

Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 24-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 518 **Lot** : 30 **BIN** : 4005758

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$146,600
Interior Architecture		\$224,700
Electrical	\$114,000	\$670,600
Mechanical	\$90,500	\$90,100
Total	\$204,500	\$1,132,000
Importance Code A		\$146,600
Importance Code B	\$204,500	\$985,400
Total	\$204,500	\$1,132,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,700	\$3,100		\$26,900
Interior Architecture	\$4,000	\$5,400	\$3,200	
Electrical	\$19,400	\$2,500	\$2,000	\$2,000
Mechanical	\$4,100	\$4,400	\$6,600	\$3,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$62,100	\$19,300	\$15,800	\$36,700
Importance Code A	\$38,300	\$5,600	\$2,600	\$29,500
Importance Code B	\$19,800	\$13,600	\$13,200	\$7,200
Importance Code C	\$4,000			
Total	\$62,100	\$19,300	\$15,800	\$36,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** 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	
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Pre-Cast Concrete	25%			LIFE	**	5	\$39,700	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Stucco Cement	5%			2042	**	5	\$6,100	
Windows									
	Steel	5%	Now	\$30,700	2054	**	5	\$3,500	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 75%							
		Location : Penthouse							
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : Penthouse							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 75%							
		Location : Penthouse							
	Wood	95%			2045	**	5	\$107,000	
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$3,900	
	Metal Security Bars	10%			2057	**			
	Pre-Cast Concrete	10%			LIFE	**	5	\$3,000	
Roof									
	Modified Bitumen	95%			2034	**	10	\$26,900	
	Skylight, Metal/Glass	5%			2039	**	10	\$4,700	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,300	
	Ceramic Tile	5%			2032	**	5	\$2,000	
	Terrazzo	15%			LIFE	**	5	\$4,600	
	Vinyl Tile	65%			2029	\$224,700	3	\$9,500	
		Recent Repair Evident, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Vinyl Tile	10%			2034	**	3	\$1,500	

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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
Interior									
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 : Toilets								
	Recent Repair Evident, Extent : Light, Area Affected : 3%								
	Location : Toilets								
	Marble Panels	5%			LIFE	**			
	Plaster	60%	0-2	\$4,000	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%			2042	**	5	\$7,800	
	Exposed 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%			2064	**			
	Retaining Walls								
	Cast in Place Concrete	100%			2049	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042	**			
	On-Site Walkways								
	Cast in Place Concrete	50%			2034	**			
	Masonry: Granite	50%			LIFE	**			
	Parking/Driveway								
	Cast in Place Concrete	100%			2042	**			

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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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%	2-4	\$5,000	2059	* *	5	\$100	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 600 Amperes							
	Switchgear / Switchboard								
	Fused Knife Sw	100%	2-4	\$76,400	2059	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Obsolete Equipment							
	Raceway								
	Conduit	90%			2029	\$33,100	1		
	Conduit	10%			2039	* *	1		
	Panelboards								
	Fused Toggle Switch	40%	2-4	\$12,500	2054	* *	5	\$100	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : 2nd And 3rd Floor Hallways							
	Molded Case Bkrs	30%			2028	\$9,300	5	\$200	
	Molded Case Bkrs	30%			2045	* *	5	\$200	
	Wiring								
	Braided Cloth	70%	2-4	\$37,600	2054	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2039	* *	1		
	Motor Controllers								
	Locally Mounted	50%			2027	\$29,200	5	\$100	
	Locally Mounted	50%			2034	* *	5	\$100	
	Ground								
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
	Lighting								

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	38%			2029	\$169,700	10	\$9,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	40%			2029	\$178,600	10	\$9,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2029	\$8,900	10	\$500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	20%			2029	\$251,000			
		Recent Installation, Extent : Light, Area Affected : 80%							
		Location : 2nd Floor							
Egress Lighting									
	Emergency, Battery	50%			2029	\$18,300	10	\$3,100	
	Exit, Service	50%			2029	\$4,500	1		
Exterior Lighting									
	HID	30%			2029	\$33,500	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$26,800	1	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm Only, Motion Sensors And Panic Doors							
Fire/Smoke Detection									
	Generic, Analog	100%			2034	* *	1-3	\$17,500	

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%			2049	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2034	* *	1	\$25,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two Units							
	Distribution								
	Steam Piping/Pump	100%			2039	* *			

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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									
	Terminal Devices								
	Air Handler	10%			2029	\$35,800	1	\$1,600	
	Convactor/Radiator	90%			2034	**	1	\$7,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Split Unit	10%			2029	\$54,300			
	Window/Wall Unit	50%			2027	\$26,500	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%			2024	\$90,500	2	\$800	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$15,500	2	\$400	
	Other Observation, Extent : Light, 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%			2029	\$4,200	4	\$900	
	Sewage Ejector(s)								
	Electric	100%			2034	**	4	\$1,700	
	Backflow Preventer								
	Generic	100%			2037	**	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									

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Asset # : 132

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								
Sprinkler								
No Component		95%						
Generic		5%		2049	* *	1-2	\$400	

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Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 17-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,Ph
Block : 1826 **Lot** : 1 **BIN** : 3051782

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$75,800	\$66,000
Electrical	\$32,400	\$78,400
Mechanical	\$57,600	\$333,500
Total	\$165,800	\$478,000
Importance Code A	\$75,800	\$66,000
Importance Code B	\$90,000	\$411,900
Total	\$165,800	\$478,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,900	\$900		
Interior Architecture	\$49,400			\$5,200
Electrical	\$33,000	\$38,500	\$5,900	\$3,700
Mechanical	\$35,900	\$4,200	\$6,600	\$4,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$129,100	\$47,500	\$16,400	\$17,100
Importance Code A	\$8,700	\$2,800	\$1,900	\$1,900
Importance Code B	\$115,900	\$44,700	\$14,600	\$15,200
Importance Code C	\$4,500			
Total	\$129,100	\$47,500	\$16,400	\$17,100



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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%	0-2	\$6,900	LIFE	**	5	\$11,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Masonry: Brick	85%			LIFE	**	5	\$66,000	
	Masonry: Limestone	10%			LIFE	**	5	\$5,800	
	Granite Panels	2%			LIFE	**	5	\$1,200	
Windows									
	Aluminum	100%			2035	**	5	\$1,600	
Parapets									
	Masonry: Brick	75%			LIFE	**	5	\$6,600	
	Masonry: Limestone	10%			LIFE	**	5	\$1,100	
	Metal Panel	5%			2037	**	5	\$1,700	
	Metal Rail	10%			2040	**	5-10	\$16,000	
Roof									
	Modified Bitumen	95%			2032	**	10	\$75,800	
	Skylight, Metal/Glass	5%			2037	**	10	\$13,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : 2									
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
	Ceramic Tile	5%	2-4	\$2,800	2036	**	5	\$1,400	
Worn/Eroded, Extent : Light, Area Affected : 5%									
Location : Bathrooms									
	Terrazzo	15%	0-2	\$20,300	LIFE	**	5	\$6,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Vinyl Tile	75%	Now	\$18,600	2032	**	3	\$15,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%	2-4	\$3,500	2036	**	5	\$1,200	
Worn/Eroded, Extent : Moderate, Area Affected : 5%									
Location : Bathrooms									
	Gypsum Board	40%			LIFE	**	5	\$11,700	
	Metal Panel	5%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	Plaster	20%			LIFE	**	5	\$2,900	
	Plaster	5%	Now	\$1,000	LIFE	**	5	\$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	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%			2040	**	5	\$7,400	
	AcousTileSusp.Lay-In	20%	0-2	\$3,100	2032	**	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%			LIFE	**	5	\$7,000	
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%			2047	**	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2047	**	5	\$200	
	Raceway								
	Conduit	50%			2027	\$18,400	1		
	Conduit	50%			2047	**	1		
	Panelboards								
	Fused Disc Sw	5%			2026	\$2,300	5		
	Molded Case Bkrs	45%			2026	\$21,000	5	\$400	
	Molded Case Bkrs	50%			2043	**	5	\$500	
	Wiring								
	Braided Cloth	50%	2-4	\$26,800	2052	**	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2047	**	1		
	Motor Controllers								
	Locally Mounted	50%			2025	\$39,000	5	\$100	
	Variable Frequency Drive	50%			2032	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2040	**	1	\$11,600	

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BEDFORD DISTRICT HEALTH CENTER
Asset # : 1980

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%			2036	**	1	\$14,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 600 Kilowatts									
Batteries									
	Lead/Acid	100%			2021	\$1,600	5	\$1,400	
Fuel Storage									
	Day Tank	50%			2043	**	5	\$3,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : 275 Gallons Rated Capacity									
	Main Tank	50%			2030	\$2,400	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Underground									
Explanation : 4000 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	80%			2032	**	10	\$27,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	10%			2032	**	10	\$3,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Upper Floors									
Explanation : T-5 Lamps									
	Fluorescent	5%			2022	\$32,400	10	\$1,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : T-12 Lamps									
	Fluorescent	5%			2032	**	10	\$1,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Upper Floors									
Egress Lighting									
	Emergency, Service	40%			2032	**	1		
	Emergency, Battery	10%			2027	\$5,300	10	\$900	
	Exit, LED	45%			2055	**	1		
	Exit, Service	5%			2027	\$700	1		
Exterior Lighting									
	HID	20%			2027	\$29,700	10		
	No Component	80%							

Alarm

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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%

2035

* *

1

\$4,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Lobby And Entry And Exit Points**Explanation : CCTV Surveillance System And Intrusion Alarm System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$7,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Basement**Explanation : Manual Pull Stations, Alarm Bells, Horns, Strobe Lights 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%

2047

* *

1

Conversion Equipment

Hot Water Boiler

100%

2032

* *

1

\$18,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Gas Fired Hot Water Boilers*

Distribution

Hot Wtr Piping/Pump

100%

2035

* *

4

\$1,900

Terminal Devices

Air Handler

25%

2027

\$129,600

1

\$5,800

Convector/Radiator

70%

2025

\$138,200

1

\$8,500

Fan Coil Unit/Heat

5%

2027

\$27,600

1

\$600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement Near Auditorium**Explanation : Equipment Serve Basement Auditorium*

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Exterior Pkg Unit - Cooling

22%

2027

\$65,700

2

\$500

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

Exterior Pkg Unit - Cooling

3%

0-2

\$9,000

2037

* *

2

\$100

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Roof, Probable Clogged Refrigerant Line At The Rooftop Unit Evaporator Coils*

Window/Wall Unit

75%

2022

\$57,600

1

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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									
	Terminal Devices								
	Air Handler/Cool/Ht	25%			2032	**	1	\$5,800	
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	25%			LIFE	**	2-5	\$5,300	
	No Component	75%							
	Exhaust Fans								
	Roof	40%			2027	\$24,500	2	\$500	
	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%			2037	**	1		
	Water Heater								
	Gas Fired	100%			2021	\$22,500	2	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : One Tank Of 70 Gallon Capacity								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$5,600	4	\$800	
	Backflow Preventer								
	Generic	100%			2032	**	1	\$2,300	
	Fixtures								
	Generic	100%							
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%			2025	\$1,400	1-3	\$200	

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

Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$366,200	
Interior Architecture	\$237,400	\$198,100
Electrical	\$65,000	\$201,600
Total	\$668,600	\$399,700
Importance Code A	\$366,200	
Importance Code B	\$144,300	\$399,700
Importance Code C	\$158,200	
Total	\$668,600	\$399,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,600		\$1,800	
Interior Architecture	\$31,300		\$500	\$200
Electrical	\$3,500	\$1,600	\$3,400	\$1,900
Mechanical	\$59,400	\$1,500	\$4,100	\$1,500
Site Pavements	\$27,400			
Total	\$159,100	\$3,200	\$9,700	\$3,600
Importance Code A	\$43,200	\$600	\$2,400	\$600
Importance Code B	\$109,000	\$2,600	\$7,400	\$3,000
Importance Code C	\$6,900			
Total	\$159,100	\$3,200	\$9,700	\$3,600



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

Estimates are rounded to the nearest hundred dollars.

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

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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	\$17,500	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	\$93,700	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 EIFS System									
Window Wall	3%	0-2	\$2,800	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	\$272,500	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	\$11,900	2050	**				
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Entry Vestibule									
Water Penetration, Extent : Moderate, Area Affected : 50%									
Location : Entry Vestibule									

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
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	**	5	\$900		
Traffic Topping	85%	Now	\$79,300	2030	\$198,100	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	\$800	2030	\$16,000	3	\$700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Locker Room, Lunch Room And Throughout								
Interior Walls									
Concrete Masonry Unit	100%	4+	\$158,200	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	\$21,300	2035	**	5	\$6,300		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Exposed Concrete	10%			LIFE	**	5-10	\$2,300		
Exposed Struc: Steel	20%			LIFE	**	10	\$7,200		
Site Enclosure									
Fence/Gates									
Chain Link	100%			2050	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$17,900	2035	**				
	Cracking/Crumbling, Extent : Light, Area Affected : 25%								
	Location : East Side Of Property								
On-Site Walkways									
Cast in Place Concrete	100%	0-2	\$1,500	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 \$5,500 2033 * *

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 \$2,500 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 \$400

Stand-by Power

Transfer Switches

Automatic

100% 2035 * * 1 \$3,700

Generators

Diesel

100% 2033 * * 1 \$4,700

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

Batteries

Lead/Acid

100% 2023 \$1,600 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	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : 400 Gallons Rated Capacity									
Lighting									
	Interior Lighting								
	Fluorescent	99%			2030	\$70,800	10	\$10,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : T-8 Lamps									
	Fluorescent	1%			2030	\$700	10	\$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Entrance									
Egress Lighting									
	Emergency, Service	50%			2030	\$3,100	1		
	Exit, Service	50%	Now	\$2,100	2040	**	1		
Not Functioning, Extent : Severe, Area Affected : 50%									
Location : Throughout The Building									
Exterior Lighting									
	HID	20%			2030	\$9,500	10		
	HID	10%			2040	**	10		
Recent Replace Evident, Extent : Light, Area Affected : 25%									
Location : Front Of The Building									
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	\$11,400	1	\$1,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Inside And Outside									
Explanation : CCTV Surveillance Camera									
Fire/Smoke Detection									
	Generic, Digital	100%	Now	\$65,000	2030	\$130,000	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	\$5,500	2030	\$27,700	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	\$6,300	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	\$22,100	2040	* *	2	\$100	
		Malfunctioning, Extent : Severe, Area Affected : 15%							
		Location : Roof							
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, 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	\$19,800	2040	* *	1	\$6,700	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Heat Rejection									
	Air Cooled Condenser Unit	100%	Now	\$3,600	2025	\$3,600	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	\$10,600	
	Exhaust Fans Roof	100%			2030	\$19,500	2	\$400	
Plumbing									
	H/C Water Piping Brass/Copper	100%	Now	\$4,400	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								
	Gas Fired	100%			2025	\$7,200	2	\$200	
		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	\$3,000	1	\$700	
	Fixtures								
	Generic	100%							

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

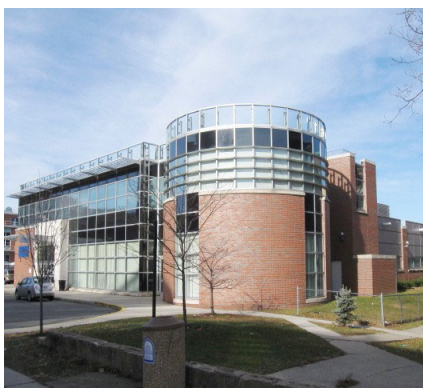
Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 22-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 4812 **Lot** : 1 **BIN** : 3831514

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$63,800
Interior Architecture	\$161,100	
Electrical		\$148,500
Mechanical	\$434,900	\$139,800
Total	\$596,000	\$352,100
Importance Code A		\$63,800
Importance Code B	\$596,000	\$288,300
Total	\$596,000	\$352,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,700	\$5,600		
Interior Architecture	\$44,700	\$3,000		\$6,400
Electrical	\$5,600	\$6,300	\$5,200	\$45,600
Mechanical	\$29,200	\$18,800	\$17,000	\$18,100
Site Pavements	\$3,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$132,000	\$37,600	\$26,100	\$74,000
Importance Code A	\$44,900	\$5,800	\$1,200	\$200
Importance Code B	\$83,200	\$31,700	\$24,900	\$73,800
Importance Code C	\$3,900	\$200		
Total	\$132,000	\$37,600	\$26,100	\$74,000



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
BROOKLYN OCME
Asset # : 14653

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	50%			LIFE	**	5	\$29,600		
Metal Panel	27%	4+	\$2,400	2049	**	5	\$30,000		
Deformed/Dented, Extent : Moderate, Area Affected : 2%									
Location : Above Loading Dock Door									
Metal Coiling Doors	3%			2046	**	5	\$5,600		
Pre-Cast Concrete	5%	Now	\$2,000	LIFE	**	5	\$9,600		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Sill Joint Sealant									
Window Wall	15%			2055	**	5	\$33,300		
Windows									
Aluminum	95%			2051	**	5	\$11,900		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Fixed Windows									
Metal Louvers	5%			2042	**	10	\$3,900		
Parapets									
Masonry: Brick	35%			LIFE	**	5	\$2,700		
Metal Panel	25%	4+	\$15,300	2055	**	5	\$3,700		
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Metal Rail	15%			2046	**	5-10	\$20,700		
Metal Rail	20%	4+	\$5,200	2046	**	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	\$2,900	LIFE	**	5	\$2,400		
Jnt 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									
Metal/Glass Curt Wall	40%			LIFE	**	5	\$1,000		
Metal: Cage/Fence	60%			2042	**	5	\$3,300		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Sunscreen									

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
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									
Floors									
	Carpet	15%			2030	\$112,700	3	\$16,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
	Ceramic Tile	5%			2042	**	5	\$2,800	
	Granite Panels	20%			LIFE	**	5	\$8,500	
		Uneven Surface, Extent : Moderate, Area Affected : 2%							
		Location : Lobby							
	Sheet Vinyl/Rubber	5%			2034	**	5	\$4,200	
	Steel Plate	10%	Now	\$161,100	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							
	Traffic Topping	20%	Now	\$29,200	2034	**	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%			2042	**	5	\$400	
	Concrete Masonry Unit	20%			LIFE	**	5	\$700	
	Gypsum Board	50%			LIFE	**	5	\$2,700	
	SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	40%			2046	**	5	\$22,600	
	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%			2049	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 1%							
		Location : Winthrop Street							
On-Site Walkways									
	Cast in Place Concrete	100%			2042	**			
Parking/Driveway									
	Asphalt	100%	2-4	\$3,900	2038	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							

