Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	: 12-26 315 : QUEEN5 : HEA001 : 28,372 : 21-Jan-2	ST AVENUE S 5.000 / 132		CENTER Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1937 / 2009 : HEALTH AND MENTAL HYGIENE : NONE
Block	: 518	Lot	: 30	BIN	: 4005758
CAPITAL				FY 2025 - 2028	FY 2029 - 2034
Exterior Architec	ture			\$53,500	\$341,000
Interior Architect	ure				\$789,200
Electrical				\$230,800	\$94,600
Mechanical				\$112,900	\$60,400
Total				\$397,100	\$1,285,100
Importance Code	А			\$53,500	\$341,000
Importance Code				\$343,600	\$944,200
Total				\$397,100	\$1,285,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$3,100			\$3,500
Interior Architecture	\$16,200	\$3,700		
Electrical	\$66,100	\$700	\$75,300	\$1,000
Mechanical	\$4,400	\$3,700	\$6,700	\$4,000
Site Pavements	\$33,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$127,300	\$12,000	\$85,900	\$12,400
Importance Code A	\$5,600	\$2,600	\$2,600	\$6,100
Importance Code B	\$110,300	\$9,400	\$83,300	\$6,300
Importance Code C	\$11,300			
Total	\$127,300	\$12,000	\$85,900	\$12,400



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

			A5561#.1	JZ				
Architecture		Current Repair Future Replacement			nt Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	\$34,200	
Pre-Cast Concrete	25%			LIFE	* *	5	\$39,700	
Stucco Cement	5%			2045	* *	5	\$6,100	
Windows								
Steel	5%			2048	* *	5	\$7,000	
Wood	95%			2040	* *	5	\$107,000	
Parapets								
Masonry: Brick	80%			LIFE	* *	5	\$3,900	
Metal Security Bars	10%			2060	* *	_	**	
Pre-Cast Concrete	10%			LIFE	* *	5	\$3,000	
Roof	0.50/			2022	#207 500	10	#2 < 0.00	
Modified Bitumen	95%			2032	\$287,500 * *	10	\$26,900	
Skylight, Metal/Glass	5%			2042	* *	10	\$4,700	
nterior								
Floors Cast in Place Concrete	5%			LIFE	* *	5	\$4,300	
Ceramic Tile	5% 5%			2035	* *	5	\$4,500	
Terrazzo	15%			LIFE	* *	5	\$2,000	
Vinyl Tile	75%			2032	\$789,200	3	\$11,000	
Interior Walls	1570			2052	\$707,200	5	\$11,000	
Glass: Single Pane	5%			LIFE	* *	5	\$1,500	
Gypsum Board	15%			LIFE	* *	5	\$3,600	
-) [: Light, Area Affec		ò	-	40,000	
		ı : Various I						
Marble Panels	5%			LIFE	* *			
Plaster	60%		\$11,300	LIFE	* *	5	\$7,100	
	Cracking/	Crumbling,	Extent : Light, Are se Stairway		ed : 2%	C	\$7,200	
	Paint Peel	ling, Extent	: Light, Area Affec se Stairway	cted : 2%	Ó			
			tent : Light, Area	Affected	: 5%			
			se Stairway	55				
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings	1.570			LILL				
AcousTileSusp.Lay-In	20%			2045	* *	5	\$7,800	
Exposed Struc: Concrete				LIFE	* *	5	\$300	
Plaster	70%			LIFE	* *	5	\$17,100	
	Paint Pee		: Moderate, Area . out		: 10%	5	<i>\\\\\\\\\\\\\</i>	
Plaster	5%			LIFE	* *	5	\$1,200	
Site Enclosure							• , • •	
Fence/Gates								
Iron Picket	100%			2067	* *			
Retaining Walls								
Cast in Place Concrete	100%			2052	* *			

Asset # : 132

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

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

Asset # : 132

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

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

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

Asset # : 132

Electrical	Current Repair Future Replacement				Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
round		1							
Grounding Devices									
Generic	100%	LIFE	* *	5	\$400				
ighting									
Interior Lighting									
Fluorescent	35%	2027	\$135,500	10	\$8,400				
	Other Observation, Extent : Light, Area	Affected	: 100%						
	Location : Basement Some In First Flo	oor							
	Explanation : T-12 Lamps								
Fluorescent	43%	2037	* *	10	\$10,300				
	Other Observation, Extent : Light, Area	Affected	: 100%						
	Location : Some In First Floor And Se	econd Flo	oor And Third Floo	r					
	Explanation : T-8 Lamps								
Fluorescent	2%	2032	\$7,700	10	\$500				
	Compact Fluorescent Light, Extent : Lig	ght, Area	Affected : 100%						
	Location : First Floor Lobby								
LED	20%	2040	* *						
Egress Lighting									
Emergency, Battery	50%	2027	\$21,400	10	\$3,100				
Exit, Service	50%	2027	\$5,500	1					
Exterior Lighting									
HID	20%	2027	\$25,900	10					
No Component	80%								
larm									
Security System									
No Component	80%								
Generic	10%	2032	\$5,200	1	\$1,100				
	Other Observation, Extent : Light, Area	Affected	: 100%						
	Location : Hallways And Exit Doors								
	Explanation : Intrusion Alarm And Me								
Generic	10%	2037	* *	1	\$1,100				
	Other Observation, Extent : Light, Area	Affected	: 100%						
	Location : Inside And Outside								
	Explanation : CCTV Surveillance Can	neras							
Fire/Smoke Detection									
No Component	70%				* - · · ·				
Generic, Digital	30%	2037	* *	1-3	\$5,400				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building	~ -		5 W					
	Explanation : Strobe Lights, Bell, Hor Panel	n, Smoke	Detector, Manual	Pullbox	And Fire-alarm				
Mechanical	Current Repair	Futur	e Replacement	М	aintenance				
System Component	% of Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit			

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

Heating

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

Asset # : 132

Mechanical	Current R	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating							
Energy Source							
Natural Gas	100%		2052	* *	1		
Conversion Equipment							
Steam Boiler	100%		2037	* *	1	\$25,800	
	Other Observation, Ex	-	Affected	: 100%			
	Location : Boiler Ro						
	Explanation : Two U	nits					
Distribution	1000/		2042	* *			
Steam Piping/Pump Terminal Devices	100%		2042				
Air Handler	10%		2032	\$47,000	1	\$1.600	
Convector/Radiator	90%		2032	\$47,900 * *	1 1	\$1,600 \$7,600	
Air Conditioning	9070		2037		1	\$7,000	
Energy Source							
Electricity	100%		2048	* *	1		
Conversion Equipment	10070		2010		1		
Split Unit	10%		2032	\$60,400			
-1	Other Observation, Ex	ctent : N/A, Area Aj					
	Location : At Parkin	g Lot And Back Of	The Bui	ilding			
	Explanation : Split U	Unit With Condense	er Out Si	ide			
Window/Wall Unit	50%		2030	\$48,200	1		
No Component	40%						
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2	\$3,400	
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$14,500	
Exhaust Fans	1000/			*		* ~~~	
Interior	100%		2027	\$112,900	2	\$800	
Plumbing							
H/C Water Piping	100%		2037	* *	1		
Galvanized Steel Water Heater With Tanks	100%0		2037	··· *	1		
Gas Fired	100%		2030	\$16,700	2		
Jas Filtu	Other Observation, E:	stent · N/A Area A			2		
	Location : Basement	•	-	100/0			
	Explanation : 74 Ga						
Sanitary Piping	U						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2032	\$5,500	4	\$600	
Sewage Ejector(s)							
Sewage Ejector(s)	100%						

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

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

Asset # : 132

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

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$873,900
Interior Architecture		\$284,300
Electrical	\$28,100	\$84,200
Mechanical	\$365,500	\$1,157,400
Site Pavements		\$1,178,100
Total	\$393,500	\$3,577,900
Importance Code A		\$1,265,800
Importance Code B	\$393,500	\$1,003,600
Importance Code C		\$1,308,500
Total	\$393,500	\$3,577,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$16,200	\$900		
Interior Architecture	\$16,100		\$5,200	
Electrical	\$38,200	\$38,500	\$3,900	\$3,900
Mechanical	\$80,200	\$139,300	\$5,300	\$4,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$154,600	\$182,600	\$18,400	\$12,000
Importance Code A	\$24,000	\$2,800	\$1,900	\$1,900
Importance Code B	\$126,000	\$179,800	\$16,500	\$10,100
Importance Code C	\$4,600			
Total	\$154,600	\$182,600	\$18,400	\$12,000



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Ass	et	#	2	1	9	80	

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$11,700	
Concrete Masonry Unit	2%			LIFE	* *	5	\$1,000	
Masonry: Brick	83%			LIFE	* *	5	\$64,500	
Masonry: Limestone	10%			LIFE	* *	5	\$5,800	
Granite Panels	2%			LIFE	* *	5	\$1,200	
Windows								
Aluminum	100%			2039	* *	5	\$1,600	
Parapets								
Masonry: Brick	75%			LIFE	* *	5	\$6,600	
Masonry: Limestone	10%			LIFE	* *	5	\$1,100	
Metal Panel	5%			2041	* *	5	\$1,700	
Metal Rail	10%			2044	* *	5-10	\$16,000	
Roof								
Modified Bitumen	95%	Now	\$16,200	2031	\$809,400			
	Water Pen	etration, E	xtent : Moderate, A	rea Affeo	cted : 2%			
	Location	: Main Ro	of At Hvac Duct Pe	enetratio	n			
Skylight, Metal/Glass	5%			2041	* *	10	\$13,300	
	Location	ervation, E : Through tion : 2 Sky		Affected	: 100%			
Soffits	Explana	lion : 2 Sky	ugnis					
Stucco Cement	100%			2036	* *	5		
iterior	10070			2030		5		
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$6,100	
Ceramic Tile	5%			2034	\$153,900	5	\$2,800	
Terrazzo	15%			LIFE	**	5	\$6,500	
Vinyl Tile	75%			2036	* *	3	\$15,700	
Interior Walls	1070			2030		5	\$15,700	
Ceramic Tile	5%			2034	\$130,500	5	\$2,400	
		led. Extent	: Light, Area Affec			5	\$2,100	
		: Bathrooi						
Gypsum Board	35%			LIFE	* *	5	\$10,200	
Masonry: Brick	10%			LIFE	* *	5	\$10,200	
Metal Panel	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	20%	Now	\$4,600	LIFE	* *	5	\$2,900	
1 10301			Extent : Moderate			5	\$2,900	
	-	-	ir Bulkhead	, 11 cu Aj	<i>Jeereu</i> . 270			
$CCET/Cl_{-} = 1 M_{\odot}$. 1005 514		LIPP	* *			
SGFT/Glazed Masonry	20%			LIFE	~ ~			

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

Asset # : 1980

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	•		*2 1 00	0044	ate ate	_	#2 5 00	
AcousTileSusp.Lay-In	Water Pen		\$2,400 xtent : Moderate, A r Conference Roon			5	\$3,700	
AcousTileSusp.Lay-In	Cracking/		\$2,400 Extent : Light, Are out	2036 va Affecte	* * ed : 10%	5	\$3,700	
Gypsum Board	20%			LIFE	* *	5	\$9,300	
Metal Panel	10%			LIFE	* *	5	\$4,600	
Plaster	30%	Now	\$6,600	LIFE	* *	5	\$7,000	
	Cracking/	Crumbling,	Extent : Moderate ir Bulkhead		ffected : 2%	-		
Site Enclosure								
Fence/Gates	· ·			0044				
Chain Link	25%			2041	* *			
Iron Picket	75%	1		2051	* *			
Retaining Walls								
Cast in Place Concrete				2051	* *			
Masonry: Fieldstone	25%			2051	* *			
			xtent : N/A, Area A		100%			
			d And Exterior Rai	np				
	Explana	tion : This	Is Actually Granite					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	1		2044	* *			
On-Site Walkways								
Cast in Place Concrete				2036	* *			
Masonry: Granite	70%	I		LIFE	* *			
Parking/Driveway								
Asphalt	100%	1		2034	\$1,178,100			
Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System	0/ .ef							Devie arite
Component Type	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Jnder 600 Volts								-
Service Equipment								
Fused Disc Sw	100%			2051	* *	5	\$200	
	Other Obs	servation, E	xtent : Light, Area	Affected	: 100%			
		n : Electrica	U					
	Explana	tion : Main	Service Disconnec	t Switch	Rated At 1,600 An	iperes.		
Switchgear / Switchboard	1 ,				,	• ·		
Fused Disc Sw	100%			2041	* *	5	\$200	
	20070					-	\$-00	
Raceway								
Raceway Conduit	50%			2031	\$20.100	1		
Raceway Conduit Conduit	50% 50%			2031 2051	\$20,100 * *	1 1		

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

Asset # : 1980

Electrical		Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2030	\$2,900	5		
Molded Case Bkrs	45%			2030	\$26,300	5	\$400	
Molded Case Bkrs	50%			2047	* *	5	\$500	
Wiring								
Braided Cloth	50%	2-4	\$28,500	2056	* *	1		
		0	ent : Severe, Area A	ffected :	100%			
	Location	: Through	out The Building					
Thermoplastic	50%			2041	* *	1		
Motor Controllers								
Locally Mounted	50%			2029	\$57,900	5	\$100	
Variable Frequency	50%			2036	* *			
Drive								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	* *	1	\$11,600	
Generators								
Diesel	100%	_		2040	* *	1	\$14,600	
			Extent : Light, Area	Affected	: 100%			
		: Generat			<00 T.I.			
	Explana	tion : Emer	rgency Generator R	ated At (600 Kilowatts			
Batteries	1000/			2025	*2 1 00	-	¢1 400	
Lead/Acid	100%			2025	\$2,400	5	\$1,400	
Fuel Storage	=00/	NT	<i><i></i></i>	2020	* *	~		
Day Tank	50%		\$500	2039		5		
			Extent : Moderate, A	irea Affe	ected : 100%			
		: Generat				D 77		
	_	tion : 275 (Gallons Rated Capa				o Pump Failure	
Underground Storage	50%			LIFE	* *	5		
			Extent : Light, Area	Affected	: 100%			
		: Undergr						
	Explana	tion : 4,000) Gallons Rated Ca	pacity				

Lighting

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Asset # : 1980

Electrical	Current Repair	Μ	aintenance			
ystem Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting						
Interior Lighting						
Fluorescent	80%	2036	* *	10	\$27,700	
	Other Observation, Extent : Lu		100%			
	Location : Throughout The E	suilding				
	Explanation : T-8 Lamps	2026	* *	10	*2 5 00	
Fluorescent	10%	2036		10	\$3,500	
	Other Observation, Extent : Lu Location : Upper Floors	gni, Area Ajjeciea :	100%			
	Explanation : T-5 Lamps					
Electron	5%	2026	¢29.100	10	¢1 700	
Fluorescent	5% Other Observation, Extent : Li	2026	\$28,100	10	\$1,700	
	Location : Basement	gni, Area Ajjeciea .	10070			
	Explanation : T-12 Lamps					
Elucroscont	5%	2036	* *	10	\$1,700	
Fluorescent	Compact Fluorescent Light, E.			10	\$1,700	
	Location : Upper Floors	ieni . Ligni, Areu A	<i>Gjecieu</i> . 10078			
Egress Lighting	Location : Opper Floors					
Emergency, Service	40%	2036	* *	1		
Emergency, Battery	10%	2030	\$6,200	10	\$900	
Exit, LED	45%	2051	**	1	ψ200	
Exit, Service	5%	2031	\$800	1		
Exterior Lighting						
HID	20%	2031	\$34,400	10		
	Other Observation, Extent : La	ght, Area Affected :	100%			
	Location : Outside Perimeter	r				
	Explanation : Operated Via	Timer				
No Component	80%					
larm						
Security System						
No Component	70%					
Generic	30%	2039	* *	1	\$4,200	
	Other Observation, Extent : Li		100%			
	Location : Lobby And Entry		Alarma Sustan			
Eine /See also Data ation	Explanation : Surveillance S	ystem Ana Intrustor	i Alarm System			
Fire/Smoke Detection No Component	70%					
Generic, Digital		\$2,900 2036	* *	1-3	\$6,400	
Generic, Digitai	Malfunctioning, Extent : Mode			1-5	φ0, 1 00	
	Location : 1st Floor, Panel K			Not Work	ing	
	Other Observation, Extent : Li					
	Location : Hallways And Ba					
	Explanation : Manual Pull S		, Horns, Strobe L	ights And	d Smoke	
	Detectors			5		

