%				2027	\$40,100	2	\$200	
Split Unit	1%				2032	\$5,800			

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

Location : Elevator Machine Room

Explanation : 1 Unit

Window/Wall Unit	60%				2027	\$55,400	1		
No Component	24%								

Distribution

Ductwork/Diffusers	15%				LIFE	* *	2	\$4,900	
No Component	85%								

Terminal Devices

Air Handler/Dir Expansion	15%				2027	\$53,300	1		
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Abandoned in Place, Extent : Light, Area Affected : 100%

Location : Lower Roof

No Component	85%								
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
WILLIAMSBURG DISTRICT HEALTH CTR
Asset # : 1987

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	15%			2027	\$8,000	2	\$2,600	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Lower Roof							
	No Component	85%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,900	
Exhaust Fans									
	Roof	100%			2032	\$47,300	2	\$800	
Plumbing									
H/C Water Piping									
	Brass/Copper	20%			2042	* *	1		
	Galvanized Steel	80%			2030	\$248,900	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Beyond The Boiler Room. The Domestic Hot And Cold Water Piping Are Beyond Their Useful Life Cycle Limit							
Water Heater With Tanks									
	Gas Fired	100%			2030	\$16,700	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit Capacity 100 Gallons							
Sanitary Piping									
	Cast Iron	75%			LIFE	* *	1		
		On Extended Life, Extent : Light, Area Affected : 75%							
		Location : Throughout. The Sanitary Piping Risers Are Beyond Their Useful Life Cycle Rating							
	Cast Iron	25%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Light, Area Affected : 75%							
		Location : Throughout. The Storm Pipe Risers Are Beyond Their Useful Life Cycle Rating							
Backflow Preventer									
	Generic	100%			2037	* *	1	\$1,500	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Through 3rd Floor							
		Explanation : Basement Through 3rd Floor							

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DEPT. OF HEALTH & MENTAL HYGIENE - 816**Project : HEALTH AND MENTAL HYGIENE**

CAPITAL		FY 2024 - 2027		FY 2028 - 2033
Miscellaneous Buildings		526,600		435,700
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Miscellaneous Buildings	8,800	7,500	8,000	6,400
ASSET #	NAME	SQFT	CAPITAL	EXPENSE
13731	PEST CONTROL	2,185	295,600	9,400
13733	STATEN ISLAND ANIMAL SHELTER	4,927	666,700	21,300

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