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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
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2055	**	5	\$200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Main Service Switch Rated At 4000 Amperes					
Transformers									
	Dry Type	100%			2046	**	5	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : 112.5 Kilovolt-ampere, 480/ 277/120 Volts					
Switchgear / Switchboard									
	Fused Disc Sw	100%			2049	**	5	\$200	
Raceway									
	Conduit	100%			2055	**	1		
Panelboards									
	Fused Disc Sw	30%			2045	**	5	\$300	
	Molded Case Bkrs	70%			2051	**	5	\$700	
Wiring									
	Thermoplastic	100%			2055	**	1		
Motor Controllers									
	Locally Mounted	100%			2042	**	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	**	1	\$11,600	
Generators									
	Diesel	100%			2038	**	1	\$14,600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : Generator Rated At 500 Kilowatts					
Batteries									
	Nickel Cadmium	100%			2024	\$1,600	5	\$8,400	
Fuel Storage									
	Day Tank	50%			2045	**	5	\$3,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 275 Gallon Capacity					
	Main Tank	50%			2057	**	5	\$600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 4000 Gallon Capacity					
Lighting									

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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
Lighting									
	Interior Lighting								
	Fluorescent	50%			2034	* *	10	\$17,300	
				T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Offices					
	Fluorescent	50%			2034	* *	10	\$17,300	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
Egress Lighting									
	Emergency, Service	50%			2034	* *	1		
	Exit, LED	50%			2057	* *	1		
Exterior Lighting									
	HID	100%			2029	\$148,500	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$4,200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallways					
				Explanation : CCTV Surveillance Cameras					
Fire/Smoke Detection									
	Generic, Analog	100%			2034	* *	1-3	\$23,200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Manual Pull Station, Strobe Lights , 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								
	Plant Campus Steam / PRV	100%			2055	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Entrance At The Basement					
				Explanation : Steam Is Provided From Kings County Hospital					
Conversion Equipment									
	Heat Exchanger, Plate & Frame	10%			2038	* *	1	\$1,900	
	Pres. Reducing Valve/LP Steam	90%			2038	* *	5	\$2,000	

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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									
Distribution									
	Hot Wtr Piping/Pump	10%			2045	**	4	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Used For Hydronic Loop							
	Central Plant Steam Piping/Pmp	90%			2049	**	4	\$2,500	
Terminal Devices									
	Air Handler	90%			2034	**	1	\$21,000	
	Fan Coil Unit/Heat	10%			2034	**	1	\$1,200	
Air Conditioning									
Energy Source									
	Steam/HW System	100%			2055	**	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	100%	Now	\$434,900	2038	**	1	\$36,700	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Basement Mechanical Room - 1 Chiller Not Working							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Chillers - Lithium- Bromide And Water Used As Refrigerant							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$2,800	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2034	**	1	\$23,300	
Heat Rejection									
	Water Cooling Tower	100%			2030	\$139,800	2	\$38,000	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,000	
Exhaust Fans									
	Roof	100%	Now	\$18,300	2034	**	2	\$900	
		Malfunctioning, Extent : Severe, Area Affected : 30%							
		Location : Rooftop - One Unit Has Faulty Motor							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2055	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2049	**	4	\$5,600	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2023	\$1,200	4	\$800	

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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
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2034	* *	4	\$2,300	
	Backflow Preventer								
	Generic	100%			2034	* *	1	\$2,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2049	* *	1-2	\$10,600	
		Dry System, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fire Pump								
	Generic	100%			2038	* *	1	\$7,000	

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Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$159,700	
Interior Architecture	\$507,800	\$143,600
Electrical		\$326,200
Mechanical	\$308,200	\$509,000
Total	\$975,700	\$978,900
Importance Code A	\$159,700	
Importance Code B	\$674,500	\$978,900
Importance Code C	\$141,500	
Total	\$975,700	\$978,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,900		\$900	
Interior Architecture	\$77,500			\$2,000
Electrical	\$59,900	\$2,200	\$2,800	\$2,400
Mechanical	\$36,000	\$5,600	\$19,700	\$5,000
Site Pavements	\$21,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$226,300	\$11,800	\$27,300	\$13,300
Importance Code A	\$35,300	\$2,600	\$3,500	\$2,600
Importance Code B	\$151,600	\$9,200	\$23,900	\$10,800
Importance Code C	\$39,400			
Total	\$226,300	\$11,800	\$27,300	\$13,300



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	85%	Now	\$47,400	LIFE	* *	5	\$30,100	
		Efflorescence, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Jnt 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	\$5,300	
	Granite Panels	5%			LIFE	* *	5	\$2,700	
Windows									
	Aluminum	95%	Now	\$71,300	2038	* *	5	\$1,400	
		Ctrwt/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	* *	10	\$900	
Parapets									
	Masonry: Brick Cavity	95%			LIFE	* *	5-10	\$48,100	
		Efflorescence, Extent : Light, Area Affected : 15%							
		Location : Interior Parapet Wall							
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : West Side							
	Pre-Cast Concrete	5%			LIFE	* *	5	\$4,700	
Roof									
	Built-Up (BUR)	15%	Now	\$3,200	2035	* *			
		Drains Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Lower Roof							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Lower Roof							
	Modified Bitumen	85%	Now	\$18,400	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		
Interior									
	Floors								
	Cast in Place Concrete	10%			LIFE	**	5	\$20,300	
	Mosaic Tile	5%	Now	\$86,600	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	\$208,000	2050	**	5	\$5,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor Dentist Area							
		Jnt 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	\$71,600	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	\$10,900	
	Vinyl Tile	35%			2030	\$143,600	3	\$8,100	
	Under Construction	15%							
		Other Observation, Extent : Light, 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	\$141,500	2039	**	5	\$4,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Toilets Throughout							
		Jnt 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	\$3,300	
	Glass: Single Pane	15%			LIFE	**	5	\$18,400	
	Gypsum Board	15%			LIFE	**	5-10	\$20,900	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : 1st Floor Waiting Area							
	Plaster	40%	Now	\$13,700	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 : Light, 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 Concrete	15%			LIFE	**	5-10	\$8,700	
	Plaster	45%	Now	\$14,300	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	\$11,000	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	\$1,300	2043		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Rear Yard And Front Steps</i>									

Activity Yard

Asphalt	100%	Now	\$8,700	2033		**			
<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		\$18,400	1		

Panelboards

Fused Disc Sw	10%			2046		**	5	\$100	
Molded Case Bkrs	30%			2029		\$14,000	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	\$16,100	2055		**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Upper Floors</i>									

Thermoplastic	70%			2050		**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

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	\$15,600	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	\$15,600	5		
	Variable Frequency Drive	30%			2035	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,000	
Lighting									
	Interior Lighting								
	Fluorescent	40%			2030	\$222,600	10	\$11,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2030	\$55,600	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	\$22,800	10	\$3,900	
	Exit, Service	50%			2030	\$5,600	1		
	Exterior Lighting								
	HID	80%	Now	\$20,500	2038	* *			
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Parapet And Exterior Walls							
	No Component	20%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2025	\$30,700	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

\$4,900

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

\$4,900

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

\$178,300

1

\$8,000

Convactor/Radiator

40%

2028

\$67,900

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	\$308,200	2	\$500	
R-22 Refrigerant, Extent : Light, Area Affected : 26%									
Location : Basement Mechanical Equipment Room									
	Ext Pkg Unit - Heating/Cooling	52%	2-4	\$10,300	2030	\$206,400	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	\$13,500			
	Window/Wall Unit	20%			2023	\$13,200	1		
Heat Rejection									
	Air Cooled Condenser Unit	20%			2030	\$12,800	2	\$4,500	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$22,900	
	No Component	20%							
Exhaust Fans									
	Interior	50%			2025	\$56,400	2	\$500	
	Roof	50%			2030	\$26,300	2	\$500	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2040	* *	1		
Water Heater									
	Gas Fired	100%			2025	\$19,300	2	\$500	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$3,300	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 100%									
Location : Roof									
Sump Pump(s)									
	Non-Submersible	100%	0-2	\$4,800	2040	* *	4	\$700	
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Basement									
Sewage Ejector(s)									
	Electric	100%			2030	\$9,100	4	\$1,900	
Backflow Preventer									
	Generic	100%			2030	\$8,100	1	\$2,000	
Fixtures									
	Generic	100%							
Vertical Transport									

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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	\$500	1-3	\$100	

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

Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 17-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,Ph
Block : 3324 **Lot** : 1 **BIN** : 3076115

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$433,100	
Interior Architecture	\$139,600	
Electrical		\$995,600
Mechanical	\$59,100	\$929,000
Total	\$631,700	\$1,924,600
Importance Code A	\$433,100	
Importance Code B	\$198,600	\$1,924,600
Total	\$631,700	\$1,924,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,000			
Interior Architecture	\$31,000			
Electrical	\$3,100	\$2,700	\$2,400	\$3,100
Mechanical	\$9,100	\$28,800	\$12,100	\$7,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$88,100	\$39,400	\$22,400	\$18,600
Importance Code A	\$38,700	\$1,800	\$1,800	\$1,800
Importance Code B	\$39,100	\$37,600	\$20,600	\$16,800
Importance Code C	\$10,200			
Total	\$88,100	\$39,400	\$22,400	\$18,600



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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		**		
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Explanation : Bird Droppings							
Cast in Place Concrete	5%	Now	\$18,800	LIFE		**	5	\$8,000
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
	Location : Spandrels							
	Paint Peeling, Extent : Moderate, Area Affected : 50%							
	Location : Underside Of Canopy At South Facade							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Spandrels							
Masonry: Brick	82%	Now	\$247,700	LIFE		**	5	\$26,300
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Hroughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Granite Panels	5%			LIFE		**	5	\$1,200
Pre-Cast Concrete	5%			LIFE		**	5	\$5,200
Windows								
Aluminum	95%	Now	\$65,500	2043		**	5	\$7,500
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : All Windows Are Bolted							
Glass Block	5%	Now	\$8,200	LIFE		**	5	\$500
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							

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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								
Parapets								
Masonry: Brick	90%	Now	\$49,300	LIFE	**	5	\$4,100	
	Jnt 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	\$9,900	LIFE	**	5	\$600	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Coping							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
	Location : Coping							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
Roof								
Modified Bitumen	100%	Now	\$70,600	2032	**			
	Blisters, Extent : Light, 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							
Interior								
Floors								
Ceramic Tile	10%			2036	**	5	\$5,300	
Sheet Vinyl/Rubber	85%	Now	\$139,600	2032	**	5	\$33,800	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Terrazzo	5%	Now	\$6,400	LIFE	**	5	\$2,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$2,900	
Concrete Masonry Unit	5%	Now	\$3,300	LIFE	**	5	\$1,100	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Glass: Single Pane	2%			LIFE	**	5	\$900	
Gypsum Board	50%			LIFE	**	5	\$17,200	
Plaster	23%	Now	\$5,500	LIFE	**	5	\$3,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	80%			2040	**	5	\$42,500	
	Exposed Concrete	10%	Now	\$8,900	LIFE	**	5	\$800	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	10%	Now	\$2,800	LIFE	**	5	\$6,600	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
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)		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2037	**	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Main Service Disconnect Switches Rated At 2500 Amperes And 1200 Amperes.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2037	**	5	\$200	
	Raceway								
	Conduit	100%			2037	**	1		
	Panelboards								
	Fused Disc Sw	2%			2035	**	5		
	Molded Case Bkrs	98%			2035	**	5	\$900	
	Wiring								
	Thermoplastic	100%			2037	**	1		
	Motor Controllers								
	Locally Mounted	100%			2032	**	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2027	\$580,200	10	\$31,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2027	\$30,500	10	\$1,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Battery	50%			2027	\$25,100	10	\$4,300	
	Exit, LED	10%			2042	**	1		
	Exit, Service	40%			2035	**	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	

Lighting

Exterior Lighting

HID	20%			2027		\$28,100	10		
No Component	80%								

Alarm

Security System

No Component	70%								
Generic	30%			2027		\$33,700	1	\$4,000	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Entry And Exit Doors**Explanation : CCTV Surveillance Cameras And Intrusion Alarm System*

Fire/Smoke Detection

Generic, Digital	100%			2027		\$384,800	1-3	\$22,600	
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*Other Observation, Extent : Moderate, 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%			2047		* *	1		
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Conversion Equipment

Hot Water Boiler	100%			2032		* *	1	\$17,600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Gas Fired Hot Water Boilers*

Distribution

Hot Wtr Piping/Pump	100%			2035		* *	4	\$1,800	
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Terminal Devices

Air Handler	50%			2027		\$244,700	1	\$11,000	
Convactor/Radiator	50%			2032		* *	1	\$5,800	

Air Conditioning

Energy Source

Electricity	100%			2043		* *	1		
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Conversion Equipment

Reciprocating	80%			2027		\$236,300	1	\$13,200	
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Compr/Chiller									
Reciprocating	20%	0-2	\$59,100	2037		* *	1	\$3,000	
Compr/Chiller									

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Roof, 2 Of 2 Chillers With 2 Of 4 Malfunctioning Compressors**R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	98%			2037	**	4	\$2,600	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10% Location : Roof							
	CW & CHW Wtr Pipe/Pump	2%	0-2	\$800	2057	**	4		
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5% Location : Penthouse Mechanical Equipment Room							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2027	\$390,300	1	\$22,000	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,900	
Exhaust Fans									
	Roof	100%			2027	\$57,800	2	\$1,100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2037	**	1		
Water Heater									
	Gas Fired	100%			2022	\$21,200	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 2 Units							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%			2027	\$10,000	4	\$1,400	
Backflow Preventer									
	Generic	100%			2032	**	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							

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

Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 11-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1734 **Lot** : 34 **BIN** : 1053900

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$89,800	
Interior Architecture	\$268,500	\$225,600
Electrical	\$320,600	\$129,400
Mechanical	\$409,100	\$115,500
Total	\$1,088,100	\$470,600
Importance Code A	\$89,800	
Importance Code B	\$998,200	\$470,600
Total	\$1,088,100	\$470,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,200			\$30,800
Interior Architecture	\$49,600	\$6,500	\$3,800	\$10,600
Electrical	\$2,900	\$3,600	\$3,300	\$45,700
Mechanical	\$20,100	\$8,300	\$17,000	\$8,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,800	\$22,300	\$28,000	\$99,400
Importance Code A	\$4,300	\$3,100	\$3,100	\$34,000
Importance Code B	\$54,300	\$19,200	\$23,500	\$65,400
Importance Code C	\$19,100		\$1,400	
Total	\$77,800	\$22,300	\$28,000	\$99,400



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

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	\$46,800	LIFE	**	5	\$29,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout, Mostly At Lower Level Adjacent To Sidewalk							
	Masonry: Limestone	5%			LIFE	**	5	\$1,200	
	Masonry: Sandstone	2%			LIFE	**	5	\$500	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Windows									
	Aluminum	90%			2054	**	5	\$14,200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Metal Louvers	5%	0-2	\$1,200	2032	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Steel	5%	Now	\$43,000	2054	**	5	\$4,900	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Basement, Second And Third Floors							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Basement, Second And Third Floors							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Basement, Second And Third Floors							
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,500	
	Masonry: Brick	90%			LIFE	**	5	\$4,100	
Roof									
	Modified Bitumen	95%			2034	**	10	\$23,700	
	Skylight, Metal/Glass	5%			2049	**	10	\$4,200	
Soffits									
	Cement-Fiber Panel	100%			2034	**	10		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$11,600	
	Ceramic Tile	5%			2032	**	5	\$2,700	
	Sheet Vinyl/Rubber	25%			2034	**	5	\$19,900	
	Terrazzo	10%			LIFE	**	5	\$4,100	
	Vinyl Tile	35%			2029	\$164,700	3	\$7,000	
	Vinyl Tile 9" X 9"	10%	2-4	\$30,500	2029	\$60,900	3	\$2,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Wood	5%			2057	**	5	\$5,000	

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

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%			2038	* *	5	\$2,900	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$2,300	
	Gypsum Board	25%			LIFE	* *	5	\$8,600	
	Metal Panel	5%			LIFE	* *			
	Plaster	40%	0-2	\$19,100	LIFE	* *	5	\$6,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement									
	SGFT/Glazed Masonry	10%			LIFE	* *			
	Wood	5%			LIFE	* *	5	\$11,400	
Ceilings									
	AcousTileConcealSpLn	60%	0-2	\$268,500	2049	* *	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%			2042	* *	5	\$5,300	
	Exposed Concrete	10%			LIFE	* *	5	\$800	
	Gypsum Board	10%			LIFE	* *	5	\$6,600	
	Metal Panel	5%			LIFE	* *	5	\$3,300	
	Plaster	5%			LIFE	* *	5	\$1,700	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2049	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2042	* *			

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%			2049	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1200 Ampere Main Service Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2049	* *	5	\$800	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	70%			2029	\$25,700	1		
	Conduit	30%			2049	**	1		
Panelboards									
	Molded Case Bkrs	90%			2028	\$42,100	5	\$700	
	Molded Case Bkrs	10%			2045	**	5	\$100	
Wiring									
	Braided Cloth	30%			2028	\$16,100	1		
	Thermoplastic	70%			2049	**	1		
Motor Controllers									
	Locally Mounted	20%			2042	**	5		
	Locally Mounted	79%			2027	\$61,600	5	\$200	
	Variable Frequency Drive	1%			2042	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2024	\$320,600	10	\$17,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : 2nd And 3rd Floors							
	Fluorescent	35%			2034	**	10	\$10,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2034	**	10	\$600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Lobby And Corridors							
	Incandescent	2%			2024	\$10,700	2		
	LED	1%			2039	**			
		Recent Installation, Extent : Light, Area Affected : 1%							
		Location : Basement							
Egress Lighting									
	Emergency, Battery	35%			2029	\$15,300	10	\$2,600	
	Emergency, Battery	15%			2034	**	10	\$1,100	
	Exit, Battery	40%			2029	\$14,900	10	\$800	
	Exit, Battery	10%			2034	**	10	\$200	
Exterior Lighting									
	Fluorescent	90%			2034	**	10	\$2,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Building Perimeter							
	HID	10%			2034	**	10		
Alarm									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	50%			2034	* *	1	\$5,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Intrusion Alarm System							
Generic	50%			2034	* *	1	\$5,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : CCTV System							
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *	1-3	\$19,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Manual Pull Stations, Horns/strobes, Smoke Detection							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Basement							
	Explanation : There Is No Vent For Gas Meter Room							
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	\$30,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 1 Unit							
Distribution								
Steam Piping/Pump	100%			2055	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : 1 New Unit							
Terminal Devices								
Air Handler	20%			2037	* *	1	\$3,900	
Air Handler	30%			2024	\$128,400	1	\$5,800	
Convactor/Radiator	50%			2034	* *	1	\$5,000	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2034	* *	1	\$14,500	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Basement							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$2,300	
Terminal Devices									
	Air Handler/Cool/Ht	40%			2034	**	1	\$7,700	
	Other Observation, Extent : Light, Area Affected : 5% Location : 2nd Floor Room 202 Explanation : There Is No Air Conditioning For Computer Server Room								
	Air Handler/Cool/Ht	60%			2024	\$204,900	1	\$11,600	
Heat Rejection									
	Water Cooling Tower	100%			2027	\$115,500	2	\$31,400	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,400	
Exhaust Fans									
	Interior	70%			2024	\$75,800	2	\$700	
	Roof	30%			2029	\$15,200	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2039	**	1		
Water Heater									
	Gas Fired	100%			2027	\$18,600	2	\$500	
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 85-gallon Unit								
HW Heat Exchanger									
	Steam Fired	100%			2049	**	4	\$4,600	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$3,200	LIFE	**	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 10% Location : Water Backup From Sewage In Boiler Room								
Backflow Preventer									
	Generic	100%			2034	**	1	\$1,900	
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%			2039	**	1-2	\$400	