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

Asset # : 1980

lechanical	Current Repair	Futur	e Replacement	M		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating						
Energy Source						
Natural Gas	100%	2041	* *	1		
Conversion Equipment Hot Water Boiler	100% Now \$7,800 Controller Not Working, Extent : Sever Location : Heat Timer Control Malfu Other Observation, Extent : Light, Area Location : Boiler Room	nctioning.	Basement	1	\$16,800	
	Explanation : 2 Gas Fired Hot Water	Boilers				
Distribution						
Hot Wtr Piping/Pump	100%	2030	\$80,700	4	\$2,800	
Terminal Devices	25%				* = ~ ~ ~	
Air Handler	25%	2026	\$173,500	1	\$5,800	
	Other Observation, Extent : Light, Area Location : Roof					
	Explanation : Rooftop Units With Ga.		-			
Convector/Radiator	70%	2029	\$211,100	1	\$8,500	
Fan Coil Unit/Heat	5% Other Observation, Extent : Light, Area Location : Basement Near Auditorium Explanation : Self Contained Unit Wi	n		1 Pasement	\$600 Auditorium. See	
	Cooling Units.					
ir Conditioning						
Energy Source Electricity	100%	2039	* *	1		
Conversion Equipment	10070	2039		1		
Int Pkg Unit - Heating/Cooling	5%	2025	\$30,000	2	\$100	
Treating/Cooling	Other Observation, Extent : Light, Area Location : Basement	a Affected	: 100%			
	Fundanation , With Hot Water Heat					
Exterior Pkg Unit -	Explanation : With Hot Water Heat.25%Now\$10,100	2026	\$101,100	2	\$500	
Exterior Pkg Unit - Cooling	25%Now\$10,100R-22 Refrigerant, Extent : Light, Area		,	2	\$500	
	25% Now \$10,100	Affected :	100%	2	\$500	
	25%Now\$10,100R-22 Refrigerant, Extent : Light, AreaLocation : RoofOther Observation, Extent : Light, Area	Affected : a Affected	100% : 100%	2	\$500	
	25%Now\$10,100R-22 Refrigerant, Extent : Light, AreaLocation : RoofOther Observation, Extent : Light, AreaLocation : 3 Units At RoofExplanation : Defective Climate Cont5%Other Observation, Extent : Light, AreaLocation : Basement	Affected : n Affected trol Systen 2026 n Affected	100% : 100% n. : 100% : 100%			
Cooling	25%Now\$10,100R-22 Refrigerant, Extent : Light, Area A Location : RoofLocation : RoofOther Observation, Extent : Light, Area Location : 3 Units At Roof Explanation : Defective Climate Cont 5%Other Observation, Extent : Light, Area Other Observation, Extent : Light, Area	Affected : n Affected trol Systen 2026 n Affected	100% : 100% n. : 100% : 100%			

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

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

Asset # : 1980

Mechanical	Current Repair Future Replacement						Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ir Conditioning									
Heat Rejection Air Cooled Condenser Unit	2%			2026	\$2,100	2	\$500		
	Location	n : Roof	Extent : Light, Area ciated With Miscell						
Dry Cooler	3% Other Obs Location	servation, E 1 : 1st Floor	Extent : Light, Area Roof	2026 Affected	\$5,100 : 100%	2	\$800		
			ciated With Compu	ter Room	Units.				
No Component	95%								
entilation Distribution Ductwork/Diffusers	Insul. Det	-	\$13,000 Extent : Severe, Ar dling Unit - 1, 2 An			2-5 coof.	\$8,400		
No Component	60%								
Exhaust Fans									
Roof	Other Obs Location	ı : Roof Per	\$600 Extent : Severe, Area nthouse eral Exhaust Fan Na			2 e Alarm 1	\$400 Malfunction.		
No Component	Location	servation, E 1 : First And	Extent : Light, Area d Second Floors fechanical Ventilati			oors			
lumbing									
H/C Water Piping Brass/Copper	100%			2031	\$473,700	1			
Water Heater With Tanks Gas Fired	Location	servation, E 1 : Basemer	Extent : Light, Area nt Mechanical Roor 70 Gallon Tank	00	\$16,700 : 100%	2			
Sanitary Piping Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping Cast Iron	100%			LIFE	* *	1			
Sump Pump(s) Non-Submersible	100%			2026	\$7,400	4	\$1,200		
Backflow Preventer Generic	100%			2031	\$16,500	1	\$2,300		
Fixtures									

Vertical Transport

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

Asset # : 1980

Mechanical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	ea Affected : 100	0%			
	Location : Basement To 3rd Floor					
	Explanation : 1 Unit					
Fire Suppression						
Chemical System						
No Component	95%					
Generic	5%	2026	\$800	1-3	\$3,700	
	Other Observation, Extent : Light, Are	ea Affected : 100	0%			
	Location : I T Room					
	Explanation : Fm-200					

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

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block		000 / 13734 19	N: SHEPHERD AVE] Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	ESSEX ST. : N/A : 1994 / : HEALTH AND MEN : NONE : 3097756	ITAL HYGIENE
CAPITAL			FY 2025 - 2028		FY 2029 - 2034
Exterior Architect			\$388,900		
Interior Architectu	ıre		\$280,400		\$714,100
Electrical Site Pavements					\$279,400 \$314,300
			<i>Ф((0, 0))</i>		-
Total			\$669,300		\$1,307,800
Importance Code	А		\$388,900		
Importance Code			\$71,400		\$993,500
Importance Code	С		\$209,000		\$314,300
Total			\$669,300		\$1,307,800
EXPENSE		FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architect	ure	\$38,500			\$1,800
Interior Architectu	ıre	\$21,500			\$700
Electrical		\$36,600	\$1,600	\$1,600	\$2,000
Mechanical		\$73,600	\$1,500	\$4,100	\$11,100
Site Pavements		\$31,100			
Total		\$201,300	\$3,200	\$5,700	\$15,600
Importance Code	А	\$45,900	\$600	\$600	\$2,400
Importance Code	В	\$148,100	\$2,600	\$5,100	\$13,300
Importance Code	С	\$7,300			
Total		\$201,300	\$3,200	\$5,700	\$15,600



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

Asset # : 13734

rchitecture		Current	Repair	Futu	re Replacement	Μ	aintenance		
vstem	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priorit	
Component Type	76 01 Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Friorit	
terior									
Exterior Walls	50/	N 7	\$5 400	TIPP	* *	~	<i>Ф</i> (0)		
Cast in Place Concrete	Cracking/ Location Water Per	ı : Through	xtent : Moderate, A		ed : 10%	5	\$4,600		
Metal Coiling Doors	Air Infiltr Location Broken/M	ı : All Dooi	ients, Extent : Mod			5	\$2,300		
		/Rusting, E 1 : Rear Do	Extent : Moderate, 2 pors	Area Affe	cted : 15%				
Stucco Cement	Broken/M Location	1 : Various	\$85,800 nents, Extent : Mod Locations , Extent : Moderate			5	\$19,400		
	Location	1 : Through							
		ı : Rear Fa							
	Location	1 : Through	Extent : Light, Area out Is An Exterior Insu			vstem			
Window Wall	3% Air Infiltr	0-2	\$3,300 nt : Moderate, Area	2040	* *	5	\$1,000		
Windows									
Fiberglass Panel	100%			2038	* *	5	\$3,600		
Roof IRMA/Protected Membrane	97%	Now	\$303,100	2040	* *			1	
		-	ients, Extent : Seve 1 Perimeter	re, Area	Affected : 10%				
	Location	1 : Through							
	Location	n : Perimet	-						
	Location	ı : At Paver	Extent : Severe, Are r Seams And Roof I	Drains					
	Location	ı : At Roof	xtent : Moderate, A Penetrations Over	Garage .	Dock, Room 11/12				
Metal Panel	Caulking Location	n : Entry Ve							
		etration, E 1 : Entry Ve	xtent : Moderate, A estibule	area Affe	cted : 30%				

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

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

Asset # : 13734

Architecture		Current	Repair	Future Replacement		М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Floors Ceramic Tile	5%			2033	\$49,600	5	\$900		
Traffic Topping	85%		\$71,400	2035	\$49,000	5 5	\$900 \$9,600		
Tranic Topping			, Extent : Moderate			5	\$7,000		
	-	-	bby, Exam Rooms,			ut			
	Deteriora	ted Finish,	Extent : Moderate,	Area Afj	fected : 75%				
	Location	n : Main Lo	bby, Exam Rooms,	Dock Ar	eas And Throughou	ut			
	-		t : Moderate, Area						
			bby, Exam Rooms,			ut			
			: Moderate, Area						
V. 1 m.1			bby, Exam Rooms,				\$ 7 00		
Vinyl Tile		Now	\$1,000 , Extent : Moderate	2030	\$48,600	3	\$700		
	-	-	Room, Lunch Room						
Interior Walls									
Concrete Masonry Unit	100%	4+	\$209,000	LIFE	* *	5	\$9,100		
		Crumbling 1 : Through	, Extent : Light, Are out	ea Affecte	ed : 10%				
	-		tent : Moderate, Ar Offices And Throu		ted : 15%				
			nt : Moderate, Area ical Room And Thre		d : 15%				
		servation, 1 1 : Through	Extent : Moderate, A out	Area Affe	cted : 50%				
		tion : Pain							
Ceilings			-						
AcousTileSusp.Lay-In		Now	\$20,500	2035	* *	5	\$6,300		
			ents, Extent : Mod	erate, Ar	ea Affected : 25%				
		1 : Through	out , Extent : Moderate	Area A	ffacted · 25%				
		1 : Through		, лгеи Ај	<i>Jecieu</i> . 2570				
Exposed Struc: Concrete				LIFE	* *	5	\$300		
Exposed Struc: Steel	20%			LIFE	* *	2	\$200		
Site Enclosure									
Fence/Gates									
Chain Link	100%			2050	* *				
Site Pavements Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$22,100	2035	* *				
	Cracking/	Crumbling	, Extent : Light, Are e Of Property		ed : 25%				
On-Site Walkways									
Cast in Place Concrete	100%		\$1,000	2043	* *				
		Crumbling 1 : Through	, Extent : Light, Are out	ea Affecte	ed : 10%				

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

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

Asset # : 13734

Architecture		Current I	Repair	Futu	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements Parking/Driveway								
Asphalt	Cracking/ Location Sinking/St	ı : Through	xtent : Moderate, A	-	-			
Activity Yard Cast in Place Concrete	Location Ponding,	Crumbling, 1 : Dog Run	ht, Area Affected :		* *			
Electrical		Current I	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
inder 600 Volts Service Equipment Fused Disc Sw	Location	servation, E 1 : Electrico	Extent : Light, Area 11 Room Service Switch Rai			5	\$100	
Switchgear / Switchboard Fused Disc Sw	100%		Service Switch Rul	2040	**	5	\$100	
Raceway Conduit	100%			2040	* *	1		
Panelboards	1.00/			2029	* *	E		
Fused Disc Sw Molded Case Bkrs	10% 90%			2038 2038	* *	5 5	\$300	
Wiring Thermoplastic	100%			2040	* *	1	****	
Motor Controllers Locally Mounted	100%			2035	* *	5	\$100	
round Grounding Devices <u>Generic</u>	100%			LIFE	* *	5	\$200	
tand-by Power Transfer Switches Automatic	100%			2035	* *	1	\$3,700	
Generators Diesel	100% Other Obs		Extent : Light, Area	2033	\$78,700 : 100%	1	\$4,700	
			gency Generator R	ated At 2	265 Kilowatts			
Batteries Lead/Acid	100%			2025	\$2,400	5	\$400	

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

Asset # : 13734

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

тт	. •
HAG	tina.
1100	ating

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

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

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

Asset # : 13734

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Conversion Equipment								
Furnace	Location	ervation, E : Roof	\$7,300 Extent : Severe, Area its. Computer Temp			1 t Workins	\$5,400	
Terminal Devices	1						,	
Convector/Radiator	Location	: Lunchro	Extent : Light, Area om ric Radiators	2028 Affected	\$9,600 : 10%	1	\$400	
No Component	90%							
Air Conditioning				-		-		-
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment Ext Pkg Unit -	15%	0-2	\$17,800	2040	* *	2	\$100	
Heating/Cooling No Component Terminal Devices Air Handler/Cool/Ht Heat Rejection Air Cooled Condenser Unit	Location Obsolete E Location Other Obso Location Explanat 85% On Extend Location 100% Broken, Ex Location	: Roof quipment, : Roof ervation, E : Roof ion : 1 Pac 0-2 ed Life, Ex : Roof Now tent : Seve : 2 Units (nt : Severe, Area A, Extent : Moderate, Extent : N/A, Area A Exage Unit. R-22. F \$20,500 tent : Moderate, An \$3,100 re, Area Affected : Df 5 Malfunctioning Extent : Moderate, A	Area Afj ffected : Cor Media 2040 rea Affec 2025 50% 3	fected : 100% 15% cal Area ted : 100% \$5,100	1	\$6,700	
	Location Explanat	-	xtended Life					
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
Exhaust Fans	1000/			0000	#22 0.00	2		
Roof	100%			2030	\$22,800	2	\$400	
lumbing H/C Water Piping Brass/Copper		ent, Extent	\$3,000 : Moderate, Area A Of The 1st Floor	2040 Affected :	**	1		

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

Asset # : 13734

lechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
Water Heater With Tanks						
Gas Fired	100%	2025	\$16,700	2		
	Other Observation, Extent :	Light, Area Affected	: 100%			
	Location : Mechanical Roo	om				
	Explanation : Two 100 Ga	llons				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2030	\$5,300	1	\$700	
Fixtures						
Generic	100%					

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

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	: 599 WIN : BROOK : HEA0033 : 37,718 : 30-Mar-2 : Basemen	3.000 / 14653 2021 t, Roof, Floors 1,2	Agency's Numbe Yr Built/Renovat Project Type Landmark Status	red : 2005 / 2008 : HEALTH AND ME s : NONE	NTAL HYGIENE
Block	: 4812	Lot : 1	BIN	: 3831514	
CAPITAL			FY 2025 - 2028		FY 2029 - 2034
Exterior Architect			\$510,700		
Interior Architect	ure		\$150,700		
Mechanical					\$8,169,200
Total			\$661,400		\$8,169,200
Importance Code	А		\$510,700		
Importance Code	В		\$150,700		\$8,169,200
Total			\$661,400		\$8,169,200
EXPENSE		FY 202	5 FY 2026	FY 2027	FY 2028
Exterior Architect	ture	\$68,10)	\$16,700	\$6,000
Interior Architect	ure	\$78,50			\$5,600
Electrical		\$12,70		\$7,000	\$6,300
Mechanical		\$36,60		\$11,900	\$18,400
Elevators/Escalate	ors	\$3,90	\$3,900	\$3,900	\$3,900
Total		\$199,80	\$30,500	\$39,600	\$40,300
Importance Code	А	\$68,10	\$700	\$16,700	\$6,000
Importance Code	В	\$131,70		\$22,900	\$34,300
Importance Code	С		\$200		
Total		\$199,80	9 \$30,500	\$39,600	\$40,300



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.