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$40,300	\$40,300
Interior Architecture	\$125,100	\$125,100
Electrical		\$113,100
Mechanical		\$116,700
Total	\$165,300	\$395,100
Importance Code A	\$40,300	\$40,300
Importance Code B	\$125,100	\$354,800
Total	\$165,300	\$395,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,900			
Interior Architecture	\$67,200	\$1,800	\$10,000	
Electrical	\$3,700	\$3,000	\$2,700	\$2,800
Mechanical	\$19,600	\$4,000	\$13,900	\$4,500
Site Pavements	\$36,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$163,100	\$16,700	\$34,600	\$15,300
Importance Code A	\$30,300	\$2,400	\$2,400	\$2,400
Importance Code B	\$58,300	\$14,300	\$32,200	\$12,900
Importance Code C	\$74,400			
Total	\$163,100	\$16,700	\$34,600	\$15,300



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.
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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	\$80,500	
	Masonry: Granite	8%			LIFE	**	5	\$5,400	
	Pre-Cast Concrete	2%			LIFE	**	5	\$5,800	
Windows									
	Aluminum	80%			2046	**	5	\$8,300	
	Steel	20%	4+	\$5,600	2046	**	5	\$12,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%									
Location : Penthouse Windows									
Parapets									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,600	
	Masonry: Brick	40%			LIFE	**	5-10	\$12,100	
	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	**	3	\$5,400	
	Cast in Place Concrete	5%			LIFE	**	5	\$7,800	
	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	**	5-10	\$40,100	
	Mosaic Tile	25%			LIFE	**	10	\$5,700	
	Plaster	5%	Now	\$1,500	LIFE	**	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Penthouse									
	Wood	5%			LIFE	**	5	\$14,500	
Ceilings									
	AcousTileSusp.Lay-In	50%	Now	\$15,100	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	**	5-10	\$12,300	
	Wood	40%			LIFE	**	5	\$250,100	
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+	\$2,700	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	\$34,000	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	\$3,100		5	\$100	
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Molded Case Bkrs	20%			2046	* *		5	\$100	
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Molded Case Bkrs	40%			2029	\$12,500		5	\$300	
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Molded Case Bkrs	30%			2052	* *		5	\$200	
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Wiring

Thermoplastic	20%			2030	\$10,700		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

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

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	\$800	
		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	\$1,600	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	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Day Tank Is Under Generator							
	Main Tank	50%			2070	**	5	\$400	
		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 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	\$102,300	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

\$1,200

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

Ext Pkg Unit -

40%

2030

\$116,700

2

\$600

Heating/Cooling

Split Unit

10%

2035

* *

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$38,800

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$21,100

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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								
	Gas Fired	100%			2029	\$14,200	2	\$300	
	Other Observation, Extent : Light, 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 : Light, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : 1 Unit								
	Hydraulic	50%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : 1 Unit								

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Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 07-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph
Block : 962 **Lot** : 1 **BIN** : 1022053

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$177,600	\$805,200
Interior Architecture	\$213,500	\$87,200
Electrical	\$563,000	\$1,885,300
Mechanical	\$1,415,700	\$743,000
Total	\$2,369,800	\$3,520,600
Importance Code A	\$177,600	\$843,800
Importance Code B	\$2,192,200	\$2,625,000
Importance Code C		\$51,900
Total	\$2,369,800	\$3,520,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$47,900
Interior Architecture	\$34,200	\$12,300	\$19,400	\$9,700
Electrical	\$13,200	\$13,600	\$11,900	\$41,800
Mechanical	\$28,100	\$23,600	\$39,800	\$31,400
Site Pavements	\$3,200			
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Total	\$110,300	\$81,200	\$102,700	\$162,300
Importance Code A		\$2,800		\$48,100
Importance Code B	\$107,100	\$78,400	\$90,300	\$114,200
Importance Code C	\$3,200		\$12,400	
Total	\$110,300	\$81,200	\$102,700	\$162,300



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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	\$177,600	LIFE	**	5	\$56,500	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%								
	Location : West And South Facades								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Metal/Glass Curt Wall	45%			LIFE	**	5	\$119,100	
	Metal Panel	10%			2049	**	5-10	\$97,100	
	Window Wall	5%			2049	**	5	\$26,500	
Windows									
	Aluminum	95%			2045	**	5	\$29,800	
	Metal Louvers	5%			2038	**	10	\$9,800	
Parapets									
	Masonry: Brick	50%			LIFE	**	5	\$4,200	
	Metal/Glass Curt Wall	45%			2049	**	5	\$14,700	
	Metal Panel	5%			2049	**	5	\$1,600	
Roof									
	Modified Bitumen	95%			2029	\$522,100	10	\$36,900	
	Patching Evident, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Skylight, Metal/Glass	3%			2039	**	10	\$3,900	
	Skylight, Plastic	2%			2042	**	1		
Soffits									
	Stucco Cement	100%			2034	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$30,900	
	Ceramic Tile	10%			2038	**	5	\$14,100	
	Quarry Tile	10%			2042	**	5	\$21,200	
	Terrazzo	5%	Now	\$34,200	LIFE	**	5	\$5,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Lobby								
	Vinyl Tile	10%			2034	**	3	\$5,300	
	Vinyl Tile 9" X 9"	55%	4+	\$178,200	2034	**	3	\$29,100	
	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Interior Walls

Ceramic Tile	10%			2038	**	5	\$24,700	
Concrete Masonry Unit	15%			LIFE	**	5	\$14,800	
Glass: Single Pane	2%			LIFE	**	5	\$3,700	
Gypsum Board	35%			LIFE	**	5	\$51,900	
Marble Panels	3%			LIFE	**			
Plaster	20%			LIFE	**	5	\$14,800	
SGFT/Glazed Masonry	15%			LIFE	**			

Ceilings

AcousTileSusp.Lay-In	50%			2042	**	5	\$70,500	
Exposed Concrete	15%			LIFE	**	5	\$3,300	
Plaster	35%			LIFE	**	5	\$30,900	

Site Enclosure

Fence/Gates

Iron Picket	30%			2049	**			
Masonry: Brick	70%			2039	**			

Retaining Walls

Masonry: Fieldstone	100%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Side Of Building At Entrance</i>								
<i>Explanation : This Is Actually A Granite Planter Wall</i>								

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2034	**			
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On-Site Walkways

Masonry: Granite	100%	4+	\$3,200	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Front Steps At Entry</i>								

Parking/Driveway

Cast in Place Concrete	100%			2034	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$38,600	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2000 Ampere Main Disconnect Switches</i>								

Transformers

Dry Type	100%			2027	\$16,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 500 Kilovolt-ampere Step Up Transformers</i>								

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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									
Switchgear / Switchboard									
	Fused Disc Sw	10%			2039	**	5		
	Molded Case Bkrs	90%			2029	\$114,600	5	\$2,200	
Raceway									
	Conduit	70%			2029	\$72,300	1		
	Conduit	30%			2039	**	1		
Panelboards									
	Fused Disc Sw	10%			2037	**	5	\$200	
	Molded Case Bkrs	50%			2037	**	5	\$1,200	
	Molded Case Bkrs	40%			2028	\$37,400	5	\$1,000	
Wiring									
	Braided Cloth	60%	2-4	\$96,200	2054	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Thermoplastic	40%			2039	**	1		
Motor Controllers									
	Locally Mounted	5%	4+	\$200	2027	\$9,700	5		
		Enclosure Corroded, Extent : Moderate, Area Affected : 50% Location : Near Cooling Towers							
	Locally Mounted	25%			2034	**	5	\$200	
	Motor Control Center	20%			2034	**	5	\$500	
	Motor Control Center	50%			2027	\$69,200	5	\$1,300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,400	
Stand-by Power									
Transfer Switches									
	Automatic	50%			2027	\$5,900	1	\$14,500	
	Automatic	50%			2034	**	1	\$14,500	
Generators									
	Diesel	50%			2025	\$46,000	1	\$18,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Explanation : One 205 Kilowatt							
	Diesel	50%			2032	**	1	\$18,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : One 225 Kilowatt							
Batteries									
	Lead/Acid	100%			2021	\$1,600	5	\$3,500	

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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									
	Fuel Storage								
	Day Tank	25%			2028	\$1,800	5	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons							
	Day Tank	25%			2037	**	5	\$4,400	
	Main Tank	50%			2032	**	5	\$1,400	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2024	\$161,500	10	\$8,600	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	78%			2029	\$1,259,900	10	\$67,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	10%			2029	\$161,500	10	\$8,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	HID	1%			2024	\$2,400	10		
	Incandescent	1%			2024	\$16,200	2		
Egress Lighting									
	Emergency, Service	45%			2029	\$21,700	1		
	Emergency, Battery	5%			2029	\$6,600	10	\$1,100	
	Exit, LED	50%			2057	**	1		
Exterior Lighting									
	HID	9%			2029	\$33,400	10		
	Incandescent	1%			2024	\$3,100	2		
	No Component	90%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	**	1	\$10,600	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Main Floor And Basement Levels							
		Explanation : Security Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2024	\$305,300	1-3	\$18,000	

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

Heating

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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									
	Energy Source								
	Utility Steam	100%			2039	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam From Con Edison							
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$5,600	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 6th Floor East And Basement Mechanical Room							
		Explanation : 2 Heat Exchangers On Each Floor							
Distribution									
	Hot Wtr Piping/Pump	50%			2037	**	4	\$3,500	
	Steam Piping/Pump	50%			2039	**			
Terminal Devices									
	Air Handler	55%			2024	\$711,700	1	\$32,100	
	Air Handler	5%	Now	\$64,700	2039	**	1	\$2,600	
		Abandoned in Place, Extent : Severe, Area Affected : 20%							
		Location : 2nd Floor Mechanical Room Number 3							
		On Extended Life, Extent : Moderate, Area Affected : 20%							
		Location : 2nd Floor Mechanical Room Number 3							
	Convactor/Radiator	20%			2027	\$98,500	1	\$6,100	
	Fan Coil Unit/Heat	20%			2024	\$275,600	1	\$6,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	60%			2032	**	1	\$61,200	
		R-134a Refrigerant, Extent : Light, Area Affected : 50%							
		Location : 2 Units, Basement							
	Window/Wall Unit	20%			2022	\$38,400	1		
	No Component	20%							
Distribution									
	CW & CHW Wtr Pipe/Pump	60%			2039	**	4	\$2,800	
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2029	\$330,300	1	\$23,300	
	No Component	60%							
Heat Rejection									
	Water Cooling Tower	60%	Now	\$50,300	2027	\$167,600	2	\$45,500	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Supporting Beams At Roof							
	No Component	40%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,600	

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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
Ventilation									
	Exhaust Fans								
	Interior	70%			2024	\$229,200	2	\$2,000	
	Roof	30%			2024	\$45,800	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2029	\$146,600	4	\$14,000	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2037	**	4	\$3,000	
	Sewage Ejector(s)								
	Electric	100%			2029	\$26,500	4	\$5,600	
	Backflow Preventer								
	Generic	100%			2034	**	1	\$5,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : One Unit From Cellar To 6th Floor, Two Units From 1st To 6th Floor							
		Explanation : 3 Units							
	Hydraulic	10%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Cellar to Basement							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	**	1-5	\$47,500	
	Sprinkler								
	No Component	30%							
	Generic	70%			2039	**	1-2	\$18,500	
	Fire Pump								
	Generic	100%			2032	**	1	\$17,600	

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 : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 24-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,PH
Block : 1729 **Lot** : 27 **BIN** : 4042887

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$335,400	\$35,900
Electrical		\$26,200
Mechanical		\$180,700
Total	\$335,400	\$242,900
Importance Code A	\$335,400	\$35,900
Importance Code B		\$206,900
Total	\$335,400	\$242,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,400	\$2,700		\$9,700
Interior Architecture	\$40,000	\$3,700	\$2,000	
Electrical	\$7,300	\$2,700	\$2,000	\$24,100
Mechanical	\$6,200	\$6,400	\$9,700	\$26,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$101,700	\$19,400	\$17,600	\$64,500
Importance Code A	\$47,000	\$5,300	\$2,600	\$12,400
Importance Code B	\$51,400	\$14,100	\$14,000	\$52,200
Importance Code C	\$3,300		\$1,000	
Total	\$101,700	\$19,400	\$17,600	\$64,500



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.
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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								
Cast in Place Concrete	5%	Now	\$14,500	LIFE	**	5	\$12,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : West Facade								
Paint Peeling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : West Facade								
Masonry: Brick	73%	Now	\$113,000	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								
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%			LIFE	**	5	\$1,800	
Masonry: Limestone	2%			LIFE	**	5	\$700	
Masonry: Marble	5%			LIFE	**	5	\$1,800	
Metal Panel	10%			2049	**	5-10	\$33,800	
Windows								
Aluminum	90%			2045	**	5	\$10,200	
Bronze/Brass	5%	Now	\$68,900	2054	**	5	\$1,800	
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								
Glass Block	5%			LIFE	**	5	\$400	

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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%			LIFE	**	5	\$2,700	
	Masonry: Marble	20%	Now	\$26,900	LIFE	**	5	\$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Coping									
Jnt 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%			2049	**	5	\$900	
	Metal Rail	5%			2042	**	5-10	\$4,400	
	Metal: Cage/Fence	15%	Now	\$3,000	2034	**	5	\$2,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Lower Roof									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Lower Roof									
Roof									
	Modified Bitumen	95%	Now	\$153,600	2034	**			
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%			2039	**	10	\$4,800	
Recent Repair Evident, Extent : Light, Area Affected : 20%									
Location : Over Stair									
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,300	
	Ceramic Tile	5%			2038	**	5	\$2,000	
Recent Installation, Extent : Light, Area Affected : 25%									
Location : 3rd Floor									
	Terrazzo	15%	Now	\$28,600	LIFE	**	5	\$4,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Front And East Stairs									
	Vinyl Tile	75%			2034	**	3	\$11,100	
Recent Installation, Extent : Light, Area Affected : 25%									
Location : 3rd Floor									

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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%			2038	**	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	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : 3rd Floor									
	Metal Panel	5%			LIFE	**			
	Plaster	20%	Now	\$3,300	LIFE	**	5	\$2,400	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Exterior Wall Locations Throughout									
	SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	20%	4+	\$1,300	2034	**	5	\$3,900	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	AcousTileSusp.Lay-In	15%			2046	**	5	\$5,900	
Recent Installation, Extent : Light, Area Affected : 25%									
Location : 3rd Floor									
	Exposed Concrete	5%			LIFE	**	5	\$300	
	Gypsum Board	25%			LIFE	**	5	\$12,300	
	Plaster	35%	Now	\$3,800	LIFE	**	5	\$8,600	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2049	**			
Retaining Walls									
	Cast in Place Concrete	100%			2049	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	75%			2042	**			
	Pavers/Stone	25%			2038	**			
On-Site Walkways									
	Cast in Place Concrete	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

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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									
Service Equipment									
	Fused Disc Sw	100%			2049	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 2,000 Amperes									
Switchgear / Switchboard									
	Fused Disc Sw	25%			2049	**	5		
	Molded Case Bkrs	75%			2049	**	5	\$600	
Raceway									
	Conduit	10%			2029	\$3,700	1		
	Conduit	90%			2049	**	1		
Panelboards									
	Molded Case Bkrs	10%			2028	\$3,100	5	\$100	
	Molded Case Bkrs	90%			2045	**	5	\$700	
Wiring									
	Braided Cloth	10%	2-4	\$5,400	2054	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Thermoplastic	90%			2049	**	1		
Motor Controllers									
	Locally Mounted	50%			2042	**	5	\$100	
	Motor Control Center	50%			2042	**	5	\$400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$400	
Lighting									
Interior Lighting									
	Fluorescent	80%			2034	**	10	\$19,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	5%			2029	\$22,500	10	\$1,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : T-12 Lamps									
	LED	15%			2037	**			
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Battery	40%			2034	**	10	\$2,500	
	Exit, Service	60%			2034	**	1		
Exterior Lighting									
	HID	30%			2029	\$33,800	10		
	No Component	70%							
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

70%

Generic

30%

2029

\$27,100

1

\$3,200

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

Fire/Smoke Detection

Generic, Analog

100%

2037

* *

1-3

\$17,600

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

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

Heating

Energy Source

Natural Gas

100%

2039

* *

1

Conversion Equipment

Steam Boiler

45%

2034

* *

1

\$11,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Older Boiler*

Steam Boiler

45%

2046

* *

1

\$11,700

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Boiler Room*

Steam Boiler

10%

2034

* *

1

\$2,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Small Boiler For Tb Clinic*

Distribution

Central Plant Steam

100%

2039

* *

4

\$1,300

Piping/Pmp

Terminal Devices

Air Handler

40%

2029

\$144,200

1

\$6,500

Convactor/Radiator

60%

2034

* *

1

\$5,100

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2034	**	1	\$7,300	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Chillers On Roof							
	Ext Pkg Unit - Heating/Cooling Window/Wall Unit	30%			2034	**	2	\$500	
		10%			2024	\$5,300	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	60%			2049	**	4	\$1,200	
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2034	**	1	\$9,800	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,600	
Exhaust Fans									
	Interior	40%			2029	\$36,500	2	\$300	
	Roof	60%			2029	\$25,500	2	\$500	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	**	1		
Water Heater									
	Gas Fired	100%			2024	\$15,600	2	\$400	
		Other Observation, Extent : Light, 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%			2023	\$900	4	\$600	
Sewage Ejector(s)									
	Electric	100%			2034	**	4	\$1,700	
Backflow Preventer									
	Generic	100%			2039	**	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							

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

Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$77,800	\$264,600
Total	\$77,800	\$264,600
Importance Code A	\$77,800	\$264,600
Total	\$77,800	\$264,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$49,300		\$2,000	
Interior Architecture	\$46,500		\$2,500	\$1,500
Electrical	\$2,200	\$1,400	\$1,500	\$3,000
Mechanical	\$8,800	\$2,900	\$4,700	\$2,500
Site Enclosure	\$500			
Site Pavements	\$13,600	\$200	\$3,600	\$200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$124,900	\$8,400	\$18,300	\$11,100
Importance Code A	\$50,200	\$900	\$2,900	\$900
Importance Code B	\$34,400	\$7,400	\$11,800	\$9,200
Importance Code C	\$40,300	\$200	\$3,600	\$1,000
Total	\$124,900	\$8,400	\$18,300	\$11,100



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$21,500	LIFE	**	5	\$6,800	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
Location : Throughout								
Masonry: Limestone	25%	Now	\$77,800	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	\$43,000	
Granite Panels	5%			LIFE	**	5	\$2,100	
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	**	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Yard								
Explanation : Polycarbonate Paneling Covering Egress Stair								
Modified Bitumen	94%	0-2	\$4,500	2030	\$222,800			
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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$5,400	
	Ceramic Tile	5%			2039	**	5	\$1,200	
	Terrazzo	10%	Now	\$2,400	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	\$2,800	
	Glass: Single Pane	2%			LIFE	**	5	\$1,100	
	Gypsum Board	75%			LIFE	**	5-10	\$45,200	
	SGFT/Glazed Masonry	8%			LIFE	**	10	\$1,400	
Ceilings									
	AcousTileSusp.Lay-In	65%	Now	\$2,700	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 Concrete	10%			LIFE	**	5-10	\$3,100	
	Gypsum Board	15%	Now	\$800	LIFE	**	5	\$4,600	
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Entry Vestibule								
	Plaster	10%			LIFE	**	5-10	\$4,200	
Site Enclosure									
Fence/Gates									
	Chain Link	5%			2030		\$900		
	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	\$500	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	\$5,900	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.

** 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	

Site Pavements

On-Site Walkways

Cast in Place Concrete

50% Now \$800 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 \$6,700 2033 **

*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 \$500

*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.

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

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	\$1,600	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	\$1,300	
				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	\$15,400	
	Exhaust Fans								
	Roof	100%			2035	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	**	1		
	Water Heater								
	Gas Fired	100%			2028	\$10,400	2	\$300	
				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.

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

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

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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 : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 07-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1640 **Lot** : 147 **BIN** : 1052229

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$64,500	\$41,000
Interior Architecture	\$36,300	\$433,600
Electrical		\$302,100
Mechanical	\$91,700	\$508,200
Total	\$192,500	\$1,284,900
Importance Code A	\$64,500	\$41,000
Importance Code B	\$128,000	\$1,176,700
Importance Code C		\$67,200
Total	\$192,500	\$1,284,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$23,400	\$1,900	
Interior Architecture	\$106,700	\$400		\$3,500
Electrical	\$80,900	\$3,900	\$4,100	\$3,200
Mechanical	\$17,200	\$19,600	\$6,700	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$208,700	\$51,300	\$16,600	\$14,500
Importance Code A	\$2,600	\$26,100	\$4,500	\$2,600
Importance Code B	\$158,500	\$25,100	\$12,100	\$11,900
Importance Code C	\$47,600			
Total	\$208,700	\$51,300	\$16,600	\$14,500



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	\$64,500	LIFE	**	5	\$41,000	
		Efflorescence, Extent : Moderate, Area Affected : 5%							
		Location : Bulkheads							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Granite	5%			LIFE	**	5	\$2,100	
	Masonry: Limestone	5%			LIFE	**	5	\$2,100	
	Stucco Cement	15%			2032	**	5	\$20,500	
Windows									
	Aluminum	100%			2043	**	5	\$3,800	
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$1,300	
	Masonry: Limestone	5%			LIFE	**	5	\$100	
	Metal Rail	5%			2032	**	5-10	\$1,300	
Roof									
	Modified Bitumen	95%			2032	**	10	\$12,400	
	Skylight, Metal/Glass	5%			2047	**	10	\$2,200	
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$4,300	LIFE	**	5	\$8,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	10%	Now	\$24,000	2030	\$79,800	5	\$2,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Terrazzo	10%	0-2	\$9,600	LIFE	**	5	\$3,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Stairwell And Lobby							
	Vinyl Tile	30%			2027	\$105,100	3	\$5,900	
	Vinyl Tile 9" X 9"	40%	Now	\$36,300	2027	\$181,500	3	\$5,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							

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

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	\$26,900	2030	\$67,200	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Glass: Single Pane	3%			LIFE	**	5	\$500	
	Marble Panels	2%			LIFE	**			
	Plaster	70%	Now	\$13,700	LIFE	**	5	\$4,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	SGFT/Glazed Masonry	15%	Now	\$7,100	LIFE	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	2%			2032	**	5	\$800	
	Exposed Concrete	15%			LIFE	**	5	\$900	
	Gypsum Board	10%			LIFE	**	5	\$4,900	
	Plaster	73%	Now	\$19,700	LIFE	**	5	\$18,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Stairwell Y							

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%			2027	\$8,700	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement / Boiler Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$101,900	5	\$1,300	
Raceway								
Conduit	80%			2027	\$42,800	1		
Conduit	15%			2037	* *	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	\$4,700	5	\$100	
Fused Toggle Switch	30%	2-4	\$14,000	2052	* *	5	\$200	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	5%			2049	* *	5	\$100	
Molded Case Bkrs	55%			2026	\$25,700	5	\$700	

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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									
Wiring									
	Braided Cloth	30%	2-4	\$24,100	2052	**	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	10%			2037	**	1		
	Thermoplastic	55%			2027	\$44,200	1		
	Thermoplastic	5%			2053	**	1		
Motor Controllers									
	Locally Mounted	70%			2025	\$68,200	5	\$200	
	Locally Mounted	30%	2-4	\$29,200	2047	**	5		
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Room							
Ground									
Grounding Devices									
	Generic	100%	2-4	\$9,900	LIFE	**	5	\$700	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	98%			2035	**	10	\$23,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	2%			2035	**			
Egress Lighting									
	Emergency, Battery	40%			2027	\$14,800	10	\$2,500	
	Emergency, Battery	10%			2035	**	10	\$600	
	Exit, Service	30%			2027	\$2,800	1		
	Exit, Service	20%			2035	**	1		
Exterior Lighting									
	HID	20%			2035	**	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2027	\$44,900	1	\$5,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lobby, Outside, Entry And Exit Doors							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm System							
Fire/Smoke Detection									
	Generic, Digital	100%			2032	**	1-3	\$29,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm Bells And Smoke Detectors							

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Estimates are rounded to the nearest hundred dollars.

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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
Heating									
	Energy Source								
	Natural Gas	100%			2037	**	1		
	Conversion Equipment								
	Steam Boiler	100%			2032	**	1	\$26,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Natural Gas Fired Steam Boilers								
	Distribution								
	Central Plant Steam Piping/Pmp	75%			2027	\$327,200	4	\$1,000	
	On Extended Life, Extent : Moderate, Area Affected : 90%								
	Location : Beyond The Boiler Room								
	Central Plant Steam Piping/Pmp	25%			2057	**	4	\$500	
	Recent Installation, Extent : Light, Area Affected : 25%								
	Location : Basement Level								
	Terminal Devices								
	Convactor/Radiator	100%			2025	\$138,000	1	\$8,500	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2025	\$43,000	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,700	
	Exhaust Fans								
	Interior	100%			2022	\$91,700	2	\$800	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : 4th Floor Mechanical Equipment Room								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	**	1		
	Water Heater								
	Gas Fired	100%			2022	\$15,700	2	\$400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								

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

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

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	75%			LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	25%	Now	\$13,400	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 25%							
		Location : Throughout Basement Level, Severe Clogging Due To Heavy Internal Pipe Corrosion							
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$7,100	4	\$1,000	
	Backflow Preventer								
	Generic	100%			2032	**	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 : 1 Unit							

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

Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 22-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5
Block : 2079 **Lot** : 21 **BIN** : 3058406

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$86,600	\$66,600
Interior Architecture	\$124,000	
Electrical	\$403,600	\$435,700
Mechanical		\$361,400
Total	\$614,100	\$863,700
Importance Code A	\$86,600	\$66,600
Importance Code B	\$527,500	\$797,100
Total	\$614,100	\$863,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,600	\$8,800		\$37,200
Interior Architecture	\$13,600	\$15,700	\$7,800	\$4,400
Electrical	\$17,200	\$1,500	\$1,600	\$20,800
Mechanical	\$8,000	\$9,700	\$11,000	\$23,500
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$61,200	\$50,500	\$35,300	\$100,600
Importance Code A	\$10,900	\$12,100	\$3,300	\$40,600
Importance Code B	\$36,800	\$38,400	\$27,600	\$60,100
Importance Code C	\$13,600		\$4,400	
Total	\$61,200	\$50,500	\$35,300	\$100,600



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
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	\$7,600	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%			2049	**	5-10	\$44,200	
	Granite Panels	4%	Now	\$35,500	LIFE	**	5	\$2,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Entry Ramp									
Windows									
	Aluminum	90%			2045	**	5	\$16,900	
	Metal Louvers	5%			2032	**	10	\$5,900	
	Steel	5%	Now	\$51,100	2054	**	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%			2049	**	5	\$2,100	
	Metal Rail	5%			2042	**	5-10	\$4,900	
Roof									
	Modified Bitumen	100%			2034	**	10	\$24,100	
Soffits									
	Cast in Place Concrete	40%			LIFE	**	5		
	Cement-Fiber Panel	60%			2034	**	10		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$11,400	
	Ceramic Tile	13%			2038	**	5	\$6,800	
	Terrazzo	10%			LIFE	**	5	\$4,100	
	Vinyl Tile	67%	2-4	\$124,000	2034	**	3	\$13,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									

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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%			2038	**	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	\$2,900	LIFE	**	5	\$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 3%									
Location : Room 124									
Recent Repair Evident, Extent : Light, Area Affected : 3%									
Location : Fifth Floor									
Water Penetration, Extent : Moderate, Area Affected : 6%									
Location : Fifth Floor, Room 124									
	SGFT/Glazed Masonry	15%	0-2	\$10,700	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Basement									
	Wood	2%			LIFE	**	5	\$7,100	
Ceilings									
	AcousTileSusp.Lay-In	60%			2042	**	5	\$31,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : First Floor									
	Exposed 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%			2064	**			
Free Standing Walls									
	Masonry: Brick	100%			2049	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	**			
On-Site Walkways									
	Cast in Place Concrete	50%			2042	**			
	Masonry: Granite	50%			LIFE	**			

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2039	* *	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2000 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%			2049	**	5	\$200	
	Raceway								
	Conduit	90%			2029	\$48,200	1		
	Conduit	10%			2049	**	1		
	Panelboards								
	Molded Case Bkrs	40%			2037	**	5	\$400	
	Molded Case Bkrs	40%			2028	\$18,700	5	\$400	
	Molded Case Bkrs	20%			2037	**	5	\$200	
	Wiring								
	Braided Cloth	20%	2-4	\$16,100	2054	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	60%			2039	**	1		
	Thermoplastic	20%			2049	**	1		
	Motor Controllers								
	Locally Mounted	85%			2034	**	5	\$200	
	Locally Mounted	15%			2027	\$14,600	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected With Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2034	**	10	\$6,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	40%			2024	\$239,000	10	\$12,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	30%			2029	\$179,200	10	\$9,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	LED	10%			2037	**			
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Corridors							
	Egress Lighting								
	Emergency, Service	20%			2034	**	1		
	Emergency, Battery	30%			2029	\$14,700	10	\$2,500	
	Exit, LED	40%			2057	**	1		
	Exit, Service	10%			2029	\$1,200	1		

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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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

100%

2024

\$164,600

10

\$100

Alarm

Security System

No Component

70%

Generic

30%

2029

\$39,500

1

\$4,700

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2029

\$135,400

1-3

\$7,700

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

Heating

Energy Source

Natural Gas

100%

2049

* *

1

Conversion Equipment

Hot Water Boiler

10%

2034

* *

1

\$1,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement Boiler Room, Penthouse**Explanation : 3 Units (Summer Boiler)*

Steam Boiler

90%

2042

* *

1

\$31,100

*Other Observation, Extent : Light, Area Affected : 75%**Location : Sub-basement Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

10%

2045

* *

4

\$300

Central Plant Steam

90%

2039

* *

4

\$1,500

Piping/Pmp

Terminal Devices

Air Handler

25%

2029

\$119,700

1

\$5,400

Convactor/Radiator

75%

2034

* *

1

\$8,500

Air Conditioning

Energy Source

Electricity

100%

2037

* *

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									
Conversion Equipment									
	Centrifugal, Elec Chiller	40%			2032	**	1	\$15,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : One Chiller On Roof									
	Int Pkg Unit - Heating/Cooling	20%			2030	\$144,800	2	\$400	
	Split Unit	5%			2034	**			
	Window/Wall Unit	20%			2024	\$14,200	1		
	No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%									
Location :									
Explanation : 3rd And Half Of The 4th Floor Air Conditioning System Is Responsibility Of Another Tenant									
Distribution									
	CW & CHW Wtr Pipe/Pump	40%			2049	**	4	\$1,000	
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2034	**	1	\$8,600	
	No Component	60%							
Heat Rejection									
	Dry Cooler	40%			2034	**	2	\$9,700	
	No Component	60%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,400	
Exhaust Fans									
	Interior	80%			2029	\$96,900	2	\$900	
	Roof	20%			2029	\$11,300	2	\$200	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2034	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One 75 Gallon Tank									
Water Heater									
	Gas Fired	100%			2027	\$20,800	2	\$500	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2034	**	4	\$1,300	
Backflow Preventer									
	Generic	100%			2034	**	1	\$2,100	
Fixtures									
	Generic	100%							

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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
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Two Units From Basement To 5th Floor, One Unit From Sub-basement To 1st Floor</i>									
<i>Explanation : 3 Units</i>									
Fire Suppression									
Sprinkler									
Under Construction		100%							
Fire Pump									
Under Construction		100%							

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Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$224,100	
Interior Architecture		\$37,600
Electrical	\$57,200	\$89,900
Total	\$281,300	\$127,600
Importance Code A	\$224,100	
Importance Code B	\$57,200	\$127,600
Total	\$281,300	\$127,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$62,600			
Interior Architecture	\$89,100		\$1,600	\$800
Electrical	\$13,100	\$300	\$500	\$500
Mechanical	\$39,600	\$2,300	\$5,400	\$2,200
Site Enclosure	\$1,200			
Site Pavements	\$1,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$210,700	\$6,600	\$11,400	\$7,500
Importance Code A	\$64,400	\$1,700	\$1,700	\$1,700
Importance Code B	\$113,700	\$4,900	\$9,700	\$5,800
Importance Code C	\$32,600			
Total	\$210,700	\$6,600	\$11,400	\$7,500



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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
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	84%			LIFE	**	5	\$30,500	
	Masonry: Brick Cavity	11%	Now	\$77,900	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	\$1,400	
Windows									
	Aluminum	95%	Now	\$15,700	2046	**	5	\$3,100	
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : 2nd Floor Offices									
	Glass Block	5%	Now	\$3,400	LIFE	**	5	\$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : West Side Carriage House									
Parapets									
	Masonry: Brick Cavity	95%			LIFE	**	5-10	\$29,500	
Efflorescence, Extent : Light, Area Affected : 15%									
Location : Interior Wall Of Upper Parapet									
	Masonry: Limestone	5%			LIFE	**	5-10	\$2,800	
Roof									
	Modified Bitumen	97%	Now	\$146,100	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

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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	\$7,600	
		Paint Peeling, Extent : Light, Area Affected : 20%							
		Location : Basement							
	Ceramic Tile	8%	Now	\$4,000	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	\$2,000	
	Vinyl Tile	17%	Now	\$7,500	2030	\$37,600	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	\$28,700	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	\$14,800	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	\$2,300	2039	**	5	\$800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Toilets Throughout							
	Glass Block	3%			LIFE	**	10	\$300	
	Gypsum Board	15%	Now	\$700	LIFE	**	5	\$2,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Gas Main Room In Basement							
	Plaster	65%	Now	\$12,200	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	\$3,200	2043	**	5	\$1,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Basement Lunchroom							
	Gypsum Board	10%			LIFE	**	5-10	\$8,600	
	Plaster	75%	Now	\$5,100	LIFE	**	5	\$11,700	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Second Floor Stairwell And Offices							

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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	\$1,200	2050	* *			
	Jnt 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	\$1,200	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	\$2,600	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	\$50,900	5	\$400	
	Raceway								
	Conduit	70%			2030	\$10,100	1		
	Conduit	30%			2040	* *	1		
	Panelboards								
	Molded Case Bkrs	70%			2029	\$21,800	5	\$300	
	Molded Case Bkrs	30%			2038	* *	5	\$100	
	Wiring								
	Braided Cloth	15%	2-4	\$2,700	2055	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Thermoplastic	20%			2040	* *	1		
	Thermoplastic	65%			2030	\$11,800	1		
	Motor Controllers								
	Locally Mounted	100%			2028	\$39,000	5	\$100	
Ground									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$9,900	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+	\$57,200	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	\$4,300	1		
	Exit, LED	30%			2058	* *	1		
	Exit, Service	20%			2025	\$1,200	1		
	Exterior Lighting								
	HID	20%			2030	\$13,100	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	\$10,500	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
HOMECAST 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	\$5,800	4	\$200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%	Now	\$1,300	2025	\$26,400	2	\$200	
		Malfunctioning, Extent : Severe, Area Affected : 20%							
		Location : Rooftop Unit Is Very Noisy Due To Malfunction							
	Split Unit	10%			2030	\$34,800			
	Window/Wall Unit	60%			2025	\$20,400	1		
	No Component	10%							
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2	\$8,100	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,700	
	Exhaust Fans								
	Roof	50%	0-2	\$13,500	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	\$13,500	2040	**	2	\$200	
		Broken, Extent : Severe, Area Affected : 20%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$1,400	2035	**	1		
		Corroded, Extent : Severe, Area Affected : 5%							
		Location : Water Main Valve							
	Water Heater								
	Gas Fired	100%			2025	\$9,900	2	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit 75 Gallons							

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Estimates are rounded to the nearest hundred dollars.
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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	\$500	2030	\$2,500	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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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 9756 **Lot** : 6 **BIN** : 4208836

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$667,400
Interior Architecture		\$397,300
Electrical	\$39,500	\$68,200
Mechanical		\$987,800
Total	\$39,500	\$2,120,700
Importance Code A		\$667,400
Importance Code B	\$39,500	\$1,453,300
Total	\$39,500	\$2,120,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,800	\$4,600	\$8,700	
Interior Architecture	\$38,200			\$15,900
Electrical	\$7,600	\$37,800	\$4,700	\$3,700
Mechanical	\$10,800	\$36,500	\$14,100	\$9,100
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$77,100	\$94,700	\$43,300	\$44,500
Importance Code A	\$7,900	\$7,800	\$11,800	\$3,100
Importance Code B	\$54,700	\$86,900	\$31,500	\$41,400
Importance Code C	\$14,600			
Total	\$77,100	\$94,700	\$43,300	\$44,500