BROOKLYN OCME

Asset # : 14653

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

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

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

BROOKLYN OCME

Asset # : 14653

rchitecture	Cu	irrent Re	pair	Futur	e Replacement	М	aintenance	
ystem Component Type		l Date l 'ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Roof	1000/ 31			0005	ala ala			
Single Ply Membrane	Location : M	ure, Exte ain Roof	\$510,700 nt : Moderate, An nts, Extent : Seve					1
	Seams Open/S	plit, Exte	^e By Exhaust Fan ent : Severe, Area	Affected	: 20%			
	Water Penetra	tion, Ext	f By Exhaust Fan ent : Severe, Arec f Py Exhaust Fan	ı Affected	l : 10%			
Soffits	Location : M	ain Kooj	^e By Exhaust Fan					
Metal/Glass Curt Wall	40%			LIFE	* *	5	\$1,000	
Metal: Cage/Fence	60%			2045	* *	5	\$3,300	
		hroughou			: 100%	-		
erior								
Floors	1.50/		#20.200	0001	\$146.000	2	¢10 500	
Carpet		-	\$29,300 Extent : Light, Ard Offices	2031 ea Affecte	\$146,300 ed : 20%	3	\$12,700	
Cast in Place Concrete	5%			LIFE	* *	5	\$6,200	
Granite Panels	20%			LIFE	* *	5	\$8,500	
Sheet Vinyl/Rubber	5% N Misaligned/Bu Location : Is	lging, Ex	\$9,000 xtent : Moderate, Corridor	2037 Area Aff	* * Tected : 10%	5	\$2,100	
Steel Plate	10% N Deformed/Der Location : C	ted, Exte	\$150,700 ent : Moderate, A	LIFE rea Affec	* * ted : 30%	1		
	Location : C	old Box	tent : Severe, Area Ioint Failure, Lea					
Terrazzo	5% 0)-2 Extent : .	\$5,200 Moderate, Area A	LIFE	* *	5	\$2,200	
Traffic Topping	20% N	ow	\$26,300	2037	* *	5	\$7,100	
	Broken/Missin	g Elemer			ea Affected : 20%	-	<i> </i>	
	-	-	Extent : Moderate locks, Basement	, Area A <u>j</u>	fected : 7%			
Vinyl Tile	20%			2037	* *	3	\$5,600	
Interior Walls				••••	.i. •	_	±	
Ceramic Tile	5%			2041	* *	5	\$400	
Concrete Masonry Unit	20%			LIFE	* *	5	\$700	
Gypsum Board	50%			LIFE	* *	5	\$2,700	
SGFT/Glazed Masonry	25%			LIFE	* *			

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

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

BROOKLYN OCME

Asset # : 14653

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

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

BROOKLYN OCME

Asset #: 14653

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Transfer Switches	1000/	0045			¢11.600	
Automatic	100%	2045	* *	I	\$11,600	
Generators Diesel	100% Other Observation, Extent : N/A, Area Location : Roof			1	\$14,600	
	Explanation : Emergency Generator	Rated At 5	500 Kilowatts			
Batteries Nickel Cadmium	100%	2025	\$2,400	5	\$8,400	
Fuel Storage			+_,		40,000	
Day Tank	6% Other Observation, Extent : N/A, Area Location : Roof Explanation : 275 Gallons Rated Cap		* *	5		
Main Tank	94%	2060	* *	5		
	Other Observation, Extent : N/A, Area Location : Basement Explanation : 4000 Gallons Rated Co	Affected :	100%	5		
ighting		<u> </u>				
Interior Lighting						
Fluorescent	5% Other Observation, Extent : N/A, Area Location : Lobby Explanation : Compact Fluorescent 1		* * 100%	10	\$1,700	
LED	95%	2040	* *			
Egress Lighting	9570	2040				
Emergency, Service	50%	2037	* *	1		
Exit, LED	50%	2060	* *	1		
Exterior Lighting						
LED	30%	2040	* *			
No Component	70%					
larm Security System No Component	70%					
Generic	30% Other Observation, Extent : N/A, Area Location : Hallways Explanation : CCTV Surveillance Ca		** 100%	1	\$4,200	
Fire/Smoke Detection Generic, Analog	100% Other Observation, Extent : N/A, Area Location : Throughout The Building	2037 Affected :	**	1-3	\$23,900	
	Explanation : Manual Pull Stations, 2	Alarm Bel	ls, Smoke Detector	s, Strobe	Lights. Horns	

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

BROOKLYN OCME

Asset # : 14653

lechanical		Current I	Kepair	Futu	re Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								•
Energy Source Plant Campus Steam / PRV	100%			2052	* *	1		
	Location	1 : Through	xtent : N/A, Area A out 1 Is Provided From					
Conversion Equipment Heat Exchanger, Shell & Tube	40%			2041	* *			
Pres. Reducing Valve/LP Steam	60%			2041	* *	5	\$1,300	
Distribution								
Hot Wtr Piping/Pump	Location	i : Hallway	xtent : N/A, Area A s For Hydronic Loo		* * 100%	4	\$700	
Steam Piping/Pump	60%		\$3,500	2052	* *			
oteani i iping i anip	Controller	·Not Worki	ng, Extent : Moder e Building Manage	ate, Arec				
Terminal Devices								
Air Handler	60%			2037	* *	1	\$14,000	
Fan Coil Unit/Heat	40%			2032	\$365,300	1	\$4,900	
r Conditioning								
Energy Source Plant Campus Steam / PRV	100%			2052	* *	1		
Conversion Equipment Absorption Chiller/Steam/HW	100%	0-2	\$23,900	2041	* *	1	\$36,700	
	Location Other Obs Location	n : Tempera ervation, E n : Basemer	ng, Extent : Moder ture Control Of No Extent : N/A, Area A tt Air Conditioning	o.1 Unit. Affected : Room.	100%	<i>6</i> .		
Distribution	Explana	tion : 2 Chi	llers. Lithium, Bro	mide And	d Water Used As Re	efrigeran	t	
CW & CHW Wtr Pipe/Pump	100%			2052	* *	4	\$1,900	
Terminal Devices								
Air Handler/Cool/Ht	60%			2037	* *	1	\$14,000	
Fan Coil - 2 Pipe	40%			2032	\$449,500	1	\$4,900	
Heat Rejection Water Cooling Tower	100%			2030	\$186,100	2	\$38,000	
Dehumidifier Generic			xtent : N/A, Area A that Air Conditioning		\$7,168,300 100%			
		tion : 1 Uni		Room				

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

BROOKLYN OCME

Asset # : 14653

Mechanical		Current Repair Future Repla				M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<i>Tentilation</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,000	
Exhaust Fans	500/			2027	* *	2	¢	
Interior Roof	50% 50%	0-2	\$3,600	2037 2032	\$35,700	2	\$600 \$500	
KOOI		ating, Exte	\$3,000 ent : Moderate, Are			2	\$300	
lumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater With Tanks Electric	100%			2031	\$23,100	4		
HW Heat Exchanger								
Steam Fired	100%			2062	* *	4	\$5,600	
	-	lace Evide : Basemen	ent, Extent : N/A, A nt	rea Affec	ted : 100%			
	Other Obse	ervation, E	xtent : N/A, Area A	ffected :	100%			
	Location	: Basemen	et (
	Explanati	on : 2 Bra	and New Instantane	ous Unit.	s.			
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Submersible	100%			2026	\$1,100	4	\$1,200	
Sewage Ejector(s) Electric	100%			2037	* *	4	\$2,300	
Backflow Preventer								
Generic	100%			2037	* *	1	\$2,300	
Fixtures Generic	100%							
ertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Location		Extent : N/A, Area A nt To 2nd Floor Unit	ffected :	100%			
ire Suppression	<i>T</i>							
Sprinkler								
Generic	100% Dry System Location		Light, Area Affecte	2052 d : 100%	* *	1-2	\$10,600	

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Address	: 259 BRIS	TOL STREET @BLAKE	AND DUMONT AVES				
Borough	: BROOKI	AN	Agency's Number	: N/A			
Program / Asset #	: HEA0017	.000 / 1985	Yr Built/Renovated	l : 1949 / 2009			
Area Sq Ft	: 32,472		Project Type	: HEALTH AND MEN	: HEALTH AND MENTAL HYGIENE		
Date of Survey	: 27-Apr-20	023	Landmark Status	: NONE	: NONE		
Areas Surveyed	: Basement	t, Roof, Floors 1,2,3,Ph					
Block	: 3559	Lot : 11	BIN	: 3081765			
CAPITAL			FY 2025 - 2028		FY 2029 - 2034		
Exterior Architec	ture		\$778,100				
Interior Architect	ture		\$283,700	\$562,0			
Electrical			\$158,				
Mechanical			\$130,400		\$866,200		
Total			\$1,192,200		\$1,586,300		
Importance Code	А		\$778,100				
Importance Code	В		\$414,100		\$1,586,300		
Total			\$1,192,200		\$1,586,300		
EXPENSE		FY 2025	FY 2026	FY 2027	FY 2028		
Exterior Architec	ture	\$14,200		\$900			
Interior Architect	ture	\$102,500		\$5,800	\$6,700		
Electrical		\$9,400	\$3,000	\$3,700	\$3,200		
Mechanical		\$21,500	\$6,000	\$30,300	\$5,400		

Mechanical	\$21,500	\$6,000	\$30,300	\$5,400
Site Enclosure	\$10,700			
Site Pavements	\$21,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$183,500	\$12,900	\$44,600	\$19,300
Importance Code A	\$16,800	\$2,600	\$3,500	\$2,600
Importance Code B	\$116,700	\$10,400	\$41,200	\$12,600
Importance Code C	\$50,100			\$4,100
Total	\$183,500	\$12,900	\$44,600	\$19,300



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

Asset # : 1985

chitecture	Current Repair Future Replacement			t Maintenance				
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	950/	0.2	¢121 100	LIEE	* *	5	\$20,100	
Masonry: Brick	Location	ence, Extent n : Roof Lev	\$121,100 : Moderate, Area A vel, Front Facade rod, Extent : Moder		10%	5	\$30,100	
	Location	n : East And	l West Side Wall					
Masonry: Limestone	10%	I		LIFE	* *	5	\$5,300	
Granite Panels	5%	1		LIFE	* *	5	\$2,700	
Windows						_		
Aluminum	Ctrwt/Bal Location Hardware Location Unit Inop	n : Various e Missing, E n : Various erable, Exte	\$75,900 ct, Extent : Modera Locations, All Faca Extent : Moderate, A Locations, All Faca ent : Moderate, Are Locations, All Faca	ades Area Affe ades va Affecte	cted : 25%	5	\$1,400	
			xtent : Moderate, A		stad · 5%			
			44 And 346 At Lini		.ieu . 570			
Metal Louvers	5%		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2037	* *	10	\$900	
Parapets	570			2037		10	\$700	
Masonry: Brick Cavity	Effloresce Location Joint Mor	n : Perimete	\$414,700 : Severe, Area Affe er Parapets vod, Extent : Light, e			5	\$7,000	
Pre-Cast Concrete	5%	I		LIFE	* *	5	\$4,700	
Roof								
Built-Up (BUR)	Drains Cl Location Ponding,	n : Lower Ro	oderate, Area Affect		* * d : 5%			
Modified Bitumen	Blisters, 1 Location Ponding, Location Recent Re Location Water Per Location Other Ob. Location	n : Upper Ra Extent : Lig n : Upper Ra pair Eviden n : Upper Ra netration, E n : Upper Ra servation, E	tht, Area Affected : oof nt, Extent : N/A, Are oof xtent : Light, Area : oof Extent : N/A, Area A oof	2% ea Affecte Affected : Iffected :	: 5% 100%			
G_ (C)	Explana	tion : Repa	ir Not Successful, S	still Leak	ing			
Soffits	1000/			LIPP	* *	E	¢10.500	
Cast in Place Concrete	100%)		LIFE	~ ~	5	\$10,500	

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

Asset # : 1985

Architecture	Current Repair			Future Replacement			Μ	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priority
nterior									
Floors	1.50/			LIPP	4	* *	~	¢20,400	
Cast in Place Concrete			: Light, Area Affec t	LIFE sted : 10%			5	\$30,400	
Mosaic Tile	10%			2047	*	* *	5	\$11,600	
Sheet Vinyl/Rubber	Location	r/Impact D 1 : 1st Floo	\$221,800 amage, Extent : Me r Offices Area stent : Moderate, A		Area Affected :	* * 10%	5	\$5,200	
	Location Worn/Erod	a : 1st Floo ded, Extent	r Offices Area : Moderate, Area A r Offices Area						
Terrazzo	15%	0-2	\$12,700	LIFE	*	* *	5	\$5,400	
	0	0	Extent : Light, Are 1st Floor, Basemen	00	ed : 10%				
Vinyl Tile	45%			2034	\$562,0	00	3	\$10,400	
Interior Walls									
Ceramic Tile	10%			2043	*	* *	5	\$8,200	
Concrete Masonry Unit	10%			LIFE	*	* *	5	\$6,600	
Glass: Single Pane	20%			LIFE	*	* *	5	\$24,600	
Gypsum Board	20%			LIFE	*	* *	5-10	\$27,900	
Plaster			\$15,600 Extent : Moderate l	LIFE , Area A <u>f</u>		* *	5	\$9,800	
		etration, E. 1 : Bulkhead	xtent : Severe, Arec l	ı Affectea	l : 15%				
Ceilings							_		
AcousTileSusp.Lay-In	0	Discoloring,	Extent : Light, Are	00		* *	5	\$18,500	
Exposed Struc: Concrete	e 15%			LIFE	*	* *	5-10	\$8,700	
Plaster	30%			LIFE	*	* *	5-10	\$23,900	
Plaster	15%	Now	\$61,900 xtent : Moderate, A	LIFE		* *	5	\$4,300	
	Location	n : Rooms 3	20, 344, 345 And 3	46					
	Other Obs	ervation, E	Extent : Severe, Are	a Affected	d : 50%				
	Location	n : Rooms 3	20, 344, 345 And 3	46					
	Explana	tion : Repa	ir Not Successful, S	Still Leak	ing				
Site Enclosure									
Fence/Gates	050/			2054	يد	* *			
Chain Link Iron Biakat	95% 5%			2054		* *			
Iron Picket Free Standing Walls	100%			2054		* *			
Masonry: Brick	100%			2054	-				

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

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

Asset # : 1985

ASSEL # . 1905								
Architecture	Current Repair Future Replacement			e Replacement	t Maintenance			
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
te Enclosure								
Retaining Walls								
Cast in Place Concrete		\$10,700 Extent : Severe, Area Area At Front Of Buil ining Rust Marks	00	* * d : 80%				
te Pavements								
Public Sidewalk Cast in Place Concrete	100% 0-2 Cracking/Crumbling Location : At From	\$10,800 g, Extent : Light, Are at Of Property	2047 ea Affecte	* * ed : 5%				
On-Site Walkways								
Cast in Place Concrete		\$900 g, Extent : Moderate ard And Front Steps	2047 , Area A <u>j</u>	* * ffected : 5%				
Activity Yard								
Asphalt	100% Now Cracking/Crumbling Location : Rear Yo	\$9,600 g, Extent : Moderate ard	2037 , Area A <u>j</u>	* * ffected : 10%				
Electrical	Current	Repair	Futur	re Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts								
Service Equipment Fused Disc Sw	Location : Electric	Extent : Light, Area cal Room in Service Switch Rai			5	\$100		
Switchgear / Switchboard	1			1				
Fused Disc Sw	100%		2054	* *	5	\$100		
Raceway								
Conduit	50%		2054	* *	1			
Conduit	50%		2034	\$20,100	1			
Panelboards					_	*		
Fused Disc Sw	10%		2050	**	5	\$100		
Molded Case Bkrs	30%		2033	\$17,500	5	\$300		
	Location : Baseme	Extent : Moderate, A ent, Penthouse, Boile	er Room					
		els Are Original And		ena Oj Lije **	5	¢500		
Molded Case Bkrs	60%		2050	*	5	\$500		
Wiring Thermoplastic	100%		2060	* *	1			
Motor Controllers	10070		2000		1			
Locally Mounted	70%		2032	\$81,000	5	\$200		
Variable Frequency	30%		2032	**	2	\$ 2 00		

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

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

Asset # : 1985

///////////////////////////////////////							
Electrical	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost Priori (Yrs)				
round							
Grounding Devices							
Generic	100%	LIFE **	5 \$1,000				
ighting							
Interior Lighting							
LED	100%	2042 **					
Egress Lighting							
Emergency, Battery	50%	2042 **	10 \$3,900				
Exit, LED	50%	2069 **	1				
Exterior Lighting							
LED	20%	2042 **					
No Component	80%						
ightning Protection							
Arresters/Cabling							
Generic	100%	2069 **	5 \$300				
	Other Observation, Extent : Light,	Area Affected : 100%					
	Location : 1st Floor Front Disk	~					
	Explanation : Cameras Security	System					
larm							
Security System	1000/	2020 \$50,500	1 012 100				
Generic	100%	2029 \$59,500	1 \$12,100				
	Other Observation, Extent : Light, Location : Hallways	Area Ajjeciea : 100%					
	Explanation : Intrusion Alarm O	nh Mation Sangang					
Fire/Smoke Detection	Explanation . Intrusion Atarm O	miy. Motion Sensors					
Generic, Digital	7% Now \$5,	700 2042 **	1-3 \$1,300				
Generic, Digitar	Malfunctioning, Extent : Moderate	/00 2042	1-5 \$1,500				
	Location : Boiler Room	е, лиси лујескей . 570					
	Other Observation, Extent : Mode	rate Area Affected · 100%					
	Location : Throughout The Build						
	Explanation : Control Panel Rep	0	or Poom Haat Datactor				
Canadia Disital	93%	2042 **					
Generic, Digital	9370	2042	1-3 \$18,600				
lechanical	Current Repair	Future Replacement	Maintenance				
System							
Component	% of Fail Date Estimated		Cycle Estimated Cost Priori				
Туре	Total (Years)	FY	(Yrs)				
eating							
Energy Source							
Natural Gas	100%	2054 **	1				

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

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

Asset # : 1985

Mechanical	Current Repair Futur			ure Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Conversion Equipment								
Furnace	40%			2039	* *	1	\$6,400	
		ervation, E : Roof Mo	Extent : Light, Area unted	Affected	: 40%			
		-	ge Units, 1 Small U	Init				
Steam Boiler	4%			2039	* *	1	\$1,300	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Boiler R	oom					
	Explanat	tion : 2 Uni	its					
Steam Boiler	56%			2039	* *	1	\$18,000	
Distribution							. ,	
Steam Piping/Pump	60%			2044	* *			
No Component	40%							
Terminal Devices								
Air Handler	40%			2034	\$238,700	1	\$8,000	
Convector/Radiator	40%			2032	\$103,700	1	\$4,200	
No Component	20%							
Controls								
Electrical	100%			2032	\$176,300			
ir Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment Interior Pkg Unit -	26%			2028	\$130,400	2	\$500	
Cooling	D 22 Dofui	cougut Em	tout Light Auga A	factod	260/			
		-	tent : Light, Area A nt Mechanical Equi	-				
		. Dusemen	a Mechanicai Equi				<u></u>	
Ext Pkg Unit -	52%			2034	\$277,100	2	\$1,000	
Heating/Cooling	20/			2024	¢15 100			
Split Unit	2%			2034	\$15,100	1		
Window/Wall Unit	20%			2027	\$24,000	1		
Heat Rejection Air Cooled Condenser Unit	20%			2034	\$18,400	2	\$4,500	
No Component	80%							
Tentilation	50.0							
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$22,900	
No Component	20%							
Exhaust Fans								
Interior	50%			2029	\$70,300	2	\$500	
Roof	50%			2034	\$30,800	2	\$500	
lumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks					.			
Gas Fired	100%			2029	\$16,700	2		

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

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

Asset # : 1985

Mechanical	Currer	Current Repair			М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100% 0-2	\$2,200	LIFE	* *	1		
	Blockage /Cloggea	l, Extent : Severe, Are	a Affecte	ed : 100%			
	Location : Roof						
Sump Pump(s)							
Non-Submersible	100% 2-4	\$6,300	2044	* *	4	\$700	
	On Extended Life,	Extent : Severe, Area	Affected	: 100%			
	Location : Basem	<i>nent</i>					
Sewage Ejector(s)							
Electric	100%		2034	\$16,600	4	\$1,900	
Backflow Preventer							
Generic	100%		2034	\$14,200	1	\$2,000	
Fixtures							
Generic	100%						
/ertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation	, Extent : Light, Area	Affected	: 100%			
	Location : Basem	ent To 3rd Floor					
	Explanation : On	e Unit					
ire Suppression Chemical System							
No Component	98%						
Generic	2%		2029	\$300	1-3	\$1,600	
		, Extent : Moderate, A			-	- ,	
	Location : Kitche		55				
	Explanation : No	Kitchen Hood					

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

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name Address	: BUSHWICK DISTRICT HEALTH : 335 CENTRAL AVENUE @LINDE		
Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 BROOKLYN HEA0018.000 / 1986 35,640 14-Nov-2019 Basement, Roof, Floors 1.3 	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1959 / 1996 : HEALTH AND MENTAL HYGIENE : NONE
Block	: 3324 Lot : 1	BIN	: 3076115
CAPITAL Exterior Architec	ture	FY 2025 - 2028 \$584,000	FY 2029 - 2034
Interior Architect Electrical Mechanical	ure	\$1,584,000	\$2,882,800 \$529,600 \$721,800

1110011001	<i><i><i>x</i>,<i>y</i>,<i>y</i>,<i>y</i>,<i>y</i>,<i>y</i>,<i>y</i>,<i>y</i>,<i>y</i>,<i>y</i>,<i>y</i></i></i>	\$ <i>1</i> 1 ,000
Total	\$2,168,000	\$4,134,200
Importance Code A	\$584,000	
Importance Code B	\$1,584,000	\$4,134,200
Total	\$2,168,000	\$4,134,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$98,100	\$900		
Interior Architecture	\$40,800	\$55,100		
Electrical	\$1,200	\$1,300	\$1,000	\$1,200
Mechanical	\$10,100	\$27,500	\$10,300	\$7,700
Site Enclosure	\$5,400			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$163,500	\$92,700	\$19,200	\$16,800
Importance Code A	\$99,800	\$2,800	\$1,800	\$1,800
Importance Code B	\$40,700	\$89,900	\$17,400	\$15,100
Importance Code C	\$22,900			
Total	\$163,500	\$92,700	\$19,200	\$16,800



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
Asset # : 1986

rohitooture							
rchitecture		nt Repair		e Replacement		aintenance	
zstem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Bronze/Brass	3%		LIFE	* *	_		
Cast in Place Concrete	Location : Spana	Moderate, Area Affec			5	\$8,000	
Masonry: Brick	Location : Stair J Diagonal Cracks, Location : Stair J Joint Mortar Miss, Location : Throu Misaligned/Bulgin Location : Stair J Rusting Masonry S Location : Throu	Extent : Moderate, A Bulkheads 'Erod, Extent : Moder ghout g, Extent : Moderate, Bulkheads Supt, Extent : Modera	rea Affect rate, Area , Area Aff ute, Area 4	ed : 10% Affected : 25% èected : 10% Affected : 20%	5	\$26,300	
	Location : West S Explanation : Sa	Stair Tower fety Netting Has Beer	n Installee	d At Top Of Tower			
Granite Panels	5%		LIFE	* *	5	\$1,200	
Pre-Cast Concrete	5%		LIFE	* *	5	\$5,200	
Windows							
Aluminum	95%		2039	* *	5	\$15,000	
Glass Block	Location : Throu Joint Mortar Miss, Location : Throu	Erod, Extent : Model ghout Extent : Moderate, 2	rate, Area	Affected : 25%	5	\$500	
Parapets		3					
Masonry: Brick	Location : Throu Misaligned/Bulgin Location : Throu	g, Extent : Moderate, ghout Extent : Moderate, 2	, Area Aff	ected : 10%	5	\$4,000	
Masonry: Limestone	Location : Copin Caulking Deterior	ated, Extent : Moderd			5	\$600	
	Location : Copin	8	20.50	باب رائي			
Metal Security Bars	2%		2059	* *			

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

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

Asset # : 1986

Architecture	Current	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Roof							
Modified Bitumen	100% Now Blisters, Extent : M Location : Throug	\$106,500 oderate, Area Affecte hout	2026 ed : 20%	\$266,300			
	Drains Inad/Mispos Location : Throug	sn, Extent : Moderate hout	e, Area A	ffected : 25%			
	Vegetation Growth, Location : Throug	Extent : Moderate, A hout	lrea Affe	cted : 10%			
	Water Penetration, Location : Throug	Extent : Moderate, A hout	rea Affec	cted : 10%			
	-	nt : Moderate, Area A	lffected :	50%			
Soffits							
Cast in Place Concrete	Location : Under Exposed Reinforcen	\$10,500 g, Extent : Moderate Balcony At Rear Of J nent, Extent : Moder Balcony At Rear Of J	Building ate, Area	·	5	\$4,600	
	Paint Peeling, Exte	nt : Moderate, Area Balcony At Rear Of	Affected.	: 100%			
Metal Panel	35%		2041	* *	5-10	\$3,400	
terior Floors							
Ceramic Tile	10%		2040	* *	5	\$5,300	
Sheet Vinyl/Rubber	85%		2031	\$2,882,800	5	\$67,700	
Terrazzo	5%		LIFE	* *	5	\$2,100	
Interior Walls							
Ceramic Tile	5%		2040	* *	5	\$2,900	
Concrete Masonry Unit	5% Now	\$5,300	LIFE	* *	5	\$1,100	
	Diagonal Cracks, E Location : Roof St	Extent : Moderate, Ar tair Bulkhead	ea Affect	ted : 5%			
Glass: Single Pane	2%		LIFE	* *	5	\$900	
Gypsum Board	50% 4+ Water Penetration, Location : 3rd Flo	\$7,800 Extent : Moderate, A por Corridor	LIFE rea Affec	* * cted : 5%	5	\$17,200	
Plaster	-	\$6,300 g, Extent : Moderate		* * ffected : 10%	5	\$3,900	
		tair And Elevator Bu		* *			
SGFT/Glazed Masonry	15%		LIFE	~ ~			

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

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

Asset # : 1986

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

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

Asset # : 1986

Electrical	Current Repai	ir Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Panelboards						
Fused Disc Sw	2%	2039	* *	5	****	
Molded Case Bkrs	98%	2039	* *	5	\$900	
Wiring Thermoplastic	100%	2041	* *	1		
Motor Controllers Locally Mounted	100%	2036	* *	5	\$200	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	
Lighting						
Interior Lighting	050/	2021	¢502 100	10	¢21 100	
Fluorescent	95% T. 9. Lanuary And Einsteiner, E	2031	\$503,100	10	\$31,100	
	T-8 Lamps And Fixtures, E Location : Throughout T	he Building				
Fluorescent	5%	2031	\$26,500	10	\$1,600	
	Compact Fluorescent Ligh Location : Throughout T		Affected : 100%			
Egress Lighting						
Emergency, Battery	50%	2031	\$29,200	10	\$4,300	
Exit, LED	10%	2046	* *	1		
Exit, Service	40%	2031	\$6,000	1		
Exterior Lighting	2007	2021	¢22.500	10		
HID	20% Other Observation Entert	2031	\$32,500	10		
	Other Observation, Extent Location : Exterior	: Ligni, Area Ajjeciea	. 100%			
	Explanation : Operated	Via Timors				
No Common and		viu ilmers				
No Component	80%					
Alarm Security System						
Security System No Component	70%					
Generic	30%	2031	\$19,600	1	\$4,000	
Generie	Other Observation, Extent			1	\$7,000	
	Location : Hallways And					
	Explanation : Surveilland	•				
Fire/Smoke Detection	Expranation . Survettium	ee Sumerus 1110 1111 0.				
No Component	70%					
Generic, Digital	30%	2031	\$26,900	1-3	\$6,800	
, <i></i> B	Other Observation, Extent Location : Throughout T	: Light, Area Affected			\$0,000	
	Explanation : Strobe Lig Detectors		ons, Alarm Bells, H	Iorns And	l Smoke	
Mechanical					-:	
Mechanical	Current Repai	r Futur	e Replacement	M	aintenance	

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

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

Asset # : 1986

Mechanical		Current l	Repair $ASSCL \pi$. Is		e Replacement	м	aintenance	
System	a (a		-		-			
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Energy Source								
Natural Gas	100%			2041	* *	1		
Conversion Equipment							• · · · · ·	
Hot Water Boiler	100%			2036	* *	1	\$17,600	
			Extent : Light, Area 1t Boiler Room	Affected	: 100%			
			n Boller Room s Fired Hot Water I	Doilana				
Distribution	Explana	non : 2 Ga	s rirea noi waier i	Sollers				
Hot Wtr Piping/Pump	100%			2030	\$76,100	4	\$2,600	
Terminal Devices	10070			2050	\$70,100	•	\$2,000	
Air Handler	50%			2026	\$327,500	1	\$11,000	
Convector/Radiator	50%			2029	\$142,300	1	\$5,800	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Reciprocating	100%			2026	\$513,500	1	\$16,500	
Compr/Chiller				1.00	1 1000/			
	•	-	tent : Moderate, Ar	еа Ајјесі	ea : 100%			
Distribution	Location	: Two Uni	IS AI KOOJ					
CW & CHW Wtr	100%	0-2	\$1,100	2031	\$56,300	4	\$1,800	
Pipe/Pump	10070	0-2	\$1,100	2031	\$50,500	7	\$1,000	
i ipor i unip	Insul. Dete	eriorating,	Extent : Moderate,	Area Af	fected : 10%			
		-	nd Pumps At Roof	55				
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$675,400	1	\$22,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,900	
Exhaust Fans	1000/			2026	¢(7,500	2	\$1.100	
Roof	100%			2026	\$67,500	2	\$1,100	
Plumbing								
H/C Water Piping Brass/Copper	100%			2031	\$447,100	1		
Water Heater With Tanks	10070			2031	\$447,100	1		
Gas Fired	100%			2029	\$16,700	2		
04011104		place Evid	ent, Extent : N/A, A			-		
	-	: Boiler R		55				
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
		: Boiler R						
	Explana	tion : Two	75 Gallon Units					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

Asset # : 1986

Mechanical	Cı	urrent Repair	Futur	e Replacement	Μ	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sump Pump(s)							
Submersible	100%		2025	\$1,100	4	\$1,100	
Sewage Ejector(s)							
Electric	100%		2026	\$18,200	4	\$2,100	
Backflow Preventer							
Generic	100%		2031	\$15,500	1	\$2,200	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observa	ation, Extent : Light, Area	Affected	: 100%			
	Location : B	Basement To 3rd Floor					
	Explanation	: 2 Units					

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

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name		L HARLEM DIST HEALT			
Address		TH AVENUE @W. 137 STH	REET		
Borough	: MANHAT		Agency's Number	: N/A	
Program / Asset #	: HEA0012.	.000 / 2788	Yr Built/Renovate	d : 1937 / 2013	
Area Sq Ft	: 31,180		Project Type	: HEALTH AND MEN	TAL HYGIENE
Date of Survey	: 13-Dec-20	21	Landmark Status	: NONE	
Areas Surveyed	: Basement.	, Roof, Floors 1,2,3			
Block	: 1734	Lot : 34	BIN	: 1053900	
CAPITAL			FY 2025 - 2028		FY 2029 - 2034
Exterior Architect	ture		\$177,700		\$253,000
Interior Architectu	ure		\$707,800		\$973,900
Electrical			\$278,000		\$451,200
Mechanical			\$1,877,500		\$153,800
Total			\$3,040,900		\$1,831,900
Importance Code	А		\$177,700		\$253,000
Importance Code	В		\$2,863,200		\$1,578,900
Total			\$3,040,900		\$1,831,900
EXPENSE		FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architect	ture	\$34,500			
Interior Architecto	ure	\$45,400	\$6,500	\$3,800	\$10,600
Electrical		\$2,900	\$3,000	\$6,800	\$48,900
Mechanical		\$23,400	\$8,100	\$16,700	\$8,100
Site Pavements		\$500			
Elevators/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$110,700	\$21,500	\$31,200	\$71,600
Importance Code	A	\$37,600	\$3,100	\$3,100	\$3,200
Importance Code	В	\$27,700	\$18,400	\$26,700	\$68,400
Importance Code	С	\$45,400		\$1,400	
Total		\$110,700	\$21,500	\$31,200	\$71,600



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

Asset # : 2788

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick		Now	\$119,700	LIFE	* *	5	\$29,800	
	-	-	Extent : Light, Are					
	Location	: Through	out, Mostly At Low	er Level	Adjacent To Sidew	alk		
Masonry: Limestone	5%			LIFE	* *	5	\$1,200	
Masonry: Sandstone	2%			LIFE	* *	5	\$500	
Windows								
Aluminum	90%			2055	* *	5	\$14,200	
Metal Louvers	5%	0-2	\$2,100	2036	* *			
		-	xtent : Light, Area	Affected	: 5%			
	Location	: Through	out					
Steel		Now	\$58,000	2058	* *	5	\$4,900	
	Air Infiltra	tion, Exter	nt : Moderate, Area	Affected	l : 50%			
	Location	: Basemer	nt, Second And Thir	d Floors				
			xtent : Moderate, A					
	Location	: Basemer	nt, Second And Thir	d Floors				
	Thermally	Inefficient	, Extent : Moderate	, Area Aj	ffected : 50%			
	Location	: Basemer	nt, Second And Thir	d Floors	,			
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$3,500	
Masonry: Brick	90%			LIFE	* *	5	\$4,100	
Roof								
Modified Bitumen		Now	\$25,300	2033	\$253,000			
			xtent : Light, Area	Affected	: 20%			
		: Leaks In	To 3rd Floor					
Skylight, Metal/Glass	5%			2053	* *	10	\$4,200	
Soffits								
Cement - Fiber Panel	100%			2038	* *	10		
nterior								
Floors						_		
Cast in Place Concrete	8%			LIFE	* *	5	\$9,300	
Ceramic Tile	5%			2036	* *	5	\$2,700	
Poured Epoxy/Resin	2%		-	2033	\$58,100			
	-		ent, Extent : N/A, A		eted : 100%			
		: New Co	vid Laboratory Bas					
Sheet Vinyl/Rubber	25%			2038	* *	5	\$19,900	
Terrazzo	10%			LIFE	* *	5	\$4,100	
Vinyl Tile	35%	. .		2033	\$501,200	3	\$7,000	
Vinyl Tile 9" X 9"	10%	2-4	\$207,300	2033	\$414,600	3	\$2,000	
	-	-	Extent : Light, Are	ea Affecte	ed : 10%			
		: Through	out					
Wood	5%			2061	* *	5	\$5,000	