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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
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%			LIFE	**	5	\$49,000	
		Recent Repair Evident, Extent : Light, Area Affected : 66%							
		Location : Throughout2015							
	Granite Panels	5%			LIFE	**	5	\$2,000	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Front Facade							
Windows									
	Aluminum	95%			2043	**	5	\$17,400	
	Glass Block	5%	Now	\$4,800	LIFE	**	5	\$600	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : West Facade							
Parapets									
	Concrete Masonry Unit	10%			LIFE	**	5	\$900	
	Masonry: Brick	80%			LIFE	**	5	\$6,700	
	Masonry: Limestone	5%			LIFE	**	5	\$500	
	Metal Rail	5%			2032	**	5-10	\$7,500	
Roof									
	Single Ply Membrane	70%			2027	\$569,200	10	\$34,500	
	Skylight, Metal/Glass	30%			2047	**	10	\$49,300	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$15,100	
	Ceramic Tile	10%			2036	**	5	\$6,900	
	Terrazzo	15%			LIFE	**	5	\$8,100	
	Vinyl Tile	65%			2027	\$397,300	3	\$22,400	
Interior Walls									
	Glazed Ceramic Panel	10%			LIFE	**			
	Gypsum Board	25%			LIFE	**	5	\$10,800	
	Gypsum Board	30%			LIFE	**	5	\$13,000	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Annex Building							
	Plaster	25%			LIFE	**	5	\$5,400	
	SGFT/Glazed Masonry	10%	4+	\$14,600	LIFE	**			
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Worn/Eroded, Extent : Light, Area Affected : 5%							
		Location : Basement							

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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									
Ceilings									
	AcousTileSusp.Lay-In	50%	2-4	\$14,500	2040	* *	5	\$17,200	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Throughout									
	AcousTileSusp.Lay-In	30%			2044	* *	5	\$20,700	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Annex Building									
	Exposed Concrete	10%			LIFE	* *	5	\$1,100	
	Plaster	10%			LIFE	* *	5	\$4,300	

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	50%			2047	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Service Switch Rated At 2000 Amperes.							
	Fused Disc Sw	50%			2037	* *	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%			2040	* *	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%			2047	* *	5	\$1,400	
Raceway									
	Conduit	30%			2053	* *	1		
	Conduit	50%			2047	* *	1		
	Conduit	20%			2027	\$10,700	1		
Panelboards									
	Fused Disc Sw	10%			2043	* *	5	\$100	
	Fused Disc Sw	5%			2049	* *	5	\$100	
	Molded Case Bkrs	20%			2026	\$14,000	5	\$300	
	Molded Case Bkrs	35%			2043	* *	5	\$500	
	Molded Case Bkrs	30%			2049	* *	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	\$4,000	2052	**	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	30%			2053	**	1		
	Thermoplastic	25%			2027	\$20,100	1		
	Thermoplastic	40%			2047	**	1		
Motor Controllers									
	Locally Mounted	50%			2032	**	5	\$200	
	Locally Mounted	20%			2025	\$23,400	5	\$100	
	Locally Mounted	30%			2040	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$800	
Lighting									
Interior Lighting									
	Fluorescent	60%			2032	**	10	\$25,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2022	\$39,500	10	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	5%			2032	**	10	\$2,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2035	**	10	\$2,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Annex Building							
	Fluorescent	25%			2035	**	10	\$10,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Annex Building							
Egress Lighting									
	Emergency, Battery	35%			2032	**	10	\$3,900	
	Emergency, Battery	15%			2035	**	10	\$1,700	
	Exit, LED	15%			2062	**	1		
	Exit, Service	35%			2032	**	1		
Exterior Lighting									
	Fluorescent	5%			2027	\$8,600	10	\$200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Rear Of Main Building							
	HID	15%			2035	**	10		
	No Component	80%							

Alarm

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

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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	

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$5,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside And Entry And Exit Doors**Explanation : CCTV Surveillance Camera And Intrusion Alarm System*

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$31,800

*Other Observation, Extent : Light, 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

Natural Gas

100%

2047

* *

1

Conversion Equipment

Furnace

20%

2035

* *

1

\$4,600

Heat Exchanger, Plate & Frame

35%

2030

\$22,700

1

\$8,000

*Other Observation, Extent : Light, Area Affected : 10%**Location : Boiler Room**Explanation : Four Hot Water Converter Observed*

Hot Water Boiler

10%

2044

* *

1

\$2,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Annex Third Floor Equipment Room**Explanation : 1 Natural Gas Fired Hot Water Boiler*

Steam Boiler

35%

2032

* *

1

\$16,000

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

Distribution

Hot Wtr Piping/Pump

45%

2035

* *

4

\$1,000

Hot Wtr Piping/Pump

40%

2049

* *

4

\$1,400

Central Plant Steam Piping/Pmp

15%

2037

* *

4

\$500

Terminal Devices

Air Handler

25%

2027

\$158,100

1

\$7,100

Convactor/Radiator

50%

2040

* *

1

\$7,400

No Component

25%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Roof**Explanation : The Remaining Space Heating Is Accounted For Under The Heating**Conversion Equipment Section*

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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
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2027	\$229,100	1	\$12,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Chillers							
	Ext Pkg Unit - Heating/Cooling	40%			2035	* *	2	\$1,100	
	Distribution								
	CW & CHW Wtr Pipe/Pump	60%			2037	* *	4	\$2,000	
	No Component	40%							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$504,500	1	\$28,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,700	
	Exhaust Fans								
	Interior	60%			2027	\$96,000	2	\$800	
	Roof	40%			2035	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$27,400	2	\$700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : 2 Units							
	Sanitary Piping								
	Cast Iron	60%			LIFE	* *	1		
	Cast Iron	40%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	60%			LIFE	* *	1		
	Cast Iron	40%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$7,700	4	\$1,100	
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$2,800	
	Fixtures								
	Generic	100%							
Vertical Transport									

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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
Vertical Transport									
Elevators									
	Geared Traction	80%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Basement To 4th Floor							
		Explanation : Two Passenger Units							
	Hydraulic	20%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Sub-basement - 1 And 1-3							
		Explanation : One Freight Unit And One Passenger Elevator In The Annex							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 05-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 9756 **Lot** : 6 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,000			\$13,800
Interior Architecture		\$10,800	\$1,700	
Electrical	\$400	\$500	\$400	\$14,700
Mechanical	\$1,000	\$800	\$2,100	\$800
Site Pavements	\$21,000	\$100	\$100	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$45,300	\$16,100	\$8,100	\$34,500
Importance Code A	\$19,600	\$700	\$700	\$14,500
Importance Code B	\$4,700	\$15,300	\$6,200	\$18,700
Importance Code C	\$21,000	\$100	\$1,200	\$1,300
Total	\$45,300	\$16,100	\$8,100	\$34,500



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
JAMAICA DISTRICT HEALTH CENTER ANNEX
Asset # : 14734

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	**	5	\$4,000	
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$10,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : First Floor, Main Entrance									
Explanation : This Component Is Actually Architectural Terra-cotta									
	Masonry: Brick Cavity	90%	0-2	\$19,000	LIFE	**	5	\$24,300	
Diagonal Cracks, Extent : Light, Area Affected : 5%									
Location : Bulkhead Stair									
Efflorescence, Extent : Light, Area Affected : 20%									
Location : West Facade									
	Masonry: Limestone	2%			LIFE	**	5	\$400	
Windows									
	Aluminum	100%			2045	**	5	\$8,000	
Parapets									
	Concrete Masonry Unit	45%			LIFE	**	5	\$1,700	
	Masonry: Brick Cavity	50%			LIFE	**	5	\$1,700	
	Masonry: Limestone	3%			LIFE	**	5	\$100	
	Pre-Cast Concrete	2%			LIFE	**	5	\$400	
Roof									
	Single Ply Membrane	100%			2034	**	10	\$13,800	
Soffits									
	Metal Panel	25%			2049	**	5-10		
	Stucco Cement	75%			2042	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,200	
	Ceramic Tile	5%			2038	**	5	\$1,000	
	Terrazzo	10%			LIFE	**	5	\$1,600	
	Vinyl Tile	80%			2034	**	3	\$6,200	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$2,300	
	Glass: Single Pane	10%			LIFE	**	5	\$3,400	
	Gypsum Board	85%			LIFE	**	5	\$23,200	
Ceilings									
	AcousTileSusp.Lay-In	85%			2042	**	5	\$17,500	
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Throughout, Pipe Condensation									
	Gypsum Board	15%			LIFE	**	5	\$3,800	
Site Enclosure									
Fence/Gates									
	Chain Link	75%			2049	**			
	Iron Picket	25%			2064	**			

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

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

Free Standing Walls

Masonry: Fieldstone

100%

2049

**

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

Location : Main Entrance

Explanation : Actually Granite Walls

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2042

**

On-Site Walkways

Cast in Place Concrete

95%

2042

**

Metal

5% Now

\$18,600

2059

**

1-3

\$4,200

Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%

Location : Floor Hatch, South Side

Parking/Driveway

Asphalt

100%

0-2

\$2,300

2038

**

Ponding, Extent : Moderate, Area Affected : 10%

Location : Rear Lot

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

Under 600 Volts

Raceway

Conduit

100%

2049

**

1

Panelboards

Fused Disc Sw

5%

2045

**

5

Molded Case Bkrs

95%

2045

**

5

\$300

Wiring

Thermoplastic

100%

2049

**

1

Motor Controllers

Locally Mounted

100%

2042

**

5

\$100

Lighting

Interior Lighting

Fluorescent

90%

2034

**

10

\$11,300

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent

10%

2034

**

10

\$1,300

Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Hallways

Egress Lighting

Emergency, Battery

50%

2034

**

10

\$1,700

Exit, LED

50%

2057

**

1

Exterior Lighting

HID

100%

2034

**

10

Alarm

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 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

No Component

70%

Generic

30%

2034

* *

1

\$1,500

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

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%

2055

* *

1

Conversion Equipment

Furnace

80%

2037

* *

1

\$5,400

*Other Observation, Extent : Light, Area Affected : 80%**Location : Roof**Explanation : 4 Package Units*

Hot Water Boiler

20%

2046

* *

1

\$1,400

*Other Observation, Extent : Light, Area Affected : 20%**Location : 3rd Floor Boiler Room**Explanation : 1 Unit*

Terminal Devices

Convactor/Radiator

20%

2046

* *

1

\$900

No Component

80%

Air Conditioning

Energy Source

Electricity

100%

2051

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2037

* *

2

\$800

*R-134a Refrigerant, Extent : Light, Area Affected : 100%**Location : 4 Units, Roof***Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$7,600

Exhaust Fans

Roof

100%

2037

* *

2

\$400

Plumbing

H/C Water Piping

Brass/Copper

100%

2055

* *

1

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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
Plumbing									
	Water Heater								
	Not Accessible	100%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : Administration Building						
			Explanation : Hot Water Coming From Adjacent Building						
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Not Accessible	100%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : Administration Building						
			Explanation : Water Main Is In Adjacent Building						
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st To 3rd Floor.						
			Explanation : 1 Unit						

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

Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 18-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 1681 **Lot** : 37 **BIN** : 1052845

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$55,300	\$82,200
Electrical		\$45,600
Site Pavements		\$68,000
Total	\$55,300	\$195,800
Importance Code B		\$127,800
Importance Code C	\$55,300	\$68,000
Total	\$55,300	\$195,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$50,300	\$8,700		\$2,900
Interior Architecture	\$22,700	\$8,000		\$2,200
Electrical	\$1,400	\$1,800	\$1,400	\$11,200
Mechanical	\$21,100	\$1,300	\$7,100	\$10,400
Site Pavements	\$3,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$102,800	\$23,700	\$12,500	\$30,700
Importance Code A	\$68,300	\$9,400	\$800	\$3,900
Importance Code B	\$34,300	\$14,300	\$11,700	\$26,800
Importance Code C	\$200			
Total	\$102,800	\$23,700	\$12,500	\$30,700



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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%	0-2	\$13,000	LIFE	* *	5	\$9,400		
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : North Elevation								
Masonry: Brick	3%	Now	\$2,600	LIFE	* *	5	\$800		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
	Location : Throughout Garage, North And South Facade								
Metal Coiling Doors	2%			2034	* *	5	\$1,700		
Stucco Cement	35%			2046	* *	5	\$24,000		
	Recent Construction, Extent : Light, Area Affected : 100%								
	Location : South And West Elevations								
Stucco Cement	5%			2034	* *	5	\$3,400		
Windows									
Aluminum	88%			2045	* *	5	\$800		
Glass Block	10%			LIFE	* *	5	\$100		
Metal Louvers	2%			2032	* *	10	\$100		
Parapets									
Concrete Masonry Unit	40%			LIFE	* *	5	\$700		
Metal Rail	50%			2042	* *	5-10	\$14,100		
Metal: Cage/Fence	5%			2034	* *	5-10	\$600		
Pre-Cast Concrete	5%			LIFE	* *	5	\$500		
Roof									
Single Ply Membrane	93%	Now	\$19,000	2034	* *				
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Skylight, Metal/Glass	5%	Now	\$3,800	2039	* *				
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Sloped Glazing	2%			LIFE	* *	5	\$6,600		
Interior									
Floors									
Cast in Place Concrete	75%			LIFE	* *	5	\$37,700		
Quarry Tile	10%	0-2	\$13,800	2034	* *	5	\$1,700		
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
Traffic Topping	15%			2029	\$44,600	5	\$4,300		
Interior Walls									
Concrete Masonry Unit	95%	Now	\$55,300	LIFE	* *	5	\$9,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Plaster	5%	0-2	\$200	LIFE	* *	5	\$400		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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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
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									
	Ceilings								
	AcousTileSusp.Lay-In	70%			2042	**	5	\$16,100	
	Gypsum Board	10%	Now	\$2,400	LIFE	**	5	\$2,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	20%	Now	\$6,300	LIFE	**	5	\$2,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	60%			2049	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Roof							
		Explanation : Located At Lower Roof							
	Iron Picket	40%			2064	**			
	Free Standing Walls								
	Concrete Masonry Unit	100%			2039	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	2-4	\$3,400	2042	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Parking/Driveway								
	Cast in Place Concrete	100%			2027	\$68,000			

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%			2049	**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1200 Ampere Main Service Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2049	**	5	\$400	
	Raceway								
	Conduit	50%			2049	**	1		
	Conduit	50%			2039	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2045	**	5	\$400	
	Wiring								
	Thermoplastic	50%			2049	**	1		
	Thermoplastic	50%			2039	**	1		
	Motor Controllers								
	Locally Mounted	100%			2042	**	5	\$100	

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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
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2034	* *	10	\$7,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	50%			2029	\$45,600	10	\$7,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : First Floor							
	Egress Lighting								
	Emergency, Battery	50%			2034	* *	10	\$1,900	
	Exit, Battery	50%			2034	* *	10	\$500	
	Exterior Lighting								
	LED	100%			2034	* *			
Alarm									
	Security System								
	Generic	50%			2034	* *	1	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
	Generic	50%			2034	* *	1	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2034	* *	1-3	\$9,500	
		Other Observation, Extent : Light, 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%			2039	* *	1		
	Conversion Equipment								
	Furnace	85%			2034	* *	1	\$6,500	
		Other Observation, Extent : Light, Area Affected : 85%							
		Location : Roof							
		Explanation : 4 Rooftop Package Units							
	Hot Water Boiler	15%	0-2	\$17,300	2049	* *	1	\$1,000	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : 1st Floor Boiler Room							
		Explanation : 1 Obsolete Unit							

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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
Heating									
	Distribution								
	Hot Wtr Piping/Pump	15%			2037	**	4	\$200	
	No Component	85%							
Terminal Devices									
	Fan Coil Unit/Heat	15%			2034	**	1	\$700	
	No Component	85%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	100%			2034	**	2	\$900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 4 Rooftop Package Units Using 407c Refrigerant							
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$20,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,600	
Exhaust Fans									
	Roof	100%			2034	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$2,200	2039	**	1		
		Corroded, Extent : Severe, Area Affected : 3% Location : Water Main Valve, 1st Floor							
Water Heater									
	Gas Fired	100%			2024	\$9,100	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : 85-gallon Unit With 200-gallon Storage Tank							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$600	LIFE	**	1		
		Other Observation, Extent : Moderate, Area Affected : 2% Location : Roof Explanation : Roof Drain Clogged Causing Roof Leak							
Backflow Preventer									
	Generic	100%			2029	\$3,800	1	\$900	
Fixtures									
	Generic	100%							
Vertical Transport									

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*** 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

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

Hydraulic

100%

LIFE

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st To 2nd Floor**Explanation : 1 Unit*

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

Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$204,500	
Electrical	\$78,500	
Total	\$282,900	
Importance Code A	\$204,500	
Importance Code B	\$78,500	
Total	\$282,900	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$67,400			
Interior Architecture	\$93,000	\$7,400		\$2,400
Electrical	\$700	\$300	\$400	\$300
Mechanical	\$3,000	\$2,100	\$2,200	\$2,400
Site Pavements	\$4,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$172,500	\$13,700	\$6,600	\$9,100
Importance Code A	\$68,900	\$1,500	\$1,500	\$1,500
Importance Code B	\$72,900	\$12,200	\$5,000	\$7,200
Importance Code C	\$30,700			\$400
Total	\$172,500	\$13,700	\$6,600	\$9,100



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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
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	\$122,300	LIFE	**	5	\$19,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Granite Panels	5%	Now	\$11,900	LIFE	**	5	\$800	
		Deteriorated Finish, Extent : Light, Area Affected : 5%							
		Location : Heavy Calcium Deposits At Ramp In Front Of The Building							
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Ramp At Front Of Building							
Windows									
	Aluminum	100%	Now	\$13,300	2046	**	5	\$3,000	
		Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%							
		Location : Throughout - Particularly 2nd Floor Staff Toilet							
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$3,900	LIFE	**	5	\$2,300	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%							
		Location : Throughout Lower Roof							
	Masonry: Brick	90%	Now	\$31,900	LIFE	**	5	\$2,700	
		Efflorescence, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Jnt 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	\$82,200	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		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	20%	Now	\$2,500	LIFE	**	5	\$10,000		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Ceramic Tile	5%	Now	\$1,200	2039	**	5	\$600		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Terrazzo	5%	0-2	\$1,100	LIFE	**	5	\$900		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Lobby								
Vinyl Tile	65%	Now	\$13,200	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	\$13,100	2040	**	3	\$400		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Interior Walls									
Cast in Place Concrete	20%	Now	\$4,400	LIFE	**				
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Ceramic Tile	5%			2039	**	5	\$800		
Masonry: Brick	5%	Now	\$3,400	LIFE	**				
	Jnt 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	\$4,800	LIFE	**				
	Deformed/Dented, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Plaster	35%	Now	\$1,000	LIFE	**	5	\$1,800		
	Water Penetration, Extent : Light, Area Affected : 15%								
	Location : Bulkhead								
Plaster	15%	Now	\$12,600	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 Concrete	20%	Now	\$7,700	LIFE	**	5	\$700		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Basement								
Plaster	15%	Now	\$28,100	LIFE	**	5	\$2,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : North Area On The 1st Floor								

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

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

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

\$4,400

2035

* *

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

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

\$400

*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	\$78,500	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	\$6,000	10		
	No Component	90%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2030	\$9,600	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	\$800	
	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	\$7,800	1		
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,700	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2030	\$4,900	2	\$100	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2050	* *	1		
	Galvanized Steel	80%			2043	* *	1		
	Water Heater								
	Gas Fired	100%			2028	\$9,100	2	\$200	
		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 : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 08-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2925 **Lot** : 80 **BIN** : 2009620

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$233,900	\$42,100
Interior Architecture	\$453,700	\$410,900
Electrical	\$347,000	\$274,400
Mechanical	\$144,700	\$188,200
Total	\$1,179,300	\$915,600
Importance Code A	\$233,900	\$42,100
Importance Code B	\$791,200	\$539,400
Importance Code C	\$154,200	\$334,100
Total	\$1,179,300	\$915,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$50,000	\$12,200		
Interior Architecture	\$60,600		\$500	\$6,700
Electrical	\$4,000	\$10,500	\$4,600	\$3,500
Mechanical	\$7,000	\$7,300	\$13,100	\$7,300
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$131,400	\$39,900	\$28,000	\$27,300
Importance Code A	\$52,600	\$15,400	\$2,500	\$2,500
Importance Code B	\$78,900	\$24,500	\$25,500	\$24,800
Importance Code C				
Total	\$131,400	\$39,900	\$28,000	\$27,300



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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	\$66,200	LIFE	**	5	\$42,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : East Facade Of Bulkhead							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Granite	5%	Now	\$16,200	LIFE	**	5	\$2,000	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	10%	Now	\$59,900	LIFE	**	5	\$3,900	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Window Wall	5%			2037	**	5	\$9,900	
Windows									
	Aluminum	98%	Now	\$107,700	2043	**	5	\$12,300	
		Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Louvers	2%	Now	\$1,600	2036	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Parapets									
	Masonry: Brick	80%	Now	\$31,900	LIFE	**	5	\$5,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Limestone	10%			LIFE	**	5	\$800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal Rail	10%			2032	**	5-10	\$12,000	
Roof									
	Modified Bitumen	100%	Now	\$300	2032	**			
		Blisters, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							

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	\$8,300	LIFE	**	5	\$16,600		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Ceramic Tile	5%	Now	\$7,700	2030	\$76,900	5	\$1,900		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Terrazzo	10%	Now	\$18,400	LIFE	**	5	\$5,900		
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Vinyl Tile	55%	Now	\$74,200	2032	**	3	\$15,700		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Vinyl Tile	5%			2035	**	3	\$1,400		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout 4th Floor								
Vinyl Tile 9" X 9"	15%	Now	\$26,200	2022	\$131,100	3	\$4,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	10%	Now	\$66,800	2030	\$334,100	5	\$5,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Gypsum Board	15%			LIFE	**	5	\$10,500		
Marble Panels	5%			LIFE	**				
Plaster	20%			LIFE	**	5	\$7,000		
Plaster	30%	Now	\$87,400	LIFE	**	5	\$10,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
SGFT/Glazed Masonry	20%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	30%	Now	\$57,700	2040	**	5	\$11,400		
	Loose/Delam Surface, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Plaster	70%	Now	\$36,400	LIFE	**	5	\$33,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								

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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
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2047	**	5	\$1,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.									
Switchgear / Switchboard									
	Air Circuit Breaker	98%			2027	\$99,900	5	\$300	
	Molded Case Bkrs	2%			2027	\$2,000	5		
Raceway									
	Conduit	80%			2027	\$42,800	1		
	Conduit	20%			2047	**	1		
Panelboards									
	Fused Disc Sw	10%			2026	\$7,000	5	\$100	
	Fused Disc Sw	2%			2043	**	5		
	Molded Case Bkrs	18%			2043	**	5	\$200	
	Molded Case Bkrs	70%			2026	\$49,100	5	\$900	
Wiring									
	Braided Cloth	50%	2-4	\$40,200	2052	**	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2047	**	1		
	Thermoplastic	30%			2027	\$24,100	1		
Motor Controllers									
	Locally Mounted	50%			2025	\$58,500	5	\$200	
	Locally Mounted	40%			2040	**	5	\$100	
	Variable Frequency Drive	10%			2040	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$800	
Lighting									
Interior Lighting									
	Fluorescent	10%			2032	**	10	\$4,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor, Tb Clinic									
Explanation : T-5 Lamps									
	Fluorescent	40%			2032	**	10	\$18,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	30%			2022	\$264,400	10	\$14,200	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor And 3rd Floor									
	Fluorescent	10%			2032	**	10	\$4,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : 4th Floor									
	LED	10%			2035	**			

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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									
	Egress Lighting								
	Emergency, Battery	50%			2032	**	10	\$6,200	
	Exit, LED	10%			2055	**	1		
	Exit, Service	40%			2032	**	1		
	Exterior Lighting								
	HID	19%			2032	**	10		
	Incandescent	1%			2027	\$1,700	2		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2032	**	1	\$5,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside, Hallways, Lobby, Staircase								
	Explanation : CCTV Surveillance Camera								
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	**	1-3	\$31,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Horns And Smoke 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								
	Natural Gas	100%			2047	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2040	**	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%			2043	**	4	\$2,500	
	Terminal Devices								
	Air Handler	30%			2032	**	1	\$9,500	
	Convactor/Radiator	70%			2025	\$188,200	1	\$11,600	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		
	Conversion Equipment								
	Reciprocating	30%			2032	**	1	\$7,200	
	Compr/Chiller								
	Window/Wall Unit	70%			2022	\$73,300	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
Air Conditioning									
Distribution									
	CW & CHW Wtr	30%			2047	**	4	\$800	
	Pipe/Pump								
	No Component	70%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2032	**	1	\$12,700	
	No Component	60%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$28,700	
Exhaust Fans									
	Interior	40%			2022	\$71,500	2	\$600	
	Roof	30%			2032	**	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%			2037	**	1		
Water Heater									
	Gas Fired	100%			2026	\$30,600	2	\$800	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Sump Pump(s)									
	Non-Submersible	100%			2027	\$7,700	4	\$1,100	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Boiler Room									
Explanation : Boiler Pit Only									
Backflow Preventer									
	Generic	100%			2037	**	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									

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
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

Vertical Transport

Elevators

Geared Traction

100%

LIFE

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement To 5th Floor**Explanation : Two Units*

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Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$514,600	\$1,521,800
Interior Architecture	\$563,100	\$1,895,800
Electrical		\$294,800
Mechanical	\$93,700	\$192,600
Total	\$1,171,500	\$3,905,000
Importance Code A	\$514,600	\$1,521,800
Importance Code B	\$537,700	\$2,138,200
Importance Code C	\$119,200	\$245,000
Total	\$1,171,500	\$3,905,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$63,900			
Interior Architecture	\$635,900			\$138,700
Electrical	\$63,400	\$42,500	\$54,700	\$44,100
Mechanical	\$214,200	\$149,800	\$232,500	\$119,000
Site Pavements	\$7,300			
Elevators/Escalators	\$148,000	\$148,000	\$148,000	\$148,000
Total	\$1,132,800	\$340,300	\$435,300	\$449,800
Importance Code A	\$65,800	\$1,900	\$1,900	\$7,500
Importance Code B	\$1,004,200	\$338,500	\$433,400	\$442,300
Importance Code C	\$62,800			
Total	\$1,132,800	\$340,300	\$435,300	\$449,800



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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Granite	5%	4+	\$72,700	LIFE	**	5	\$21,700	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
Location : Base Of Building Along East 26th Street								
Metal/Glass Curt Wall	7%			LIFE	**	5	\$151,800	
Metal Panel	20%	Now	\$17,300	2050	**	5	\$216,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : 14th Floor Roof At Cooling Tower								
Metal Sect. OHD	5%	Now	\$47,100	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+	\$251,100	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	**	5-10	\$34,800	
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+	\$7,700	2050	**	5	\$12,300	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : 14th Floor Roof Deck At Cooling Tower								
Metal Panel	40%	Now	\$67,900	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	\$11,200	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	\$497,100	2026	\$2,485,500	3	\$280,200		
	Worn/Eroded, Extent : Light, Area Affected : 25%								
	Location : Throughout								
Carpet	6%			2026	\$451,900	3	\$67,900		
Cast in Place Concrete	5%	Now	\$6,100	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	\$14,500	2033	**	5	\$10,600		
	Loose/Delam Surface, Extent : Light, Area Affected : 10%								
	Location : Security Office								
Terrazzo	30%			LIFE	**	5	\$265,300		
Vinyl Tile	20%	2-4	\$20,100	2030	\$1,003,400	3	\$42,500		
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Storage Areas Throughout								
Interior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$15,300		
Glass: Single Pane	15%			LIFE	**	5	\$85,800		
Gypsum Board	55%	Now	\$18,100	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	**	10	\$22,900		
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Main Lobby								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Lobby								
	Explanation : Actually Artificial Corian Material								
Metal Panel	5%			LIFE	**	10	\$8,600		
Wood	5%			LIFE	**	5	\$152,500		
Ceilings									
AcousTileSusp.Lay-In	60%			2043	**	5	\$339,600		
	Staining/Discoloring, Extent : Light, Area Affected : 2%								
	Location : Throughout								
Gypsum Board	20%	Now	\$23,900	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	\$283,000		
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+	\$1,400	2043		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Along East 26th Street							
Pavers/Stone	10%	4+	\$300	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+	\$5,600	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 Amperes East, One 6,000 Amperes North, Five 6,000 Amperes, 1,200 Amperes, Fire Pump, 1,600 Amperes 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-amperes, 225 Kilovolt-amperes, 45 Kilovolt-amperes, 30 Kilovolt-amperes And 15 Kilovolt-amperes.								
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	\$11,100	
		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	\$1,600	5	\$14,000	
Fuel Storage									
	Day Tank	10%			2046	* *	5	\$7,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Explanation : The Tank Is Rated 200 Gallons.							
	Main Tank	90%			2065	* *	5	\$10,000	
		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	\$11,100	
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	\$14,000	
	Central Plant Steam Piping/Pmp	50%			2050	**	4	\$14,000	
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	**	2	\$2,300	
Distribution									
	CW & CHW Wtr Pipe/Pump	90%			2050	**	4	\$25,200	
	Ductwork/Diffusers	10%			LIFE	**	2	\$61,500	
Terminal Devices									
	Air Handler/Cool/Ht No Component	90%			2035	**	1	\$210,500	
		10%							
Heat Rejection									
	Evaporative Condenser	10%			2038	**	2	\$26,300	
	Water Cooling Tower	90%			2031	**	2	\$342,500	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$333,900	

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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	\$56,100	
				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	\$300	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 : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$35,700
Interior Architecture	\$75,900	\$38,000
Total	\$75,900	\$73,600
Importance Code A		\$35,700
Importance Code B	\$75,900	\$38,000
Total	\$75,900	\$73,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,000		\$800	
Interior Architecture	\$13,900		\$1,000	\$1,000
Electrical	\$3,100	\$1,900	\$1,400	\$1,200
Mechanical	\$5,600	\$1,700	\$2,200	\$1,700
Total	\$48,700	\$3,500	\$5,400	\$3,900
Importance Code A	\$26,700	\$700	\$1,500	\$700
Importance Code B	\$12,400	\$2,800	\$3,900	\$3,200
Importance Code C	\$9,600			
Total	\$48,700	\$3,500	\$5,400	\$3,900



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

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	\$2,700	
	Glass Block	5%			LIFE	**	5	\$1,700	
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : West Facade At Fascia Panel And Window Sill									
	Masonry: Brick	85%			LIFE	**	5	\$46,000	
	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 : Light, Area Affected : 8%									
Location : Roof									
Interior									
Floors									
	Carpet	10%			2026	\$27,200	3	\$4,100	
	Cast in Place Concrete	85%			LIFE	**	5	\$75,900	
	Mosaic Tile	5%	4+	\$1,300	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	**	10	\$2,200	
	Concrete Masonry Unit	90%			LIFE	**	5	\$12,800	
	Gypsum Board	5%			LIFE	**	5-10	\$1,500	
Ceilings									
	AcousTileSusp.Lay-In	10%			2043	**	5	\$2,000	
	Exposed Struc: Steel	5%			LIFE	**	10	\$2,000	
	Gypsum Board	85%			LIFE	**	5-10	\$59,700	
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

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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
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	\$400	
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	\$1,600	5	\$3,000	
	Fuel Storage								
	Day Tank	50%			2052	**	5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Roof							
		Explanation : One 100 Gallons							
	Main Tank	50%			2070	**	5	\$200	
		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	\$18,800	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	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 3 Rooftop Units, Roof							
	Split Unit	20%			2038	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : 1 Unit. R-407a Refrigerant							
	Window/Wall Unit	5%			2025	\$1,400	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	\$12,000	
	Exhaust Fans								
	Roof	100%			2035	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	* *	1		
	Water Heater								
	Electric	100%			2029	\$11,700	4	\$100	
	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 : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 18-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,13,14
Block : 932 **Lot** : 17 **BIN** : 1020610

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$5,241,500	\$404,700
Interior Architecture	\$3,422,600	\$1,451,900
Electrical	\$292,200	\$1,185,300
Mechanical	\$9,659,800	\$4,078,500
Total	\$18,616,100	\$7,120,400
Importance Code A	\$5,241,500	\$621,600
Importance Code B	\$12,737,200	\$6,333,700
Importance Code C	\$637,400	\$165,100
Total	\$18,616,100	\$7,120,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,900	\$10,000	\$8,100	\$30,600
Interior Architecture		\$15,700	\$12,600	\$31,400
Electrical	\$57,500	\$68,000	\$68,600	\$74,000
Mechanical	\$147,600	\$94,500	\$185,000	\$100,700
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
Total	\$301,900	\$271,100	\$357,100	\$319,500
Importance Code A	\$13,900	\$10,000	\$8,100	\$31,300
Importance Code B	\$288,000	\$261,100	\$349,000	\$288,200
Importance Code C				
Total	\$301,900	\$271,100	\$357,100	\$319,500



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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	\$55,500	LIFE	* *	5	\$47,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	87%	Now	\$861,000	LIFE	* *	5	\$273,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Granite Panels	5%	Now	\$521,900	LIFE	* *	5	\$11,800	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Loose Units, Extent : Light, Area Affected : 25%							
		Location : Support Bolt Have Become Loose Or Have Broken							
	Window Wall	5%			2039	* *	5	\$59,000	
Windows									
	Aluminum	100%	0-2	\$3,666,300	2054	* *	5	\$42,000	
		Air Infiltration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 25%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$4,300	
	Masonry: Brick	70%			LIFE	* *	5	\$7,700	
	Metal Panel	5%			2049	* *	5	\$2,100	
	Metal: Cage/Fence	20%			2042	* *	5-10	\$17,100	
Roof									
	Built-Up (BUR)	5%	Now	\$68,800	2039	* *			
		Alligatoring, Extent : Moderate, Area Affected : 25%							
		Location : Lower Roof							
		Vegetation Growth, Extent : Severe, Area Affected : 100%							
		Location : Lower Roof							
	Cast in Place Concrete	10%	Now	\$13,900	LIFE	* *			
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Modified Bitumen	70%			2034	* *	10	\$68,100	
	Roll Roofing	10%			2028	\$41,800	5	\$16,200	
	Skylight, Metal/Glass	5%			2039	* *	10	\$16,200	
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		
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									
	Cast in Place Concrete	15%	Now	\$40,800	LIFE	**	5	\$164,700	
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Ceramic Tile	5%			2032	**	5	\$25,100	
	Terrazzo	5%			LIFE	**	5	\$19,600	
	Vinyl Tile	20%			2029	\$889,900	3	\$37,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	5%			2037	**	3	\$9,400	
	Vinyl Tile 9" X 9"	50%	Now	\$1,441,000	2034	**	3	\$94,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	25%	0-2	\$341,400	LIFE	**	5	\$59,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	5%			LIFE	**	5	\$17,700	
	Metal Panel	5%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	Plaster	60%	0-2	\$296,000	LIFE	**	5	\$106,200	
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : At Windows Throughout							
Ceilings									
	AcousTileSusp.Lay-In	30%	Now	\$127,000	2034	**	5	\$75,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Exposed Concrete	30%	Now	\$252,600	LIFE	**	5	\$23,500	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock							
	Exposed Struc: Steel	5%			LIFE	**			
	Metal Panel	15%	Now	\$786,400	LIFE	**	5	\$94,100	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
	Plaster	20%	Now	\$137,400	LIFE	**	5	\$62,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2049	**			
	Free Standing Walls								
	Concrete Masonry Unit	100%			2049	**			

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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 Enclosure

Retaining Walls

Cast in Place Concrete

50%

2064

**

Masonry: Brick

50%

2049

**

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2042

**

On-Site Walkways

Cast in Place Concrete

100%

2034

**

Parking/Driveway

Asphalt

10%

2032

**

Cast in Place Concrete

90%

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%

2049

**

5

\$1,500

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

Location : Electrical Room In Vault Area And Room 002

Explanation : Three Main Service Switches Rated At 5000 Amperes Each

Transformers

Dry Type

100%

2042

**

5

\$1,300

Switchgear / Switchboard

Fused Disc Sw

80%

2049

**

5

\$1,200

Molded Case Bkrs

20%

2049

**

5

\$1,900

Raceway

Conduit

60%

2029

\$361,500

1

Conduit

40%

2049

**

1

Panelboards

Fused Disc Sw

5%

2028

\$24,900

5

\$400

Fused Disc Sw

10%

2045

**

5

\$800

Molded Case Bkrs

60%

2028

\$299,200

5

\$5,600

Molded Case Bkrs

25%

2045

**

5

\$2,300

Wiring

Braided Cloth

40%

2028

\$325,100

1

Thermoplastic

60%

2049

**

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	18%			2042	**	5	\$400	
	Locally Mounted	10%			2027	\$24,000	5	\$200	
	Motor Control Center	5%			2027	\$75,300	5	\$500	
	Motor Control Center	60%			2034	**	5	\$5,800	
	Motor Control Center	5%			2027	\$75,300	5	\$500	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Mechanical Spaces									
Explanation : Motor Control Centers Abandoned In Place									
	Variable Frequency Drive	2%			2042	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$5,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	**	1	\$108,600	
Generators									
	Diesel	100%			2038	**	1	\$136,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : 2000 Kilowatt Capacity									
Batteries									
	Lead/Acid	100%			2023	\$1,600	5	\$13,100	
Fuel Storage									
	Day Tank	50%			2045	**	5	\$31,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : At Generator									
Explanation : 275 Gallon Capacity									
	Main Tank	50%			2057	**	5	\$4,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 12000 Gallon Capacity									
Lighting									
Interior Lighting									
	Fluorescent	90%			2034	**	10	\$276,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2034	**	10	\$15,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : First Floor Lobby And Corridors									
	LED	5%			2039	**			
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Stairs									