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

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

Asset # : 2788

	Current I	Repair	Futur	e Replacement	М	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
					•		-
5%			2042	* *	5	\$2,900	
10%			LIFE	* *	5		
25%			LIFE	* *			
2%			LIFE	* *	5		
Recent Rej	olace Evide	ent, Extent : N/A, A	rea Affec	ted : 100%			
Location	: New Cov	vid Laboratory Bas	ement				
5%			LIFE	* *			
				* *			
	0-2	\$44 900		* *	5	\$5 700	
				$d \cdot 10\%$	5	ψ5,700	
			u nyjeere	. 10/0			
	-		rea Affec	rted · 5%			
			rea nyjee				
	. Busemen		LIEE	* *			
					~	¢11 400	
5%			LIFE		3	\$11,400	
(00/	0.2	\$500,500	2052	* *	~	¢10.000	
Cracking/0	Crumbling,	Extent : Moderate			3	\$19,900	
-	-		, Area A <u>j</u>	ffected : 50%			
Worn/Erod	led, Extent	: Moderate, Area A	ffected :	25%			
Location	: Second A	And Third Floors					
10%			2046	* *	5	\$5 300	
				* *			
	tallation F	Extent · N/A. Area A		100%	5	ψ1,100	
				10070			
				* *	5	\$700	
			LIFE		5 5		
2 0/			LIDD				
5%			LIFE	* *	5	\$1,700	
5%			LIFE	* *	5	\$1,700	
						\$1,700	
5% 100%			LIFE 2053	**	5	\$1,700	
					5	51,700	
100%			2053	* *		51,700	
						51,700	
100% 100%			2053 2046	**		51,700	
100% 100% 95%		A -00	2053 2046 2046	**		51,700	
100% 100% 95% 5%		\$500 vod, Extent : Light, .	2053 2046 2046 LIFE	** **		51,700	
	Total5%10%25%2%Recent RepLocation5%33%Cracking/0LocationWater PendLocation10%5%60%Cracking/0LocationStaining/DLocationStaining/DLocationWorn/EroadLocation10%2%Recent Ins	% of Total Fail Date (Years) 5% (Years) 10% 25% 2% Recent Replace Evide Location : New Cov 5% 33% 5% 33% 10% 5% 33% 0-2 Cracking/Crumbling, Location : Through Water Penetration, E. 10% 5% 60% 0-2 Cracking/Crumbling, Location : Basement 10% 5% 60% 0-2 Cracking/Crumbling, Location : Second A Staining/Discoloring, Location : Second A Worn/Eroded, Extent Location : Second A 10% 2% Recent Installation, F Location : New Cov 8% 10%	Total (Years) 5% 10% 25% 2% Recent Replace Evident, Extent : N/A, AL Location : New Covid Laboratory Bass 5% 5% 33% 0-2 \$44,900 Cracking/Crumbling, Extent : Light, Are Location : Throughout Water Penetration, Extent : Moderate, A Location : Basement 10% 5% 60% 0-2 \$500,500 Cracking/Crumbling, Extent : Moderate Location : Second And Third Floors Staining/Discoloring, Extent : Moderate Location : Second And Third Floors Worn/Eroded, Extent : Moderate, Area A Location : Second And Third Floors 10% 2% Recent Installation, Extent : N/A, Area A Location : New Covid Laboratory Bass 8% 10%	% of TotalFail Date (Years)Estimated Cost FY5%204210%LIFE25%LIFE2%LIFE2%LIFE2%LIFE2%LIFE2%LIFE2%LIFE2%LIFE2%LIFE2%LIFE2%LIFE2%LIFE2%LIFE5%LIFE5%LIFE5%LIFE5%LIFE5%LIFE5%LIFE5%LIFE60%0-2\$44,900LIFE10%LIFE5%LIFE60%0-2\$500,5002053Cracking/Crumbling, Extent : Moderate, Area AffectedLocation : Second And Third FloorsStaining/Discoloring, Extent : Moderate, Area Affected : Location : Second And Third FloorsWorn/Eroded, Extent : Moderate, Area Affected : Location : Second And Third Floors10%20462%2050Recent Installation, Extent : N/A, Area Affected : Location : New Covid Laboratory Basement2%LIFE10%LIFE10%LIFE10%LIFE10%LIFE10%LIFE10%LIFE10%LIFE10%LIFE5%LIFE	% of TotalFail DateEstimated CostYearEstimated Cost $Total$ $(Years)$ 2042 ** 10% $LIFE$ ** 10% $LIFE$ ** 25% $LIFE$ ** 25% $LIFE$ ** 2% $LIFE$ ** 2% $LIFE$ **Recent Replace Evident, Extent : N/A, Area Affected : 100%Location : New Covid Laboratory Basement 5% $LIFE$ ** 5% $LIFE$ ** 5% $LIFE$ ** $Cracking/Crumbling, Extent : Light, Area Affected : 10%Location : ThroughoutWater Penetration, Extent : Moderate, Area Affected : 5%Location : Basement10\%LIFE**60\%0-2$500,5002053Location : BasementIIFE**60\%0-2$500,5002053Location : BasementIIFE**10\%LIFE**5\%Location : Second And Third FloorsStaining/Discoloring, Extent : Moderate, Area Affected : 25%Location : Second And Third FloorsVorn/Eroded, Extent : Moderate, Area Affected : 25%Location : Second And Third FloorsVord610\%2046**2\%2050**Recent Installation, Extent : N/A, Area Affected : 100%Location : New Covid Laboratory Basement8\%LIFE**10\%LIFE**10\%LIFE**2\%2046**$	% of TotalFail Date (Years)Estimated Cost FYYear FYEstimated Cost (Yrs) 5% 10% 20% 2042 LIFE $**$ ** 5 5 2% 2% LIFE LIFE Location : New Covid Laboratory Basement5% LIFE $**$ 5 10% LIFE $**$ 5 Secont Replace Evident, Extent : N/A, Area Affected : 100% Location : New Covid Laboratory Basement 5% Location : New Covid Laboratory Basement 5% LIFE $**$ 5% Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 5% Location : Basement 10% Location : BasementLIFE $**$ 5% 10% Location : Second And Third Floors $**$ Solo Location : Second And Third Floors 10% Location : Second And Third Floors 2046 $**$ 5 Recent Installation, Extent : N/A, Area Affected : 25% Location : Second And Third Floors 10% Location : Second And Third Floors 2046 $**$ 5 Recent Installation, Extent : N/A, Area Affected : 100% Location : New Covid Laboratory Basement 10% Location : New Covid Laboratory Basement 2046 $**$ 5 2% LIFE $***$ 10% Location : New Covid Laboratory Basement 2% LIFE Location : New Covid Laboratory Basement 2% LIFE Location : New Covid Laboratory Basement	$\frac{\%}{\text{total}}$ Fail Date Estimated Cost FYYear FYEstimated Cost (Yrs)Cycle (Yrs)Estimated Cost (Yrs) 5% 2042 **5\$2,900 10% LIFE**5\$2,300 25% LIFE**5\$2,300 25% LIFE**5\$8,600 2% LIFE**5\$700Recent Replace Evident, Extent : N/A, Area Affected : 100%Location : New Covid Laboratory Basement 5% LIFE 5% LIFE**5\$5,700Cracking/Crumbling, Extent : Light, Area Affected : 10%Location : Throughout $44,900$ LIFEWater Penetration, Extent : Moderate, Area Affected : 5%Location : Basement 10% LIFE 10% LIFE**5\$11,400 60% 0-2\$500,5002053**5\$19,900Cracking/Crumbling, Extent : Moderate, Area Affected : 25%Location : Second And Third FloorsStaining/Discoloring, Extent : Moderate, Area Affected : 25%Location : Second And Third FloorsStating/Discoloring, Extent : Moderate, Area Affected : 25%Location : Second And Third FloorsWorn/Froded, Extent : Moderate, Area Affected : 100%Location : Second And Third Floors2046**5\$5,300 2% 2050**5\$1,100Stating/Discoloring, Extent : N/A, Area Affected : 100%Location : New Covid Laboratory Basement 2% Location : Second And Third FloorsLocation : New Covid Laboratory Basement 25% S5,300<

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

Asset # : 2788

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

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

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

Asset # : 2788

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

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

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

Asset # : 2788

Mechanical	Current Repair Future Replacement			e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ieating									
Terminal Devices									
Air Handler	Location			2038 Iffected :	* * 100%	1	\$3,900		
Air Handler	30%			2028	\$171,900	1	\$5,800		
Convector/Radiator	50%			2020	**	1	\$5,000		
Controls	5070	, 		2050		1	\$2,000		
Digital	100%	1		2028	\$874,600				
Air Conditioning					407 9000				
Energy Source									
Electricity	100%	1		2041	* *	1			
Conversion Equipment									
Reciprocating Compr/Chiller	85%	1		2028	\$381,900	1	\$12,300		
Ĩ	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location	n : Basemer	nt						
Split Unit	15%)		2038	* *				
	Location	n : Roof	Extent : N/A, Area A es The Covid Lab Ii						
Distribution	1								
CW & CHW Wtr Pipe/Pump	100%	1		2053	* *	4	\$2,300		
Terminal Devices									
Air Handler/Cool/Ht		servation, E	Extent : Light, Area	2038 Affected	* * : 100%	1	\$7,700		
			or Room 202						
			e Is No Air Conditi		r Computer Server	Room			
Air Handler/Cool/Ht	60%	1		2028	\$354,500	1	\$11,600		
Heat Rejection Water Cooling Tower			\$7,700 : Light, Area Affec	2031 ted : 20%	\$153,800	2	\$25,100		
Ventilation		.,							
Distribution									
Distribution Ductwork/Diffusers	100%	1		LIFE	* *	2-5	\$17,400		
Exhaust Fans	100/0						<i></i> ,100		
Interior	70%)		2028	\$94,500	2	\$700		
Roof	30%			2033	\$17,700	2	\$300		
Plumbing					. ,				
H/C Water Piping									
Brass/Copper	100%	1		2043	* *	1			
		servation, E n : Water Sc	Extent : N/A, Area A ource	Iffected :	100%				
	Explana	tion : Staff	Noted Odd Smell T	o Water,	Reason Unknown.				

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

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

Asset # : 2788

Mechanical	Current Repair		Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing							
Water Heater With Tanks							
Gas Fired	100%		2031	\$16,700	2		
		ervation, Extent : N/A, Area	Affected :	100%			
		: Basement					
	Explanat	ion : One 85-gallon Unit. Qi	uantity 1				
HW Heat Exchanger							
Steam Fired	100%		2053	* *	4	\$4,600	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
	-	Clogged, Extent : Severe, Ar					
	Location	: Water Backup From Sewag	ge In Boil	er Room			
Backflow Preventer							
Generic	100%		2038	* *	1	\$1,900	
Fixtures							
Generic	100%						
/ertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		ervation, Extent : N/A, Area.	Affected :	100%			
	Location	: Basement To 3rd Floor					
	Explanat	ion : One Unit					
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%		2043	* *	1-2	\$400	

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

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name Address		EA DISTRICT HEALTH CI TH AVENUE @W. 28 STRE			
Borough	: MANHA	ATTAN	Agency's Number	: N/A	
Program / Asset #	: HEA001	3.000 / 1575	Yr Built/Renovated	l : 1937 / 2017	
Area Sq Ft	: 25,992		Project Type	: HEALTH AND MEN	TAL HYGIENE
Date of Survey	: 02-Sep-2	022	Landmark Status	: NONE	
Areas Surveyed	: Basemen	nt, Roof, Floors 1			
Block	: 724	Lot : 82	BIN	: 1012830	
CAPITAL			FY 2025 - 2028		FY 2029 - 2034
Exterior Architec	ture		\$161,800		
Interior Architect	ure		\$125,100		\$125,100
Electrical					\$11,400
Mechanical			\$51,200		\$156,700
Total			\$338,100		\$293,100
Importance Code	А		\$161,800		
Importance Code	В		\$176,200		\$293,100
Total			\$338,100		\$293,100
EXPENSE		FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architec	ture	\$29,900			
Interior Architect	ure	\$91,300	\$1,800	\$17,200	\$1,800
Electrical		\$5,200	\$4,400	\$4,700	\$4,400
Mechanical		\$76,900	\$4,400	\$14,000	\$3,800
Site Pavements		\$29,200			
Elevators/Escalat	ors	\$7,900	\$7,900	\$7,900	\$7,900
Total		\$240,400	\$18,500	\$43,800	\$17,900
Importance Code	А	\$32,300	\$2,400	\$2,400	\$2,400
Importance Code		\$144,600	\$16,100	\$41,400	\$15,600
Importance Code	С	\$63,500			
Total		\$240,400	\$18,500	\$43,800	\$17,900



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

Asset # : 1575

Architecture	Current Repair Future Replacement			e Replacemen	ent Maintenance			
ystem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	90% 4+	\$161,800	LIFE	*	* *	5	\$40,300	
	Spalling, Extent : Mode	•••						
	Location : Front Faca	de At Parapet Wal	l					
Masonry: Granite	8%	-	LIFE	*	* *	5	\$5,400	
Pre-Cast Concrete	2%		LIFE	*	* *	5	\$5,800	
Windows								
Aluminum	80%		2050	3	* *	5	\$8,300	
Steel	20% 4+	\$7,600	2050	3	* *	5	\$12,900	
	Corrosion/Rusting, Exte		ea Affec	cted : 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%		2054		* *	5	\$8,600	
	Other Observation, Exte		ffected	: 100%				
	Location : Throughou							
	Explanation : Materia	l Is Plastic Panel S	Screen					
Metal Panel	5%		2044	3	* *	5	\$900	
Roof								
Modified Bitumen	98%		2039	*	* *	10	\$25,400	
Skylight, Metal/Glass	2%		2054	*	* *	10	\$1,700	
nterior								
Floors						-		
Carpet	10%		2035		* *	3	\$5,400	
	Other Observation, Exte		ea Affe	cted : 5%				
	Location : 1st Floor C							
	Explanation : Report	-	<u>^</u>					
Cast in Place Concrete	5%		LIFE		* *	5	\$7,800	
Ceramic Tile	40%		2047		* *	5	\$14,300	
Traffic Topping	5%		2042	*	* *	5	\$2,200	
Vinyl Tile	40% Now	-	2039	*	* *	3	\$5,400	
	Adhesion Failure, Exter		fected	: 10%				
	Location : Patient Roo							
	Misaligned/Bulging, Ex		Affecte	ed : 10%				
	Location : 2nd Floor	Patient Rooms						
Interior Walls							.	
Gypsum Board	65%		LIFE		* *	5-10	\$40,100	
Mosaic Tile	25%		LIFE		* *	10	\$5,700	
Plaster	5% Now		LIFE		* *	5	\$500	
	Cracking/Crumbling, E.	xtent : Moderate, A	Area Af	fected : 15%				
	Location : Penthouse							
Wood	5%	1	LIFE	*	* *	5	\$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.

Asset # : 1575

Architecture	chitecture		urrent Repair Futur		e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	50%			2047	* *	5	\$17,900		
Gypsum Board	10%			LIFE	* *	5-10	\$12,300		
Wood	40%			LIFE	* *	5	\$250,100		
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2069	* *				
Retaining Walls									
Cast in Place Concrete	100%			2069	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$6,700	2047	* *				
	Cracking/0	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%				
	Location	: At Hydra	int						
On-Site Walkways									
Cast in Place Concrete	10%			2047	* *				
Pavers/Stone	90%	Now	\$22,400	2043	* *				
			xtent : Moderate, A	rea Affec	cted : 10%				
		: Through							

lectrical	Current Repair	Future F	Replacement	Maintenance			
ystem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2054	* *	5	\$100		
	Other Observation, Extent :	Moderate, Area Affecte	ed : 100%				
	Location : Electrical Room						
	Explanation : One 1,200 A	npere Main Disconnec	et Switch				
Switchgear / Switchboard							
Fused Disc Sw	50%	2054	* *	5	\$100		
Molded Case Bkrs	50%	2044	* *	5	\$300		
Raceway							
Conduit	90%	2054	* *	1			
Conduit	10%	2044	* *	1			
Panelboards							
Fused Disc Sw	10%	2033	\$3,900	5	\$100		
Molded Case Bkrs	20%	2050	* *	5	\$100		
Molded Case Bkrs	40%	2033	\$15,600	5	\$300		
Molded Case Bkrs	30%	2056	* *	5	\$200		
Wiring							
Thermoplastic	20%	2034	\$11,400	1			
Thermoplastic	10%	2054	* *	1			
Thermoplastic	70%	2060	* *	1			

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

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

Asset # : 1575

Flaatriaal	Current Repair Future Replacement Maintenance							
Electrical								
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Inder 600 Volts								
Motor Controllers								
Locally Mounted	70%	2051	* *	5	\$100			
Variable Frequency	30%	2054	* *					
Drive								
round Grounding Devices								
Generic	100%	LIFE	* *	5	\$800			
tand-by Power	10070	EnE		5	4000			
Transfer Switches								
Automatic	100%	2051	* *	1	\$8,000			
Generators								
Diesel	100%	2047	* *	1	\$10,100			
	Other Observation, Extent : L Location : Roof	ight, Area Affected : 10	0%					
	Explanation : One 250 Kilo	volt Ampere Generator						
Batteries								
Lead/Acid	100%	2029	\$2,400	5	\$1,000			
Fuel Storage	500/	2056	ىك يك	-				
Day Tank	50%	2056	* *	5				
	Other Observation, Extent : 1 Location : Roof	igni, Area Affectea : 10	0%					
	Explanation : 324 Gallons (Capacity						
Main Tank	50%	2069	* *	5				
Mani Tank	Other Observation, Extent : L Location : Basement			5				
	Explanation : Diesel Tank I	nstalled In The Basemer	ıt					
ighting								
Interior Lighting								
Fluorescent	20%	2042	* *	10	\$4,400			
	Other Observation, Extent : 1	0 11	0%					
	Location : 1st, 2nd, 3rd Flo							
	Explanation : T-8 Lamps In.		* *	10	<i># 4 4 6 6</i>			
Fluorescent	20%	2042		10	\$4,400			
	Other Observation, Extent : 1 Location : Basement, 1st, 2		0%					
	Explanation : Compact Flue		Installad The V	loar				
LED	60%	2042	**	cur				
Egress Lighting	0070	2042						
Egress Lighting Emergency, Service	50%	2042	* *	1				
Exit, Service	30%	2042	* *	1				
Exit, Service	20%	2042	* *	1				
Exterior Lighting								
LED	20%	2042	* *					
No Component	80%							