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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%

2034

* *

1

Exit, Battery

50%

2034

* *

10

\$11,300

Exterior Lighting

Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Building Perimeter**Explanation : Unable To Inspect Due To Scaffolding Around The Building***Alarm**

Security System

Generic

100%

2034

* *

1

\$131,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

Generic, Digital

100%

2034

* *

1-3

\$217,500

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

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

Heating

Energy Source

Utility Steam

100%

2039

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam From Con Edison*

Conversion Equipment

Pres. Reducing

100%

2025

\$216,900

5

\$19,900

Valve/LP Steam

*Other Observation, Extent : Light, Area Affected : 60%**Location : Basement**Explanation : 3 Old Steam To Hot Water Converters*

Distribution

Hot Wtr Piping/Pump

60%

2037

* *

4

\$14,900

Central Plant Steam

40%

2029

\$2,216,900

4

\$9,900

Piping/Pmp

Terminal Devices

Air Handler

80%

2024

\$3,683,800

1

\$165,900

Convactor/Radiator

20%

2027

\$350,600

1

\$21,700

Air Conditioning

Energy Source

Electricity

65%

2037

* *

1

Steam/HW System

35%

2039

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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	40%	Now	\$928,000	2032	* *	1	\$130,700	
		Other Observation, Extent : Severe, Area Affected : 40%							
		Location : 14th Floor							
		Explanation : One Chiller Is 50 Years Old And No Longer Produces Chilled Water							
	Centrifugal, Elec Chiller	40%			2032	* *	1	\$145,200	
		R-22 Refrigerant, Extent : Light, Area Affected : 40%							
		Location : 14th Floor							
	Reciprocating Compr/Chiller	18%			2034	* *	1	\$28,000	
		R-134a Refrigerant, Extent : Light, Area Affected : 20%							
		Location : Roof							
	Split Unit	2%			2034	* *			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$79,900	2039	* *	4	\$16,500	
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : 14th Floor							
		Explanation : One Of Six Chw Pumps Broken							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2024	\$3,672,700	1	\$207,400	
Heat Rejection									
	Air Cooled Condenser Unit	20%			2034	* *	2	\$46,700	
	Water Cooling Tower	80%			2027	\$994,200	2	\$270,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof And 14th Floor							
		Explanation : One Outdoor Tower And One Indoor Tower							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$150,900	LIFE	* *	2-5	\$187,000	
		Noxious Fumes, Extent : Severe, Area Affected : 20%							
		Location : Basement - Interior Exhausts Into Building							
Exhaust Fans									
	Interior	80%	Now	\$46,600	2024	\$932,000	2	\$6,600	
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Explanation : Different Areas Are Mixed Together Allowing Cross Contamination							
	Roof	20%	Now	\$5,400	2029	\$108,700	2	\$1,600	
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Explanation : Redesign Of Some Exhaust Ducts Necessary To Prevent Backfeed And Cross Contamination							
Plumbing									

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
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									
	H/C Water Piping Brass/Copper	100%	Now	\$122,100	2039	**	1		
				Corroded, Extent : Severe, Area Affected : 30%					
				Location : Basement					
	HW Heat Exchanger Steam Fired	100%			2055	**	4	\$33,200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 14th Floor					
				Explanation : 1 Units					
	Sanitary Piping Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s) Compressed Air	100%			2029	\$64,200	4	\$5,300	
Fixtures									
	Generic	100%							
				Obsolete Fixtures, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Passenger Cellar To 13 And Freight Cellar To 14					
				Explanation : 4 Passenger 2 Freight, 1 Passenger Is Abandoned One Freight Was Removed And The Shaft Is Now A Conduit Riser					
Fire Suppression									
	Standpipe								
	Generic	100%			2039	**	1-5	\$175,400	
	Sprinkler								
	No Component	80%							
	Generic	20%			2039	**	1-2	\$18,800	
	Fire Pump								
	Generic	100%			2032	**	1	\$62,600	

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

Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 25-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6858 **Lot** : 1 **BIN** : 4854226

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$63,800	\$80,000
Interior Architecture	\$243,700	
Mechanical		\$139,800
Total	\$307,500	\$219,800
Importance Code A	\$63,800	\$80,000
Importance Code B	\$243,700	\$139,800
Total	\$307,500	\$219,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$57,600	\$12,600		\$36,700
Interior Architecture		\$17,300	\$2,700	\$8,800
Electrical	\$8,800	\$12,100	\$5,200	\$37,500
Mechanical	\$14,100	\$19,000	\$16,700	\$18,300
Site Enclosure	\$1,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$86,100	\$64,900	\$28,600	\$105,300
Importance Code A	\$57,800	\$12,800	\$1,200	\$36,900
Importance Code B	\$26,600	\$52,200	\$26,100	\$68,300
Importance Code C	\$1,700		\$1,300	
Total	\$86,100	\$64,900	\$28,600	\$105,300



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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
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	50%	Now	\$18,600	LIFE	**	5	\$29,600	
Expansion Jnt Failure, Extent : Moderate, Area Affected : 2%									
Location : North East Corner									
	Metal Panel	27%			2049	**	5-10	\$110,000	
	Metal Coiling Doors	3%	Now	\$2,100	2042	**	5	\$2,800	
Unit Inoperable, Extent : Moderate, Area Affected : 2%									
Location : Broken Spring									
	Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
	Window Wall	15%	Now	\$8,900	2049	**	5	\$16,700	
Caulking Deteriorated, Extent : Moderate, Area Affected : 2%									
Location : Conference Room And Family Room									
Windows									
	Aluminum	95%	Now	\$10,400	2045	**	5	\$6,000	
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									
	Metal Louvers	5%			2038	**	10	\$3,900	
Parapets									
	Masonry: Brick	35%	Now	\$16,100	LIFE	**	5	\$2,700	
Efflorescence, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Metal/Glass Curt Wall	20%			2049	**	5	\$5,900	
	Metal Panel	25%			2049	**	5	\$7,400	
	Metal Rail	15%			2042	**	5-10	\$20,700	
	Pre-Cast Concrete	5%	Now	\$1,400	LIFE	**	5	\$2,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Roof									
	Single Ply Membrane	100%			2034	**	10	\$63,800	
Soffits									
	Glass: Special Gauge	25%			LIFE	**	1		
	Metal Panel	75%			2049	**	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%			2025	\$112,700	3	\$12,700	
	Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
	Ceramic Tile	5%			2038	**	5	\$2,800	
	Steel Plate	5%	Now	\$134,300	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	\$109,400	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%			2034	**	5	\$17,600	
	Vinyl Tile	25%			2034	**	3	\$5,300	
Interior Walls									
	Ceramic Tile	30%			2038	**	5	\$2,700	
	Concrete Masonry Unit	20%			LIFE	**	5	\$700	
	Gypsum Board	50%			LIFE	**	5	\$2,700	
Ceilings									
	AcousTileSusp.Lay-In	40%			2042	**	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	\$1,700	2049	**			
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2042	**			
Parking/Driveway									
	Asphalt	100%			2038	**			

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
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%			2049	* *	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated 4000 Amperes, Fire Pump Service Switch Rated 800 Amperes									
Transformers									
	Dry Type	100%			2042	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 112.5 Kilovolt-ampere, 208 Volts Primary, 480/ 277 Volts Secondary									
Switchgear / Switchboard									
	Fused Disc Sw	90%			2049	* *	5	\$100	
	Molded Case Bkrs	10%			2049	* *	5	\$100	
Raceway									
	Conduit	100%			2049	* *	1		
Panelboards									
	Fused Disc Sw	15%			2045	* *	5	\$100	
	Molded Case Bkrs	85%			2045	* *	5	\$800	
Wiring									
	Thermoplastic	100%			2049	* *	1		
Motor Controllers									
	Locally Mounted	95%			2042	* *	5	\$200	
	Locally Mounted	5%	4+	\$2,400	2049	* *	5		
Enclosure Corroded, Extent : Light, Area Affected : 100%									
Location : Roof Exhaust Fans									
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	* *	1	\$11,600	
Generators									
	Diesel	100%			2038	* *	1	\$14,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Generator Rated 600 Kilowatts									
Batteries									
	Nickel Cadmium	100%			2022	\$1,600	5	\$8,400	

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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
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2045	**	5	\$3,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallon Capacity							
	Main Tank	50%			2057	**	5	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 4500 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2034	**	10	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	50%			2034	**	10	\$17,300	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	40%			2034	**	10	\$13,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Autopsy Rooms And Basement							
	HID	2%	0-2	\$1,300	2039	**			
		Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%							
		Location : Conference Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Conference Room							
		Explanation : Halogen Light Fixtures							
	LED	5%			2034	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : LED Light Fixtures							
Egress Lighting									
	Emergency, Service	50%			2034	**	1		
	Exit, LED	50%			2057	**	1		
Exterior Lighting									
	HID	10%			2034	**	10		
	No Component	90%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	**	1	\$4,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : CCTV Surveillance Cameras							

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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	

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2034

* *

1-3

\$23,200

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

Plant Campus Steam /
PRV

100%

2049

* *

1

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Q H C**Explanation : From Queens Hospital Center*

Conversion Equipment

Heat Exchanger, Plate &
Frame

10%

2038

* *

1

\$1,900

Pres. Reducing
Valve/LP Steam

90%

2038

* *

5

\$2,000

Distribution

Hot Wtr Piping/Pump

10%

2045

* *

4

\$300

Steam Piping/Pump

90%

2049

* *

Terminal Devices

Air Handler

90%

2034

* *

1

\$21,000

Fan Coil Unit/Heat

10%

2034

* *

1

\$1,200

Air Conditioning

Energy Source

Steam/HW System

100%

2049

* *

1

Conversion Equipment

Absorption

100%

2038

* *

1

\$40,800

Chiller/Steam/HW

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units, Using Lithium Bromide Refrigerant*

Distribution

CW & CHW Wtr
Pipe/Pump

100%

2049

* *

4

\$2,800

Terminal Devices

Air Handler/Cool/Ht

100%

2034

* *

1

\$23,300

Heat Rejection

Water Cooling Tower

100%

2030

\$139,800

2

\$38,000

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$21,000

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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
Ventilation									
	Exhaust Fans								
	Roof	100%			2034	* *	2	\$1,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2049	* *	4	\$5,600	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2023	\$1,200	4	\$800	
	Sewage Ejector(s)								
	Electric	100%			2034	* *	4	\$2,300	
	Backflow Preventer								
	Generic	100%			2034	* *	1	\$2,300	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2049	* *	1-2	\$10,600	
	Fire Pump								
	Generic	100%			2038	* *	1	\$7,000	

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 : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$119,600	\$58,600
Interior Architecture	\$66,700	\$36,400
Total	\$186,300	\$95,000
Importance Code A	\$119,600	\$58,600
Importance Code C	\$66,700	\$36,400
Total	\$186,300	\$95,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$43,000		\$23,300	
Interior Architecture	\$77,500	\$1,000	\$25,300	
Electrical	\$4,000	\$4,200	\$3,100	\$3,000
Mechanical	\$29,300	\$8,300	\$20,300	\$8,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$161,800	\$21,500	\$80,000	\$19,000
Importance Code A	\$44,800	\$1,700	\$25,000	\$1,700
Importance Code B	\$108,600	\$19,800	\$53,300	\$17,300
Importance Code C	\$8,400		\$1,700	
Total	\$161,800	\$21,500	\$80,000	\$19,000



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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
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	\$61,000	
	Masonry: Brick	90%			LIFE	**	5	\$117,200	
Windows									
	Aluminum	100%	Now	\$61,000	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	**	5-10	\$13,100	
	Metal Rail	50%			2043	**	5-10	\$38,500	
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,700	
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	\$11,000	3	\$1,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$9,000	
	Sheet Vinyl/Rubber	5%			2035	**	5	\$3,100	
	Steel Grating	3%			2056	**	1		
	Terrazzo	25%			LIFE	**	5	\$16,100	
	Wood	60%			2058	**	5	\$46,500	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$8,400	
	Ceramic Tile	5%			2043	**	5	\$3,400	
	Gypsum Board	90%			LIFE	**	5-10	\$103,100	
Ceilings									
	AcousTileSusp.Lay-In	5%			2047	**	5	\$2,100	
	Exposed Concrete	65%			LIFE	**	5-10	\$33,600	
	Gypsum Board	30%			LIFE	**	5-10	\$42,600	
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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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

\$1,000

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%

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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	\$1,300	
		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	\$800	
		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							

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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	\$2,500	
		Recent Installation, Extent : Light, 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	\$55,300	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2035	**	1	\$21,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,000	
	Exhaust Fans								
	Roof	100%			2035	**	2	\$1,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	**	1		
	Water Heater								
	Gas Fired	100%			2028	\$20,200	2	\$500	
		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							

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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	\$1,400	1-3	\$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 : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

Asset Name : TREMONT DISTRICT HEALTH CTR.
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 : 06-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2945 **Lot** : 18 **BIN** : 2009891

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$204,000	\$193,300
Interior Architecture		\$185,500
Mechanical		\$354,600
Total	\$204,000	\$733,400
Importance Code A	\$204,000	\$193,300
Importance Code B		\$540,100
Total	\$204,000	\$733,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$55,000			
Interior Architecture	\$38,500			\$2,600
Electrical	\$2,800	\$27,200	\$4,100	\$2,800
Mechanical	\$3,500	\$4,300	\$6,500	\$2,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$111,600	\$43,300	\$22,500	\$20,000
Importance Code A	\$56,100	\$1,200	\$1,200	\$1,200
Importance Code B	\$48,300	\$42,100	\$21,400	\$18,900
Importance Code C	\$7,100			
Total	\$111,600	\$43,300	\$22,500	\$20,000



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DEPT. OF HEALTH & MENTAL HYGIENE - 816
TREMONT DISTRICT HEALTH CTR.
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	\$14,200	LIFE	**	5	\$12,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	80%	Now	\$121,500	LIFE	**	5	\$38,600	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	15%	Now	\$82,500	LIFE	**	5	\$5,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Windows									
	Aluminum	90%	0-2	\$13,200	2043	**	5	\$1,500	
		Air Infiltration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Steel	10%	Now	\$18,200	2052	**	5	\$2,100	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$1,800	LIFE	**	5	\$1,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	90%	Now	\$7,500	LIFE	**	5	\$1,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Roof									
	Modified Bitumen	95%			2027	\$154,700	10	\$10,900	
	Skylight, Metal/Glass	5%			2037	**	10	\$1,900	

Interior

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
TREMONT DISTRICT HEALTH CTR.
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%			2036	**	5	\$3,500	
	Granite Panels	15%			LIFE	**	5	\$3,900	
	Terrazzo	10%			LIFE	**	5	\$2,700	
	Vinyl Tile	60%	Now	\$18,500	2027	\$185,500	3	\$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2030	\$29,700	5	\$1,000	
	Gypsum Board	80%	Now	\$7,100	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	\$11,000	2040	**	5	\$13,100	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Exposed Concrete	5%			LIFE	**	5	\$300	
	Gypsum Board	10%			LIFE	**	5	\$4,400	
	Plaster	10%			LIFE	**	5	\$2,200	

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%			2047	**	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.									
Transformers									
	Dry Type	100%			2040	**	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%			2047	**	5	\$200	
Raceway									
	Conduit	100%			2047	**	1		

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
TREMONT DISTRICT HEALTH CTR.
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									
Panelboards									
	Fused Disc Sw	5%			2043	**	5		
	Molded Case Bkrs	95%			2043	**	5	\$1,000	
Wiring									
	Thermoplastic	100%			2047	**	1		
Motor Controllers									
	Locally Mounted	100%			2040	**	5	\$300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Connected To Metal Water Pipe									
Lighting									
Interior Lighting									
	Fluorescent	10%			2032	**	10	\$2,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	90%			2032	**	10	\$19,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Battery	50%			2032	**	10	\$2,800	
	Exit, LED	50%			2055	**	1		
Exterior Lighting									
	HID	20%			2032	**	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2032	**	1	\$4,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lobby, Entry And Exit Doors									
Explanation : CCTV Surveillance Camera And Intrusion Alarm System. Motion Sensors And Panic Bars									
Fire/Smoke Detection									
	Generic, Digital	100%			2032	**	1-3	\$25,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors And Strobe Lights									

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

Heating

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
TREMONT DISTRICT HEALTH CTR.
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
Heating									
Energy Source	Natural Gas	100%			2037	**	1		
Conversion Equipment	Hot Water Boiler	100%			2032	**	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%			2035	**	4	\$1,100	
Terminal Devices	Convactor/Radiator	50%			2040	**	1	\$3,800	
	Fan Coil Unit/Heat	50%			2027	\$170,400	1	\$3,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Air Distribution System									
Explanation : Vav Boxes With Reheat Coils In The Ductwork									
Air Conditioning									
Energy Source	Electricity	100%			2043	**	1		
Conversion Equipment	Exterior Pkg Unit - Cooling	100%			2027	\$184,200	2	\$1,400	
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000	
Exhaust Fans	Interior	40%			2027	\$32,400	2	\$300	
	Roof	10%			2027	\$3,800	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%			2047	**	1		
Water Heater	Gas Fired	100%			2026	\$13,900	2	\$300	
Sanitary Piping	Cast Iron	100%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Storm Drain Piping	Cast Iron	100%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Sump Pump(s)	Non-Submersible	100%			2027	\$6,200	4	\$900	

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
TREMONT DISTRICT HEALTH CTR.
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									
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$1,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor						
			Explanation : Rpz						
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						
			, One Of Two Units With Defective Elevator Controller						
	Hydraulic	25%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 1st Floor						
			Explanation : 1 Unit						
Fire Suppression									
	Standpipe								
	No Component	50%							
	Generic	50%			2047	* *	1-5	\$5,900	
Sprinkler									
	Generic	100%			2047	* *	1-2	\$6,500	

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

Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,Ph
Block : 2138 **Lot** : 24 **BIN** : 1063379