Alarm

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

Asset # : 1575

Electrical		Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm								
Security System Generic			Extent : Moderate, 2 out The Building	2042 Area Affe	* * ected : 100%	1	\$9,700	
		-	eras Security System	n And In	trusion Alarm Syst	em		
Fire/Smoke Detection Generic, Digital	100%			2042	* *	1-3	\$16,000	
Mechanical		Current	Renair	Futu	re Replacement	м	aintenance	
System Component Type	% of 1 Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Ieating								
Energy Source Natural Gas	100%			2054	* *	1		
Conversion Equipment Steam Boiler	Location	: Basemer	Extent : Light, Area nt Boiler Room			1	\$23,600	
Distribution	Explanati	on : 2 Na	tural Gasoline Fire	d Steam	Boilers			
Central Plant Steam Piping/Pmp	100%			2054	* *	4	\$1,800	
	Location	: Through	Extent : Light, Area out	Affected	1 : 100%			
Terminal Devices	Explanati	on : New						
Convector/Radiator	100%			2047	* *	1	\$7,700	
ir Conditioning Energy Source	1000/			2055	* *			
Electricity Conversion Equipment	100%			2056	* *	1		
Reciprocating Compr/Chiller	50%	Now	\$34,400	2039	* *	1	\$5,000	
I	-	-	ent : Moderate, Area vo Of The Chillers A			d Compr	essor	
Ext Pkg Unit - Heating/Cooling	40%	0-2	\$31,300	2034	\$156,700	2	\$500	
<u>o</u> o			t : Moderate, Area ne External Packag			To Bad C	Compressor	
Split Unit	10%	-		2039	**		-	
Distribution Ductwork/Diffusers	100%			LIFE	* *	2	\$38,800	

Ventilation

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

Asset # : 1575

Mechanical	Current Repair Future Repl			e Replacement	Μ	aintenance		
System Component Type		'ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution	1000/							
Ductwork/Diffusers	100%	0-2	\$51,200	LIFE	**	2-5	\$13,300	
	Insul. Detern Location :	-	Extent : Moderate,	Area Aff	ected : 5%			
Exhaust Fans	200000000	11009						
Interior	25%			2039	* *	2	\$200	
Roof	75%			2039	* *	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2054	* *	1		
Galvanized Steel	70%			2047	* *	1		
	Other Obser	vation, E	xtent : Light, Area	Affected	: 100%			
	Location :	Basemen	t, Water Main Pipi	ng				
	Explanatio	on : New						
Water Heater With Tanks	·							
Gas Fired	100%			2032	\$16,700	2		
	Other Obser	vation, E	xtent : N/A, Area A	ffected :	100%			
	Location :	Basemen	t					
	Explanatio	on : 98 Ga	ıllon Unit					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	\$600	
Backflow Preventer								
Generic	100%			2042	* *	1	\$1,500	
Fixtures								
Generic	100%							
/ertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			
	Other Obser	vation, E	xtent : N/A, Area A	ffected :	100%			
	Location :	Basemen	t To 3rd Floor					
	Explanatio	on : 1 Uni	t					
Hydraulic	50%			LIFE	* *			
		vation. E	xtent : N/A, Area A		100%			
			t To 3rd Floor	~ ~ ~				
	Explanatio							

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.

\$8,906,400

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Total

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$454,200	\$655,600
Interior Architecture	\$1,056,100	\$5,010,400
Electrical	\$479,400	\$1,777,700
Mechanical	\$3,333,800	\$1,462,600
Total	\$5,323,500	\$8,906,400
Importance Code A	\$454,200	\$655,600
Importance Code B	\$4,869,300	\$8,198,800
Importance Code C		\$51,900

\$5,323,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$36,100	\$4,400		\$47,900
Interior Architecture	\$71,600	\$33,500		\$7,900
Electrical	\$21,300	\$16,800	\$16,000	\$32,400
Mechanical	\$28,300	\$23,000	\$44,200	\$79,000
Site Pavements	\$17,900			
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Total	\$206,700	\$109,300	\$91,800	\$198,700
Importance Code A	\$36,100	\$7,200		\$48,100
Importance Code B	\$139,300	\$89,800	\$91,800	\$150,600
Importance Code C	\$31,300	\$12,400		
Total	\$206,700	\$109,300	\$91,800	\$198,700



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

Asset # : 1572

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls Masonry: Brick	Joint Mort	Now ar Miss/Er : Through	\$454,200 od, Extent : Moder out	LIFE ate, Area	* * Affected : 25%	5	\$56,500	
	Sidewalk S	shed in Use	, Extent : Moderate l South Facades	e, Area A	ffected : 75%			
Metal/Glass Curt Wall	43%			LIFE	* *	5	\$113,800	
Metal Panel	10%			2053	* *	5-10	\$97,100	
Metal Coiling Doors	2%			2046	* *	5	\$8,800	
Window Wall	5%			2053	* *	5	\$26,500	
Windows								
Aluminum		Now	\$27,800	2049	* *	5	\$14,900	
		Missing, E : Through	xtent : Light, Area out	Affected	: 5%			
Metal Louvers	5%			2042	* *	10	\$9,800	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	\$4,200	
Metal/Glass Curt Wall	45%			2053	* *	5	\$14,700	
Metal Panel	5%			2053	* *	5	\$1,600	
Roof Modified Bitumen			\$8,300 ht, Area Affected : 5	2033 5%	\$414,700			
~ 07	Location	: Roof						
Soffits	1000/			20.42	* *	5 10		
Metal Panel	-	iscoloring, : Through	Extent : Moderate out	2043 , Area A <u>j</u>		5-10		
terior								
Floors						_	da a a a a	
Cast in Place Concrete	10%			LIFE	* *	5	\$30,900	
Ceramic Tile	10%			2036	* *	5	\$14,100	
Quarry Tile	10%		<i>Ф</i> (1 , 1 , 0 , 0)	2046	* *	5	\$21,200	
Terrazzo		-	\$64,400 Extent : Moderate	LIFE , Area A <u>j</u>	* * ffected : 10%	5	\$5,500	
Vinyl Tile	20%			2038	* *	3	\$10,600	
Vinyl Tile 9" X 9"	Location	: Through		-	-	3	\$23,800	
	-	Evident, Ex : Through	tent : Moderate, Ar out	ea Affeci	ted : 20%			

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

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

Asset # : 1572

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

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

Asset # : 1572

Electrical		Current I	Repair	Futu	e Replacement	М	aintenance	
System	% of		Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	THUT
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	\$44,200	5	\$400	
	Location	ı : Electrica			100% thes Rated At 2,000) Ampere	s Each	
Transformers						- î		
Dry Type	100%			2031	\$26,100	5	\$300	
		ervation, E 1 : Electrico	Extent : N/A, Area A al Room	Iffected :	100%			
	Explana	tion : Two :	500 Kilovolt Amper	res				
Switchgear / Switchboard								
Fused Disc Sw	10%			2043	* *	5		
Molded Case Bkrs	90%			2033	\$142,900	5	\$2,200	
Raceway								
Conduit	80%			2033	\$90,600	1		
Conduit	20%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	\$200	
Molded Case Bkrs	40%			2041	* *	5	\$1,000	
Molded Case Bkrs	50%			2032	\$58,500	5	\$1,200	
Wiring Braided Cloth	60%		\$101,900 ent : Moderate, Are	2058	* *	1		
		-	out The Building	u nyjecie	a. 10070			
				2042	* *	1		
Thermoplastic	40%			2043		1		
Motor Controllers	50/			2021	¢14.500	5		
Locally Mounted	5%			2031	\$14,500 * *	5	¢200	
Locally Mounted Motor Control Center	25%			2038	* *	5 5	\$200 \$500	
	20%			2038 2031		5 5	\$500 \$1,200	
Motor Control Center	50%			2031	\$80,000	3	\$1,300	
round Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,400	
and-by Power	10070			LIFL		5	\$1,400	
Transfer Switches								
Automatic	50%			2031	\$6,700	1	\$14,500	
Automatic	50%			2031	**	1	\$14,500	
Generators	5070			2050		1	\$11,500	
Diesel	50%			2029	\$53,100	1	\$18,300	
	Other Obs Location	ervation, E 1 : Generate		Iffected :	100%	1	\$10,200	
			gency Generator R					
Diesel	50% Other Obs Location	ervation, E	Extent : N/A, Area A	2036 Iffected :	* *	1	\$18,300	
	Explana	tion : Gene	rator Rated At 225	Kilowat	ts			

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

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

Asset # : 1572

Electrical	Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power							
Batteries					_		
Lead/Acid	100%		2025	\$2,400	5	\$3,500	
Fuel Storage	• • • (• • • •	.	_		
Day Tank	25%		2032	\$6,300	5		
	Other Observation, E	xtent : N/A, Area A	ffected :	100%			
	Location : Roof						
	Explanation : 275 (Sallons Rated Capa					
Day Tank	5%		2041	* *	5		
	Other Observation, E		ffected :	100%			
	Location : Generate		_				
	Explanation : 25 G	allons Rated Capac	•				
Main Tank	70%		2036	* *	5		
	Other Observation, E		ffected :	100%			
	Location : Basemen						
	Explanation : 1,000) Gallons Rated Ca	pacity				
Lighting							
Interior Lighting	100/		2029	¢140,100	10	¢9.(00	
Fluorescent	10%	utout N/A Anog A	2028	\$140,100	10	\$8,600	
	Other Observation, E Location : Basemen		jjecieu :	100%			
	Explanation : T-12						
El.		Lumps	2022	¢1.002.400	10	¢(7.400	
Fluorescent	78%	utout N/A Anor A	2033	\$1,092,400	10	\$67,400	
	Other Observation, E		jjecied :	100%			
	Location : Through						
	Explanation : T-8 L	amps		\$1.60.100	10	¢10.400	
Fluorescent	12%		2033	\$168,100	10	\$10,400	
	Other Observation, E		ffected :	100%			
	Location : Through		1.				
	Explanation : Comp	bact Fluorescent Li	gnis				
Egress Lighting	45%		2033	\$25,500	1		
Emergency, Service	4370 5%		2033	\$23,300	1	\$1,100	
Emergency, Battery Exit, LED	50%		2055	\$7,700 **	10 1	\$1,100	
Exterior Lighting	5070		2001		1		
HID	9%		2033	\$38,700	10		
Incandescent	970 1%		2033	\$4,900	2		
No Component	90%		2028	фт,900	2		
Alarm	7070						
Security System							
Generic	100%		2038	* *	1	\$35,200	
Generie	Other Observation, E	Extent : N/A. Area A		100%	I	ψ55,200	
	Location : Basemer						
	Documon . Duschiel	,					

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

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

Asset # : 1572

ectrical		Current I	Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
rrm Fire/Smoke Detection Generic, Analog	Location	servation, E n : Through	xtent : N/A, Area A out The Building e Lights, Manual F			1-3 moke De	\$59,800 tectors, Horns		
echanical		Current I	Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
ating Energy Source Utility Steam	Location	servation, E n : Through	xtent : N/A, Area A out 1 From Con Edison		* *	1			
Conversion Equipment Pres. Reducing Valve/LP Steam				2036	* *	5	\$5,600		
Distribution Hot Wtr Piping/Pump	Location	n : 6th Floo tion : 2 Hee	xtent : N/A, Area A r East And Baseme at Exchangers On E	nt Mech	anical Room	4	\$2,100		
		, Extent : M n : Various .	oderate, Area Affec Locations	cted : 109					
Steam Piping/Pump			oderate, Area Affec Locations	2043 eted : 109	**				
Terminal Devices Air Handler	Corroded	Now , Extent : Se n : 1 Unit, R	\$346,500 evere, Area Affected oof	2043 l : 80%	* *	1	\$10,500		
Air Handler	Abandone Location On Extend	n : 2nd Floo ded Life, Ex	\$86,600 Extent : Severe, Ar or Mechanical Root tent : Moderate, At or Mechanical Root	m Numbe ea Affect	er 3 ted : 20%	1	\$2,600		
Air Handler			tent : Moderate, Ar Locations	2028 ea Affect	\$606,300 ted : 100%	1	\$20,400		
Convector/Radiator Fan Coil Unit/Heat			tent : Moderate, Ar	2031 2028 rea Affect	\$150,500 \$456,500 ted : 50%	1 1	\$6,100 \$6,100		

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

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

Asset # : 1572

			A3361#.1	012				
Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Controls								
Electrical	100%			2028	\$511,700			
ir Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Centrifugal, Elec Chille				2029	\$1,126,100	1	\$61,200	
			Extent : N/A, Area A	<i>Iffected</i> :	100%			
		n : Basemen						
		tion : 2 Un	IIS, K-123	2026	¢ (0, 5 00			
Window/Wall Unit	20%			2026	\$69,700	1		
No Component	20%							
Distribution CW & CHW Wtr	60%	0-2	\$3,600	2043	* *	4	\$2,800	
Pipe/Pump	00%	0-2	\$5,000	2045		4	\$2,800	
r ipe/r unip	Corroded.	Extent : M	oderate, Area Affe	cted : 10	%			
			se And Roof					
No Component	40%		v					
Terminal Devices	1070							
Air Handler/Cool/Ht	60%			2028	\$857,300	1	\$35,000	
No Component	40%				-		-	
Heat Rejection								
Water Cooling Tower	50%	Now	\$55,800	2031	\$186,000	2	\$37,900	
			evere, Area Affected	d : 60%				
			ng Beams At Roof					
			: Moderate, Area A	Iffected :	10%			
	Location	-		4 4.00	. 1 1000/			
			Extent : Moderate, 4	Area Affe	cted : 100%			
	Location	-	fficient Units					
		-	-	2029	* *	2	\$7.00	
Water Cooling Tower		Now Extent : Se	\$37,200 evere, Area Affected	2038		2	\$7,600	
		: Penthou		1.00/0				
			Extent : Severe, Ar	ea Affect	ted · 100%			
		i : Penthou		eangeer				
	On Extend	led Life, Ex	tent : Severe, Area	Affected	: 100%			
		i : Penthou		55				
No Component	40%							
entilation	1070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,600	
Exhaust Fans								
Interior	75%			2028	\$306,200	2	\$2,200	
		-	tent : Light, Area A	Iffected :	30%			
	-	n : Various .	Locations					
Roof	25%			2028	\$44,700	2	\$700	

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

Asset # : 1572

Mechanical	Current Rep	Current Repair Future Replacement					
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2043	* *	1			
HW Heat Exchanger							
Steam Fired	100%	2043	* *	4	\$9,300		
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)							
Non-Submersible	100%	2033	\$18,400	4	\$3,000		
Sewage Ejector(s)							
Electric	100%	2033	\$48,200	4	\$5,600		
Backflow Preventer							
Generic	100%	2033	\$41,100	1	\$5,800		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Exter	nt : N/A, Area Affected :	100%				
	Location : One Unit Fr	om Cellar To 6th Floor;	Two Units From 1.	st To 6th	Floor		
	Explanation : 3 Units						
Fire Suppression							
Standpipe							
Generic	100%	2043	* *	1-5	\$49,300		
Sprinkler							
No Component	30%						
Generic	70%	2043	* *	1-2	\$18,500		
Fire Pump							
Generic	100%	2036	* *	1	\$17,600		

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: 34-33 JU : QUEENS : HEA0016 : 28,600 : 02-Apr-20	NCTION BO 5 6.000 / 133		ENTER Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1940 / 2006 : HEALTH AND MEI : NONE : 4042887	NTAL HYGIENE
CAPITAL				FY 2025 - 2028		FY 2029 - 2034
Exterior Architec	ture			\$1,260,800		
Mechanical						\$193,100
Total				\$1,260,800		\$193,100
Importance Code	А			\$1,260,800		
Importance Code						\$193,100
Total				\$1,260,800		\$193,100
EXPENSE			FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architec	ture		\$85,300		\$500	
Interior Architect	ure		\$61,900	\$2,000		\$3,700
Electrical			\$12,600	\$700	\$52,400	\$1,200
Mechanical			\$25,700	\$6,300	\$19,900	\$6,200
Elevators/Escalat	ors		\$3,900	\$3,900	\$3,900	\$3,900
Total			\$189,500	\$13,000	\$76,700	\$15,000
Importance Code	A		\$87,400	\$2,100	\$2,600	\$2,100
Importance Code	B		\$98,300	\$9,900	\$74,100	\$13,000
Importance Code	\mathbf{C}		\$3,800	\$1,000		
Total			\$189,500	\$13,000	\$76,700	\$15,000



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

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

Asset # : 133

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

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

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

Asset # : 133

Architecture	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets		* < < * < <			_		
Masonry: Brick	55% 0-2 Miss/Damaged Flash Location : Perimete	-		* * rea Affected : 30%	5	\$2,700	
Masonry: Marble	20% Now Cracking/Crumbling Location : Coping Joint Mortar Miss/En Location : Coping Caulking Deteriorate Location : Coping Staining/Discoloring Location : Coping	rod, Extent : Moder rd, Extent : Modera	ate, Arec te, Area	a Affected : 50% Affected : 50%	5	\$1,200	
Metal Panel	<u>5%</u>		2052	* *	5	\$900	
Metal Rail	5%		2045	* *	5-10	\$4,400	
Metal: Cage/Fence	15% Now Corrosion/Rusting, E Location : Lower Ro Deteriorated Finish, Location : Lower Ro	oof Extent : Moderate,	2045 Irea Affe		5	\$2,400	
Roof	Locution . Lower Ke	JOJ					
Modified Bitumen	95% Now Blisters, Extent : Mo Location : Over Th Miss/Damaged Flash Location : Over Th	ird Floor hings, Extent : Mod					
Skylight, Metal/Glass	5% 0-2 Corrosion/Rusting, E Location : Stir Bull	-	2052 Affected	**			
nterior							
Floors	50/			باب باب	_	* / * * *	
Cast in Place Concrete	5%		LIFE	* *	5	\$4,300	
Ceramic Tile	5% Recent Installation, I Location : 3rd Floo	-	2041 Affected		5	\$2,000	
Terrazzo	15% Now Cracking/Crumbling Location : Front Ai		LIFE , Area Aj	* * ffected : 10%	5	\$4,600	
Vinyl Tile	75%		2037	* *	3	\$14,700	
,	10,0		2001		5	<i>\[</i> 11,700	

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.