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,072,500	\$391,200
Interior Architecture		\$106,700
Electrical	\$30,000	\$493,000
Mechanical	\$24,300	\$1,158,300
Total	\$1,126,800	\$2,149,200
Importance Code A	\$1,072,500	\$391,200
Importance Code B	\$54,400	\$1,758,000
Total	\$1,126,800	\$2,149,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,800	\$24,300		
Interior Architecture	\$104,400			\$1,300
Electrical	\$62,100	\$11,500	\$3,500	\$2,700
Mechanical	\$22,300	\$31,800	\$9,600	\$3,300
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$227,300	\$81,400	\$26,800	\$21,100
Importance Code A	\$25,800	\$24,400		
Importance Code B	\$156,500	\$57,000	\$26,800	\$21,100
Importance Code C	\$45,000			
Total	\$227,300	\$81,400	\$26,800	\$21,100



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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
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	\$652,000	LIFE	* *	5	\$69,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	5%	Now	\$98,400	LIFE	* *	5	\$3,200	
	Vertical Cracks, Extent : Moderate, Area Affected : 30%							
	Location : Window Sills							
Metal Panel	15%			2037	* *	5-10	\$89,100	
Windows								
Aluminum	90%	Now	\$155,600	2043	* *	5	\$8,900	
	Air Infiltration, Extent : Moderate, Area Affected : 70%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Steel	10%	Now	\$107,800	2052	* *	5	\$12,400	
	Air Infiltration, Extent : Moderate, Area Affected : 25%							
	Location : Penthouse							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Penthouse							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Penthouse							
Parapets								
Masonry: Brick	80%	Now	\$58,700	LIFE	* *	5	\$3,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	10%	Now	\$8,900	LIFE	* *	5	\$500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Pre-Cast Concrete	10%	Now	\$3,000	LIFE	* *	5	\$2,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Coping							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : Coping							

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
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									
Roof									
Modified Bitumen	100%	Now	\$12,900	2027	\$257,300				
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Throughout									
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$5,700		
Ceramic Tile	10%	Now	\$5,300	2036	**	5	\$2,600		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Quarry Tile	5%			2040	**	5	\$3,900		
Terrazzo	5%	0-2	\$6,400	LIFE	**	5	\$2,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Stairwells									
Vinyl Tile	10%			2027	\$46,500	3	\$2,600		
Vinyl Tile 9" X 9"	10%	Now	\$18,100	2027	\$60,200	3	\$2,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Wood	55%			2055	**	5	\$54,100		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 4th, 5th, 6th And 7th Floor									
Explanation : Laminated Wood									
Interior Walls									
Concrete Masonry Unit	15%	Now	\$15,400	LIFE	**	5	\$5,300		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Glass: Single Pane	5%			LIFE	**	5	\$3,300		
Gypsum Board	45%			LIFE	**	5	\$23,900		
Marble Panels	5%			LIFE	**				
Plaster	20%	Now	\$29,600	LIFE	**	5	\$5,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
SGFT/Glazed Masonry	10%			LIFE	**				

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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

Ceilings

AcousTileConcealSpLn 25% Now \$11,100 2040 * * 5 \$8,200

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

Location : Throughout

AcousTileSusp.Lay-In 40% 2040 * * 5 \$21,000

Gypsum Board 10% LIFE * * 5 \$6,600

Plaster 25% Now \$17,900 LIFE * * 5 \$8,200

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

Location : Stairwell

Paint Peeling, Extent : Moderate, Area Affected : 30%

Location : Stock Room

Water Penetration, Extent : Light, 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% 2037 * * 5 \$200

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.

Switchgear / Switchboard

Fused Disc Sw 100% 2037 * * 5 \$200

Raceway

Conduit 30% 2037 * * 1

Conduit 65% 2027 \$34,800 1

Conduit 5% 2053 * * 1

Panelboards

Fused Toggle Switch 35% 2-4 \$16,400 2052 * * 5 \$200

On Extended Life, Extent : Severe, Area Affected : 100%

Location : Basement 1,2,3,4 Stairway

Molded Case Bkrs 30% 2026 \$14,000 5 \$300

Molded Case Bkrs 5% 2049 * * 5 \$100

Molded Case Bkrs 30% 2035 * * 5 \$300

Wiring

Braided Cloth 35% 2-4 \$28,100 2052 * * 1

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

Location : Throughout The Building

Thermoplastic 30% 2027 \$24,100 1

Thermoplastic 5% 2053 * * 1

Thermoplastic 30% 2037 * * 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%			2025	\$43,900	5	\$100	
	Locally Mounted	5%	Now	\$4,900	2047	**	5		
		Not Functioning, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	Variable Frequency Drive	50%			2032	**			
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$9,900	LIFE	**	5	\$600	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2035	**	10	\$9,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	50%			2027	\$300,200	10	\$16,100	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2022	\$30,000	10	\$1,600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Office							
	Fluorescent	15%			2027	\$90,100	10	\$4,800	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Staircase							
	Egress Lighting								
	Emergency, Battery	50%			2032	**	10	\$4,200	
	Exit, LED	10%			2055	**	1		
	Exit, Service	40%			2032	**	1		
	Exterior Lighting								
	Fluorescent	3%			2027	\$4,200	10	\$100	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
	HID	15%			2027	\$24,800	10		
	Incandescent	2%			2022	\$2,800	2		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2035	**	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

Generic, Digital

100%

2032

* *

1-3

\$25,900

*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%

2037

* *

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%

2036

* *

5

\$2,100

Distribution

Central Plant Steam
Piping/Pmp

100%

2027

\$578,900

4

\$1,700

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

Terminal Devices

Air Handler

40%

2032

* *

1

\$8,700

Convactor/Radiator

60%

2025

\$109,900

1

\$6,800

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

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Int Pkg Unit -
Heating/Cooling

20%

2025

\$145,500

2

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : First Floor**Explanation : This Unit Serves The First Floor*

Reciprocating

40%

2027

\$116,100

1

\$6,500

Compr/Chiller

Window/Wall Unit

40%

Now

\$2,900

2022

\$28,500

1

*Loose, Extent : Moderate, Area Affected : 15%**Location : 1st And 2nd Floors*

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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									
	Distribution								
	CW & CHW Wtr	40%			2037	**	4	\$1,000	
	Pipe/Pump								
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2027	\$153,400	1	\$8,700	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,500	
	Exhaust Fans								
	Interior	10%	0-2	\$12,200	2037	**	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%			2022	\$24,300	2	\$200	
	Roof	30%			2027	\$17,000	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%			2037	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2027	\$54,500	4	\$3,500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Submersible	100%			2021	\$1,400	4	\$1,300	
	Sewage Ejector(s)								
	Electric	95%			2027	\$11,200	4	\$1,600	
	Electric	5%	Now	\$600	2037	**	4	\$100	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement, Malfunctioning Pump Controls							
	Backflow Preventer								
	Generic	100%			2027	\$8,700	1	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Item Located In Water Meter Room							

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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	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									

*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 : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 10-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,Ph
Block : 3986 **Lot** : 34 **BIN** : 2041911

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$388,600	\$102,000
Interior Architecture		\$183,000
Electrical	\$243,100	\$73,600
Mechanical	\$173,700	\$185,400
Total	\$805,400	\$543,900
Importance Code A	\$388,600	\$102,000
Importance Code B	\$416,800	\$359,600
Importance Code C		\$82,300
Total	\$805,400	\$543,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$40,600			
Interior Architecture	\$68,500	\$4,600	\$7,000	\$700
Electrical	\$29,600	\$36,900	\$3,100	\$2,400
Mechanical	\$20,100	\$5,300	\$7,100	\$5,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$162,700	\$50,700	\$21,100	\$12,300
Importance Code A	\$42,400	\$1,800	\$1,800	\$1,800
Importance Code B	\$95,400	\$48,900	\$19,400	\$10,500
Importance Code C	\$25,000			
Total	\$162,700	\$50,700	\$21,100	\$12,300



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
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	\$201,400	LIFE	**	5	\$32,000		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Windows									
Aluminum	100%	Now	\$138,000	2035	**	5	\$7,900		
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Parapets									
Cast Stone/Terra Cotta	10%	Now	\$12,000	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	\$49,300	LIFE	**	5	\$4,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Roof									
Modified Bitumen	5%	Now	\$8,800	2027	\$17,600				
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Roll Roofing	95%			2026	\$102,000	5	\$39,500		
Interior									
Floors									
Carpet	15%			2026	\$105,900	3	\$11,900		
Cast in Place Concrete	5%			LIFE	**	5	\$5,800		
Ceramic Tile	5%			2030	\$53,600	5	\$2,700		
Quarry Tile	5%			2032	**	5	\$4,000		
Terrazzo	15%	0-2	\$19,300	LIFE	**	5	\$6,200		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Stairwells									
Vinyl Tile	45%			2032	**	3	\$9,000		
Vinyl Tile	10%			2027	\$47,000	3	\$2,700		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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									
Interior Walls									
	Ceramic Tile	5%	Now	\$8,200	2030	\$82,300	5	\$1,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Concrete Masonry Unit	15%			LIFE	**	5	\$3,400	
	Plaster	35%	Now	\$16,800	LIFE	**	5	\$6,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
	SGFT/Glazed Masonry	35%			LIFE	**			
	Wood	10%			LIFE	**	5	\$22,900	
Ceilings									
	AcousTile,Adhered	10%			2032	**	5	\$5,300	
	AcousTileSusp.Lay-In	25%			2040	**	5	\$13,300	
	Plaster	65%	Now	\$23,600	LIFE	**	5	\$21,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Water Penetration, 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%			2047	* *	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2047	* *	5	\$900	
Raceway									
	Conduit	90%			2027	\$33,100	1		
	Conduit	10%			2047	* *	1		
Panelboards									
	Fused Disc Sw	10%			2026	\$4,700	5	\$100	
	Molded Case Bkrs	70%			2026	\$32,700	5	\$700	
	Molded Case Bkrs	20%			2043	* *	5	\$200	
Wiring									
	Braided Cloth	50%	2-4	\$26,800	2052	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	50%			2047	* *	1		

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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
Under 600 Volts									
Motor Controllers									
	Locally Mounted	50%		2040	**	5		\$100	
	Locally Mounted	40%		2032	**	5		\$100	
	Locally Mounted	10%		2025	\$7,800	5			
Ground									
Grounding Devices									
	Generic	100%		LIFE	**	5		\$500	
Lighting									
Interior Lighting									
	Fluorescent	50%		2032	**	10		\$16,300	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	40%		2022	\$243,100	10		\$13,000	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	9%		2035	**	10		\$2,900	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Fluorescent	1%		2032	**	10		\$300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Elevator Cars								
Egress Lighting									
	Emergency, Battery	50%		2032	**	10		\$4,300	
	Exit, Service	50%		2032	**	1			
Exterior Lighting									
	HID	20%		2032	**	10			
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%		2032	**	1		\$4,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways, Staircases, Outside								
	Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection									
	Generic, Digital	100%		2032	**	1-3		\$21,900	
	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%			2037	* *	1		

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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									
	Conversion Equipment								
	Hot Water Boiler	100%			2032	**	1	\$17,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 2 Natural Gas Fired Sectional Hot Water Boilers						
	Distribution								
	Hot Wtr Piping/Pump	20%			2043	**	4	\$400	
	Hot Wtr Piping/Pump	80%			2035	**	4	\$1,400	
	Terminal Devices								
	Convactor/Radiator	100%			2025	\$185,400	1	\$11,500	
			On Extended Life, Extent : Moderate, Area Affected : 100%						
			Location : Throughout						
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Window/Wall Unit	70%			2022	\$50,500	1		
	No Component	30%							
	Terminal Devices								
	Fan Coil - 2 Pipe	30%			2032	**	1	\$3,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : First Floor And Basement Level						
			Explanation : Interior Portion Of Split Unit						
	No Component	70%							
	Heat Rejection								
	Air Cooled Condenser Unit	30%			2032	**	2	\$7,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Court Yard And Roof						
			Explanation : External Portion Of Split Unit						
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$6,400	LIFE	**	2-5	\$19,800	
			Obsolete Equipment, Extent : Light, Area Affected : 100%						
			Location : Basement Mechanical Equipment Room						
	Exhaust Fans								
	Interior	100%			2022	\$123,200	2	\$1,100	
			On Extended Life, Extent : Moderate, Area Affected : 100%						
			Location : Penthouse Mechanical Equipment Room						
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2032	**	1		
	Water Heater								
	Gas Fired	100%			2026	\$21,100	2	\$500	
			Recent Installation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						

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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									
Sanitary Piping	Cast Iron	2%	Now	\$5,100	LIFE	**	1		
		Leak Evident, Extent : Moderate, Area Affected : 5% 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	\$3,600	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5% Location : Backyard Leaders							
Cast Iron		95%			LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
Sump Pump(s)									
Submersible		100%			2021	\$1,200	4	\$1,100	
Backflow Preventer									
Generic		100%			2032	**	1	\$2,200	
		Other Observation, Extent : Moderate, 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 , One Defective Elevator Controller							

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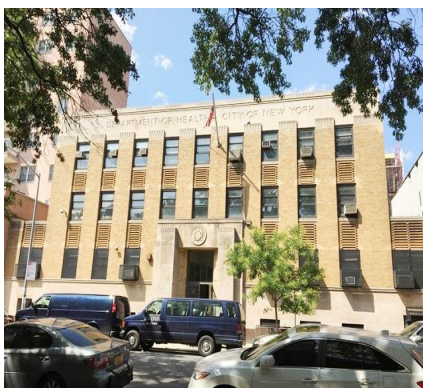
Print Date : 16-Sep-2019

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 24-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2788 **Lot** : 33 **BIN** : 3069604

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$42,100
Interior Architecture	\$235,200	
Electrical	\$534,600	\$298,700
Mechanical		\$256,400
Total	\$769,900	\$597,200
Importance Code A		\$42,100
Importance Code B	\$769,900	\$555,100
Total	\$769,900	\$597,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,300	\$1,500		
Interior Architecture	\$11,200	\$900		\$3,300
Electrical	\$600	\$700	\$1,100	\$35,800
Mechanical	\$2,300	\$2,800	\$5,500	\$84,500
Site Pavements	\$1,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$31,800	\$9,900	\$10,500	\$127,500
Importance Code A	\$13,500	\$2,800	\$1,200	\$1,300
Importance Code B	\$12,200	\$6,200	\$9,300	\$126,200
Importance Code C	\$6,100	\$900		
Total	\$31,800	\$9,900	\$10,500	\$127,500



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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		
Recent Repair Evident, Extent : Light, Area Affected : 5%									
Location : Main Entry									
Windows									
Aluminum	100%			2045	**	5	\$10,800		
Parapets									
Masonry: Brick	90%	0-2	\$5,000	LIFE	**	5	\$4,200		
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 2%									
Location : Lower Roof									
Vertical Cracks, Extent : Moderate, Area Affected : 2%									
Location : Lower Roof									
Metal Rail	3%			2042	**	5-10	\$2,500		
Pre-Cast Concrete	7%			LIFE	**	5	\$2,000		
Roof									
Fiberglass Panel	5%			2042	**	1			
Modified Bitumen	95%	0-2	\$7,300	2034	**				
Miss/Damaged Flashings, Extent : Light, Area Affected : 1%									
Location : Upper Roof									
Soffits									
Cast in Place Concrete	100%			LIFE	**	5			
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$8,200		
Ceramic Tile	8%	4+	\$6,000	2032	**	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+	\$54,600	2034	**	3	\$7,700		
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout 2nd And 3rd Floor									
Vinyl Tile	15%	4+	\$5,000	2024	\$49,700	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%			2032	**	5	\$1,900	
	Gypsum Board	10%	0-2	\$3,300	LIFE	**	5	\$2,300	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
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	\$1,900	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	\$126,000	2049	**	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 Concrete	10%			LIFE	**	5	\$600	
	Plaster	50%			LIFE	**	5	\$11,700	
Site Enclosure									
Fence/Gates									
	Cast in Place Concrete	100%			2064	**			
Free Standing Walls									
	Cast in Place Concrete	100%			2064	**			
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : ADA Ramp									
Explanation : Granite Panels									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$500	2034	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
On-Site Walkways									
	Cast in Place Concrete	100%	2-4	\$900	2042	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									

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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%			2029	\$5,000	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Ampere Main Disconnect Switch.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2029	\$76,400	5	\$700	
	Raceway								
	Conduit	100%			2029	\$36,800	1		
	Panelboards								
	Molded Case Bkrs	100%			2028	\$31,200	5	\$700	
	Wiring								
	Thermoplastic	100%			2029	\$53,700	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$58,500	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected With Main Water Pipe.							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2024	\$128,300	10	\$6,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : Using T-8 Lamps.							
	Fluorescent	65%	Now	\$278,000	2039	* *			
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
	Fluorescent	5%	0-2	\$21,400	2039	* *			
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
	Egress Lighting								
	Emergency, Service	50%			2024	\$6,400	1		
	Exit, Service	50%			2024	\$4,300	1		
	Exterior Lighting								
	HID	100%			2024	\$107,000	10	\$100	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2024	\$17,100	1	\$2,000	
	Fire/Smoke Detection								
	No Component	75%							
	Generic, Analog	25%			2029	\$73,300	1-3	\$4,200	

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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
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	50%			2032	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement - Boiler Room Explanation : 2 Instantaneous Heat Exchanger Convert Steam To Hot Water For Heating.							
	Steam Boiler	50%			2034	* *	1	\$12,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Gas Fired Steam Boilers							
	Distribution								
	Hot Wtr Piping/Pump	90%			2028	\$34,200	4	\$1,100	
	Steam Piping/Pump	10%			2039	* *			
	Terminal Devices								
	Convactor/Radiator	100%			2027	\$130,400	1	\$8,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	15%			2024	\$29,600	2	\$200	
	Split Unit	1%			2029	\$5,200			
		Other Observation, Extent : Light, Area Affected : 100% Location : Elevator Machine Room Explanation : 1 Unit							
	Window/Wall Unit	60%			2027	\$30,500	1		
	No Component	24%							
	Distribution								
	Ductwork/Diffusers	15%			LIFE	* *	2	\$4,900	
	No Component	85%							
	Terminal Devices								
	Air Handler/Dir Expansion	15%			2024	\$31,100	1		
		Abandoned in Place, Extent : Light, Area Affected : 100% Location : Lower Roof							
	No Component	85%							
	Heat Rejection								
	Air Cooled Condenser Unit	15%			2024	\$5,600	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	

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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
Ventilation									
	Exhaust Fans								
	Roof	100%			2029	\$40,500	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2039	* *	1		
	Galvanized Steel	80%			2027	\$85,500	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									
	Gas Fired	100%			2024	\$14,900	2	\$400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit Capacity 100 Gallons								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2034	* *	1	\$1,500	
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								

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

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Miscellaneous Buildings		172,300		117,200
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Miscellaneous Buildings	12,300	6,900	7,200	9,500
ASSET #	NAME	SQFT	CAPITAL	EXPENSE
13731	PEST CONTROL	2,185	88,900	11,000
13733	STATEN ISLAND ANIMAL SHELTER	4,927	200,600	24,800

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