			A5501#.1	33				
Architecture		Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$2,000	
Glass: Single Pane	5%			LIFE	* *	5	\$1,500	
Gypsum Board	30%			LIFE	* *	5	\$7,200	
Gypsum Board	20%			LIFE	* *	5	\$4,800	
Metal Panel	5%)		LIFE	* *			
Plaster	20%		\$3,800	LIFE	* *	5	\$2,400	
	Water Per	etration, E	xtent : Moderate, A	lrea Affe	cted : 10%			
	Location	n : Electrico	al Room					
SGFT/Glazed Masonry	15%	1		LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$2,600	2037	* *	5	\$3,900	
1 5	Staining/1	Discoloring	, Extent : Moderate	e, Area Aj	ffected : 5%			
	Location	n : First Flo	oor And Partial Bas	sement L	evel			
AcousTileSusp.Lay-In	15%			2049	* *	5	\$5,900	
Exposed Struc: Concrete				LIFE	* *	5	\$300	
Gypsum Board		Now	\$16,800	LIFE	* *	5	\$12,300	
Gypsulli Board			nt, Extent : N/A, Ar		ed · 10%	5	\$12,500	
		-	nt Hall Level	eu Myeer	cu . 1070			
			xtent : Moderate, A	Iroa Affa	cted · 20%			
			nt Hall Ceiling	ireu Ajjet	cieu . 2070			
Plaster		Now		LIFE	* *	5	\$8,600	
Flaster			\$8,200 Extent : Moderate, A			5	\$8,000	
		n : Basemer		пей лује	cieu : 570			
lite Enclosure								
Fence/Gates								
Iron Picket	100%	1		2052	* *			
Retaining Walls								
Cast in Place Concrete	100%)		2052	* *			
lite Pavements								
Public Sidewalk								
Cast in Place Concrete	75%)		2045	* *			
Pavers/Stone	25%	1		2041	* *			
On-Site Walkways								
Cast in Place Concrete	100%)		2037	* *			
Electrical		Current	Repair	Futur	re Replacement	М	aintenance	
System Component	% of		Estimated Cost		Estimated Cost	•	Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		
Jnder 600 Volts	1					1		
Service Equipment								
Fused Disc Sw	100%	1		2052	* *	5	\$100	
1 4504 D150 SW			Extent : N/A, Area A			5	\$100	
			al Room Basement					
			2,000 Ampere Mair	1 Discom	nect Switch			
	Блрини		2,000 minpere main		icer switch			

Asset # : 133

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

			ASSEL # . I	55				
Electrical		Current Repair Future Replacement Maintenance						
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	40%			2052	* *	5	\$100	
Molded Case Bkrs	60%			2052	* *	5	\$500	
Raceway								
Conduit	20%			2032	\$8,100	1		
Conduit	80%			2052	* *	1		
Panelboards								
Fused Disc Sw	2%			2048	* *	5		
Fused Disc Sw	3%			2031	\$1,200	5	* 1 • •	
Molded Case Bkrs	10%			2031	\$3,900	5	\$100	
Molded Case Bkrs	85%			2048	* *	5	\$600	
Wiring Braided Cloth	20%	2-4	\$11,400	2057	* *	1		
Braided Cloui	Insulation		ent : Moderate, Area			1		
Thermoplastic	70%			2052	* *	1		
Thermoplastic	10%			2032	\$5,700	1		
Motor Controllers					-			
Locally Mounted	10%			2045	* *	5		
Motor Control Center	85%			2045	* *	5	\$700	
Variable Frequency	5%			2049	* *			
Drive								
Ground Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
Lighting	10070			LIFE		5	\$ 1 00	
Interior Lighting								
Fluorescent	70%			2037	* *	10	\$16,900	
Theorem	Other Obs Location		Extent : Light, Area out The Building amps		: 100%	10	\$10,500	
LED	30%		···· /r ~	2040	* *			
Egress Lighting	5070			2040				
Egress Eighting Emergency, Battery	50%			2037	* *	10	\$3,200	
Exit, LED	10%			2067	* *	1	ψ5,200	
Exit, Service	40%			2037	* *	1		
Exterior Lighting						-		
HID	20%			2027	\$26,100	10		
IIID								

Asset # : 133

Alarm

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

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

Asset # : 133

lectrical	Current Repair	Future	Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
arm								
Security System								
No Component	80%							
Generic	10%	2027	\$5,200	1	\$1,100			
	Other Observation, Extent : L	ight, Area Affected :	100%					
	Location : Hallways, Entry And Exit Doors							
	Explanation : Intrusion Ala	rm System, Motions S	Sensors					
Generic	10%	2037	* *	1	\$1,100			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Inside And Outside							
	Explanation : CCTV Survei	llance Cameras						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	2037	* *	1-3	\$5,500			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Panel	Alarm Bell, Horns,	Smoke Detectors,	Pull Box	c And Fire Alarm			

Mechanical	Current Re	pair Fu	Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Ye F		Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	204	**	1		
Conversion Equipment						
Furnace	25%	20.	\$20,000	1	\$3,300	
Hot Water Boiler	15%	20.	87 **	1	\$2,000	
	Other Observation, Ext	ent : N/A, Area Affecte	d : 50%			
	Location : Third Floo	r Mechanical Room				
	Explanation : One Un	<i>iit</i>				
Steam Boiler	60%	20:	52 **	1	\$15,600	
	Recent Installation, Ext	ent : N/A, Area Affect	ed : 100%		. ,	
	Location : Basement					
	Other Observation, Ext	ent : Light, Area Affec	ted : 100%			
	Location : Basement	0 0 00				
	Explanation : Two Ne	w Boiler				
Distribution						
Ductwork/Diffusers	40%	LII	`Е **	2-5	\$5,900	
Central Plant Steam	60%	204	**	4	\$1,200	
Piping/Pmp						
Terminal Devices						
Air Handler	40%	20	\$193,100	1	\$6,500	
Convector/Radiator	60% Now	\$2,500 202			\$4,600	
	Leak Evident, Extent : 1					
	Location : First Floor					

Air Conditioning

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

Mechanical		Current I	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning				1				
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	50%			2037	* *	2	\$800	
Ext Pkg Unit -	40%			2037	* *	2	\$600	
Heating/Cooling Window/Wall Unit	10%			2027	\$9,700	1		
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2052	* *	4	\$600	
Ductwork/Diffusers	30%			LIFE	* *	2	\$10,300	
No Component	20%						, •	
Terminal Devices								
Air Handler/Cool/Ht	60%			2037	* *	1	\$9,800	
No Component	40%						-	
Heat Rejection								
Air Cooled Condenser	40%			2042	* *	2	\$7,300	
Unit								
No Component	60%							
Ventilation								
Distribution	1000/				بله بله	~ -	\$14 COO	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,600	
Exhaust Fans	400/			2022	¢45 500	2	\$200	
Interior	40%	Now	\$600	2032 2032	\$45,500	2	\$300 \$400	
Roof		oning, Exte	5000 nt : Light, Area Aff		\$29,900 %	2	\$400	
Plumbing	Locuitor	i . Kooj						
H/C Water Piping								
Galvanized Steel	100%			2037	* *	1		
Water Heater With Tanks	10070			2057		1		
Gas Fired	100%			2025	\$16,700	2		
Gustinea			Extent : N/A, Area A			-		
		ı : Boiler R))				
	Explana	tion : 85 G	allon Tank					
Sanitary Piping	*							
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2025	\$900	4	\$900	
Sewage Ejector(s)								
Electric	100%			2037	* *	4	\$1,700	
Backflow Preventer								
Generic	100%			2040	* *	1	\$1,600	
Fixtures								
Generic	100%							

Asset # : 133

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

Asset # : 133

Mechanical	Current Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Basement To 3rd Floor					
	Explanation : One Unit					

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

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	: 1218 PRO : BROOKL : HEA0030. : 17,400 : 15-Mar-20	000 / 14331		: N/A : 1954 / 2009 : HEALTH AND MEN : NONE	NTAL HYGIENE
Block	: 1365	Lot : 9	BIN	: 3036147	
CAPITAL			FY 2025 - 2028		FY 2029 - 2034
Exterior Architect			\$340,100		
Interior Architecto Mechanical	ure		\$158,100		\$403,600
			C 400 C 00		-
Total			\$498,200		\$403,600
Importance Code			\$340,100		
Importance Code					\$403,600
Importance Code	С		\$158,100		
Total			\$498,200		\$403,600
EXPENSE		FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architect	ture	\$48,400		\$2,000	
Interior Architect	ure	\$52,500		\$2,400	\$1,600
Electrical		\$3,600	\$2,800	\$3,200	\$5,200
Mechanical		\$11,900	\$2,500	\$3,400	\$2,400
Site Enclosure		\$1,300			
Site Pavements		\$20,100	\$200	\$3,600	\$200
Elevators/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$141,800	\$9,400	\$18,600	\$13,300
Importance Code	А	\$49,200	\$900	\$2,900	\$900
Importance Code	В	\$51,500	\$8,400	\$12,100	\$11,400
Importance Code	С	\$41,100	\$200	\$3,600	\$1,000
Total		\$141,800	\$9,400	\$18,600	\$13,300



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.

Maintenance § are aggregated over a ten-year period. Site specific cost escalations are not includea ** Replacement cost estimated to be beyond ten years is not included in this report.
Asset # : 14331

Component TypeTotal(Years)teriorExterior Walls Masonry: Brick20% Now Joint Mortar Miss/E Location : Left SidMasonry: Brick Cavity Masonry: Limestone5% SolutionSolutionMasonry: Limestone25% Now Broken/Missing Eler Location : Window Staining/Discoloring Location : Front F Worn/Eroded, Extent Location : Front FMetal/Glass Curt Wall Granite Panels40% S%Windows Aluminum5% Windows AluminumAluminum58% AluminumSpecial Gauge/Ballistic40% Now Glazing Broken/Crat Location : Street F Explanation : BulleParapets Metal Panel5% S% Corrosion/Rusting, I Location : Through Metal: Cage/FenceMetal: Cage/Fence10%	\$22,000 rod, Extent : Light, A e And Rear Elevatio \$52,600 nents, Extent : Mode surrounds g, Extent : Moderate, acade t : Light, Area Affect acade \$2,300 nt : Severe, Area Aff lo. 3 cked, Extent : Severe lo. 3 \$117,600 Extent : Light, Area A	Year F FY LIFE Area Affect ns LIFE LIFE erate, Area Area Affe ed : 10% LIFE LIFE 2054 2050 2050 fected : 100 fected : 100 fected : 100 fected : 100 fected : 100	** Affected : 5% cted : 20% ** ** ** ** 0% fected : 100% ** 30%		aintenance Estimated Cost \$5,500 \$2,700 \$5,100 \$5,100 \$2,100 \$2,100 \$5,100 \$2,400	Priori
Component Type70 of Tail DateTotal(Years)eriorExterior WallsMasonry: Brick20% NowJoint Mortar Miss/E Location : Left SidMasonry: Brick Cavity5%Masonry: Limestone25% NowBroken/Missing Eler Location : WindowStaining/Discoloring Location : Front F Worn/Eroded, Extent Location : Front FMetal/Glass Curt Wall Granite Panels40%Window Wall5%Windows5%Aluminum58% AluminumAluminum58% Glazing Broken/Crat Location : Room N Glazing Broken/Crat Location : Street F Explanation : BulleParapets Metal Panel5% S% Corrosion/Rusting, I Location : Through Metal: Cage/FenceMetal: Cage/Fence10%	\$22,000 rod, Extent : Light, 2 e And Rear Elevatio \$52,600 ments, Extent : Mode surrounds g, Extent : Moderate, acade t : Light, Area Affect acade \$2,300 nt : Severe, Area Aff to. 3 cked, Extent : Severe to. 3 \$117,600 Extent : Light, Area 2 facade	FY LIFE Area Affect ns LIFE LIFE rate, Area Area Affe ed : 10% LIFE LIFE 2050 2050 2050 fected : 100 e, Area Affe LIFE Affected :	** ted : 15% ** Affected : 5% cted : 20% ** ** ** 0% ected : 100% ** 30%	(Yrs) 5 5 5 5 5 5 5 5 5	\$5,500 \$2,700 \$5,100 \$5,100 \$2,100 \$5,100	Priori
Exterior Walls20% NowMasonry: Brick20% NowJoint Mortar Miss/ELocation : Left SidMasonry: Brick Cavity5%Masonry: Limestone25% NowBroken/Missing ElerLocation : WindowLocation : Front FWorn/Eroded, ExtendLocation : Front FWorn/Eroded, ExtendMetal/Glass Curt Wall40%Granite Panels5%WindowsAluminumAluminum58%Aluminum2% NowAluminum2% NowAluminum2% NowAluminum58%Aluminum58%Metal Gauge/Ballistic40% NowOther Observation, I Location : Street FParapets Metal Panel5% S%Metal Rail85% Corrosion/Rusting, I Location : Through 10%Metal: Cage/Fence10%	rod, Extent : Light, A e And Rear Elevatio \$52,600 ments, Extent : Mode e Surrounds g, Extent : Moderate, acade t : Light, Area Affect acade \$2,300 nt : Severe, Area Aff to. 3 cked, Extent : Severe to. 3 \$117,600 Extent : Light, Area A facade	Area Affect ns LIFE LIFE erate, Area Area Affe ed : 10% LIFE LIFE 2054 2050 2050 fected : 100 e, Area Affe LIFE Affected : .	ted : 15% ** Affected : 5% cted : 20% ** ** ** ** 0% ected : 100% ** 30%	5 5 5 5 5 5 5	\$2,700 \$5,100 \$41,000 \$2,100 \$5,100	
Masonry: Brick20% Now Joint Mortar Miss/E Location : Left SidMasonry: Brick Cavity Masonry: Limestone5%Masonry: Limestone25% Now Broken/Missing Elen Location : Window Staining/Discoloring Location : Front F Worn/Eroded, Extend Location : Front FMetal/Glass Curt Wall Granite Panels40%Windows Aluminum5%Windows5%Aluminum58% AluminumSpecial Gauge/Ballistic2% Now Mow Other Observation, F Location : Street F Explanation : BulkParapets Metal Rail5% S% Corrosion/Rusting, F Location : Through Metal: Cage/FenceMetal: Cage/Fence10%	rod, Extent : Light, A e And Rear Elevatio \$52,600 ments, Extent : Mode e Surrounds g, Extent : Moderate, acade t : Light, Area Affect acade \$2,300 nt : Severe, Area Aff to. 3 cked, Extent : Severe to. 3 \$117,600 Extent : Light, Area A facade	Area Affect ns LIFE LIFE erate, Area Area Affe ed : 10% LIFE LIFE 2054 2050 2050 fected : 100 e, Area Affe LIFE Affected : .	ted : 15% ** Affected : 5% cted : 20% ** ** ** ** 0% ected : 100% ** 30%	5 5 5 5 5 5 5	\$2,700 \$5,100 \$41,000 \$2,100 \$5,100	
Joint Mortar Miss/E Location : Left Sid Solution Masonry: Limestone Masonry: Limestone Staining/Discoloring Location : Window Staining/Discoloring Location : Front F Worn/Eroded, Extend Location : Front F Uocation : Room N Glazing Broken/Crau Location : Room N Glazing Broken/Crau Location : Room N Glazing Broken/Crau Location : Street F Explanation : Bulle Parapets Metal Panel S% Metal Rail Metal: Cage/Fence 10%	rod, Extent : Light, A e And Rear Elevatio \$52,600 ments, Extent : Mode e Surrounds g, Extent : Moderate, acade t : Light, Area Affect acade \$2,300 nt : Severe, Area Aff to. 3 cked, Extent : Severe to. 3 \$117,600 Extent : Light, Area A facade	Area Affect ns LIFE LIFE erate, Area Area Affe ed : 10% LIFE LIFE 2054 2050 2050 fected : 100 e, Area Affe LIFE Affected : .	ted : 15% ** Affected : 5% cted : 20% ** ** ** ** 0% ected : 100% ** 30%	5 5 5 5 5 5 5	\$2,700 \$5,100 \$41,000 \$2,100 \$5,100	
Masonry: Limestone25% Now Broken/Missing Elen Location : Window Staining/Discoloring Location : Front F Worn/Eroded, Extent Location : Room N Glazing Broken/Crat Location : Room N Glazing Broken/Crat Location : Street F Explanation : BullParapets Metal Panel5% S% Corrosion/Rusting, I Location : Through Metal: Cage/FenceMetal: Cage/Fence10%	nents, Extent : Mode Surrounds a, Extent : Moderate, acade t : Light, Area Affect acade \$2,300 nt : Severe, Area Aff o. 3 cked, Extent : Severe to. 3 \$117,600 Extent : Light, Area . acade	LIFE erate, Area Area Affe ed : 10% LIFE LIFE 2054 2050 2050 2050 2050 2050 2050 2050	** Affected : 5% cted : 20% ** ** ** 0% ected : 100% ** 30%	5 5 5 5 5 5	\$5,100 \$41,000 \$2,100 \$5,100	
Broken/Missing Elen Location : Window Staining/Discoloring Location : Front F Worn/Eroded, Extend Location : Front F Window Wall Staining/Discoloring Aluminum 5% Windows Aluminum 58% Special Gauge/Ballistic Glazing Broken/Crau Location : Room N Glazing Broken/Crau Location : Street F Explanation : Bulke Parapets Metal Panel 85% Corrosion/Rusting, F	nents, Extent : Mode Surrounds a, Extent : Moderate, acade t : Light, Area Affect acade \$2,300 nt : Severe, Area Aff o. 3 cked, Extent : Severe to. 3 \$117,600 Extent : Light, Area . acade	rate, Area Area Affe ed : 10% LIFE LIFE 2054 2050 2050 fected : 100 e, Area Affa LIFE Affected : .	Affected : 5% cted : 20% ** ** ** 0% ected : 100% ** 30%	5 5 5 5 5	\$41,000 \$2,100 \$5,100	
Location : Front F Worn/Eroded, Extend Location : Front F Worn/Eroded, Extend Location : Front F Ucation : Front F 40%Metal/Glass Curt Wall40%Granite Panels5%Window Wall5%Windows3%Aluminum58%Aluminum2%Special Gauge/Ballistic40%Special Gauge/Ballistic40%Parapets Metal Panel5% S% Corrosion/Rusting, P Location : Through Metal: Cage/FenceMetal: Cage/Fence10%	acade t : Light, Area Affect acade \$2,300 nt : Severe, Area Aff io. 3 cked, Extent : Severe io. 3 \$117,600 Extent : Light, Area J iacade	ed : 10% LIFE LIFE 2054 2050 2050 Pected : 100 Pected : 100 Pected : 100 Pected : 100 Pected : 100 Pected : 100 Pected : 10%	** ** ** 0% ected : 100% ** 30%	5 5 5 5	\$2,100 \$5,100	
Location : Front FMetal/Glass Curt Wall40%Granite Panels5%Window Wall5%Windows5%Aluminum58%Aluminum2%Special Gauge/BallisticGlazing Broken/CratSpecial Gauge/Ballistic40%ParapetsMetal PanelMetal Rail5%Metal: Cage/Fence10%Roof10%	acade \$2,300 nt : Severe, Area Aff Jo. 3 cked, Extent : Severe Jo. 3 \$117,600 Extent : Light, Area . facade	LIFE LIFE 2054 2050 2050 2050 2050 2050 2050 2050	* * ** 0% ected : 100% ** 30%	5 5 5 5	\$2,100 \$5,100	
Granite Panels5%Window Wall5%Windows3%Aluminum58%Aluminum2%2%NowAluminum2%2%NowAluminum2%Special Gauge/BallisticGlazing Broken/CrateSpecial Gauge/Ballistic40%Voter Observation, I Location : Street F Explanation : BullyParapets Metal Panel5% S Corrosion/Rusting, I Location : Through Metal: Cage/FenceMetal: Cage/Fence10%	nt : Severe, Area Aff lo. 3 cked, Extent : Severe lo. 3 \$117,600 Extent : Light, Area J lacade	LIFE 2054 2050 2050 fected : 100 e, Area Affe LIFE Affected : .	* * ** 0% ected : 100% ** 30%	5 5 5 5	\$2,100 \$5,100	
Window Wall5%WindowsAluminumAluminum58%Aluminum2%Aluminum2%Special Gauge/BallisticIocation : Room NSpecial Gauge/Ballistic40%Voter Observation : Room NLocation : Street FExplanation : BullParapetsStreet FMetal Panel5%Metal Rail85%Corrosion/Rusting, PLocation : ThroughMetal: Cage/Fence10%	nt : Severe, Area Aff lo. 3 cked, Extent : Severe lo. 3 \$117,600 Extent : Light, Area J lacade	2054 2050 2050 fected : 100 e, Area Affe LIFE Affected : . cations Inc	* * * * 0% ected : 100% * * 30%	5 5 5	\$5,100	
Windows 58% Aluminum 58% Aluminum 2% Now Air Infiltration, Exter Location : Room N Glazing Broken/Crau Contion : Room N 40% Volter Observation, N Location : Street F Explanation : Bull Parapets Metal Panel 5% Metal Rail 85% Corrosion/Rusting, I Location : Through Location : Through Metal: Cage/Fence 10%	nt : Severe, Area Aff lo. 3 cked, Extent : Severe lo. 3 \$117,600 Extent : Light, Area J lacade	2050 2050 ected : 100 e, Area Affe LIFE Affected : . cations Inc	* * * * 9% ected : 100% * * 30%	5 5		
Aluminum58%Aluminum2% NowAluminum2% NowAir Infiltration, ExterLocation : Room NGlazing Broken/CradGlazing Broken/CradLocation : Room NSpecial Gauge/BallisticYearParapetsMetal Panel5%Metal Rail85%Corrosion/Rusting, PLocation : ThroughMetal: Cage/Fence10%	nt : Severe, Area Aff lo. 3 cked, Extent : Severe lo. 3 \$117,600 Extent : Light, Area J lacade	2050 ected : 100 e, Area Affa LIFE Affected : . cations Inc	* * 9% ected : 100% * * 30%	5	\$2,400	
Aluminum2% Now Air Infiltration, Exte Location : Room N Glazing Broken/Crat Location : Room N Glazing Broken/Crat Location : Room N 40% Now Other Observation, I Location : Street F Explanation : BullParapets Metal Panel5% S% Corrosion/Rusting, I Location : Through Metal: Cage/FenceMetal: Cage/Fence10%	nt : Severe, Area Aff lo. 3 cked, Extent : Severe lo. 3 \$117,600 Extent : Light, Area J lacade	2050 ected : 100 e, Area Affa LIFE Affected : . cations Inc	* * 9% ected : 100% * * 30%	5	\$2,400	
Air Infiltration, Externation : Room N Contain : Room N Glazing Broken/Cran Contain : Room N Glazing Broken/Cran Location : Room N Glazing Broken/Cran Location : Room N 40% Now Other Observation, D Location : Street F Explanation : Bully Parapets Metal Panel S5% Corrosion/Rusting, P Location : Through Metal: Cage/Fence 10%	nt : Severe, Area Aff lo. 3 cked, Extent : Severe lo. 3 \$117,600 Extent : Light, Area J lacade	ected : 100 e, Area Affa LIFE Affected : . cations Inc	9% iected : 100% * * 30%			
Other Observation, I Location : Street F Explanation : Bulle Parapets Metal Panel 5% Metal Rail 85% Corrosion/Rusting, I Location : Through Metal: Cage/Fence 10%	Extent : Light, Area . lacade	Affected : . cations Inc	30%	1		
Parapets Metal Panel 5% Metal Rail 85% <i>Corrosion/Rusting, I</i> <i>Location : Through</i> Metal: Cage/Fence 10%	ei 1 100j Giuss, 5 200					
Metal Panel 5% Metal Rail 85% <i>Corrosion/Rusting, I</i> <i>Location : Through</i> Metal: Cage/Fence 10%		2054	peruole			
Metal Rail 85% Corrosion/Rusting, I Location : Through Metal: Cage/Fence 10% Roof		2054	* *	5	\$900	
Metal: Cage/Fence Corrosion/Rusting, I Location : Through 10%		2039	* *	5-10	\$68,900	
Roof		rea Affecte	ed : 30%		. ,	
		2047	* *	5-10	\$3,500	
Fiberglass Panel 5% Other Observation, I Location : Rear Ya Explanation : Poly	U			1		
Modified Bitumen 95% Now	\$169,900	2044	**			
Alligatoring, Extent Location : Main Re	: Severe, Area Affect	ted : 100%				
Blisters, Extent : Mo Location : Main Ro	oof					
Patching Evident, Ez Location : Through		ea Affectea	1:25%			
Soffits Stucco Cement 100%						

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

Asset # : 14331

System	Current Repair			i utui	e Replacement	Μ		
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior				-				
Floors						_		
Cast in Place Concrete	5%			LIFE	* *	5	\$5,400	
		ling, Extent 1 : Basemen	: Moderate, Area . t	Affected .	: 20%			
Ceramic Tile	5%			2043	* *	5	\$1,200	
Terrazzo	10%	Now	\$4,500	LIFE	* *	5	\$1,900	
		-	ents, Extent : Mod reshold To Rear Ya		**			
Vinyl Tile	78%			2039	* *	3	\$7,200	
Vinyl Tile	2%	Now	\$7,900	2042	* *	3	\$200	
-	-	-	Extent : Severe, A s, First And Second		ted : 100%			
Interior Walls								
Cast in Place Concrete	15%	0-2	\$158,100	LIFE	* *			
		ling, Extent 1 : Basemen	: Moderate, Area . t	Affected	: 25%			
		etration, E. 1 : Basemen	xtent : Moderate, A t	lrea Affeo	cted : 25%			
Ceramic Tile	5%			2043	* *	5	\$1,800	
Concrete Masonry Unit				LIFE	* *	5	\$2,800	
Glass: Single Pane	2%			LIFE	* *	5	\$1,100	
Gypsum Board	60%			LIFE	* *	5-10	\$36,200	
SGFT/Glazed Masonry	8%			LIFE	* *	10	\$1,400	
Ceilings								
AcousTileSusp.Lay-In	65%	Now	\$5,200	2047	* *	5	\$8,000	
1	Staining/L	Discoloring,	Extent : Moderate	e, Area Aj	ffected : 5%		-	
	Location	n : Room Ne	o. 220, Bathroom S	econd Fl	loor. Waiting Area			
	Water Pen	etration, E.	xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	n : Room Ne	o. 220, Bathroom S	econd Fl	loor. Waiting Area			
Exposed Struc: Concrete	e 10%			LIFE	* *	5-10	\$3,100	
Gypsum Board		Now	\$1,300	LIFE	* *	5	\$4,600	
	Water Pen		xtent : Moderate, A		cted : 2%			
Plaster	10%	Now	\$1,500	LIFE	* *	5	\$1,500	
	Patching I		tent : Light, Area A		10%	5	\$1,000	
	Punct/Tea		amage, Extent : Lig	ght, Area	Affected : 2%			
ite Enclosure			-					
Fence/Gates								
Chain Link	5%			2034	\$2,500			
~								
		-	xtent : Moderate, A e Of Parking Area	area Ajje	cied : 100%			

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

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

Asset # : 14331

			A3561#.14	551				
Architecture		Current I	Repair	Futu	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure Retaining Walls Cast in Place Concrete	100%	Now	\$1,300	2054	* *			
	Locatior Cracking/	ı : East Wa	eents, Extent : Mode Il Of Parking Area. Extent : Moderate ump	Front R	amp			
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	Cracking/	-	\$5,800 Extent : Moderate Place Side	2039 , Area Aj	* * ffected : 5%			
On-Site Walkways								
Cast in Place Concrete	Sinking/Si	-	\$600 xtent : Moderate, A t To Stair Areaway .					
Masonry: Granite	15%	-	\$3,800	LIFE	**			
Masonry. Granite	Caulking	• =	ed, Extent : Light, A					
Metal	Location	servation, E 1 : Egress S	Extent : Light, Area tair In Rear Yard psion/ Rusting	2054 Affected	**	1-3	\$12,000	
Parking/Driveway Asphalt	Cracking/	-	\$9,700 Extent : Moderate out Parking Area	2037 , Area Aj	* * ffected : 20%			
Electrical		Current I	Popair	Futur	e Replacement	м	aintenance	
System	0/ 0				-			D • •
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts Service Equipment Fused Disc Sw	100%			2054	* *	5	\$100	
	Location	ı : Electrica	Extent : Light, Area al Room Basement 1,600 Ampere Main					
Switchgear / Switchboard Fused Disc Sw	100%			2054	* *	5	\$100	
Raceway Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw Molded Case Bkrs	5% 95%			2050 2050	* *	5 5	\$400	
Wiring Thermoplastic	100%			2054	* *	1		

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

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

Asset # : 14331

Electrical	Current Repair	e Replacement	ment Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Motor Controllers						
Locally Mounted	100%	2047	* *	5	\$100	
Ground						
Grounding Devices	1000/	TIPP	ىك ىك	~	¢.500	
Generic		LIFE	* *	5	\$500	
	Other Observation, Extent : Light, A. Location : Basement	rea Affectea	: 100%			
	Explanation : Water Main					
tand-by Power	Explanation : water Main					
Transfer Switches						
Automatic	100%	2047	* *	1	\$5,400	
Generators	10070	2017		-	$\psi_{2}, 100$	
Natural Gas	100%	2043	* *	1	\$6,700	
	Other Observation, Extent : Light, A		: 100%	1	\$0,700	
	Location : Generator Area Outside					
	Explanation : One 25 Kilowatts		0			
Batteries	*					
Lead/Acid	100%	2028	\$2,400	5	\$600	
ighting						
Interior Lighting						
Fluorescent	5%	2039	* *	10	\$800	
	T-8 Lamps And Fixtures, Extent : Lig					
	Location : Room B11, Storage, B13	5a, Mechani	cal Room			
LED	95%	2042	* *			
Egress Lighting						
Emergency, Battery	50%	2039	* *	10	\$2,100	
Exit, LED	50%	2062	* *	1		
Exterior Lighting						
LED	25%	2039	* *			
LED	5%	2044	* *			
	Recent Installation, Extent : N/A, Are Location : Roof Perimeter Facing	**				
No Component	70%					
larm						
Security System						
Generic	50%	2039	* *	1	\$3,300	
	Other Observation, Extent : Light, A Location : Hallways And Exit Door	**	: 100%			
	Explanation : Intrusion Alarm					
Generic	50%	2039	* *	1	\$3,300	
	Other Observation, Extent : Light, A		: 100%			
	Location : Inside And Outside The	Building				
	Explanation : CCTV Surveillance (Camera				

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

Asset # : 14331

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System	0/ 0							
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm Fire/Smoke Detection Generic, Digital	Location	: Through	Extent : Light, Area out The Building e Lights, Horns, Al			1-3 And Fire	\$10,700 e Alarm Panel	
Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating				•				
Energy Source Natural Gas	100%			2044	* *	1		
Conversion Equipment Furnace	70% Other Obs	ervation, E	Extent : N/A, Area A	2034 ffected :	\$37,000	1	\$6,000	
Hot Water Boiler	30% Other Obs	ion : 5 Roc	oftop Package Unit Extent : N/A, Area A	2039	* *	1	\$2,600	
			" soline Fired Hot Wa	ater Boil	ers			
Distribution Hot Wtr Piping/Pump No Component	30% 70%			2042	* *	4	\$400	
Terminal Devices Convector/Radiator Fan Coil Unit/Heat	20% 10%			2047 2039	* * * *	1 1	\$1,100 \$600	
No Component Controls Electrical	70% 100%			2032	\$94,500			
Air Conditioning Energy Source Electricity	100%			2050	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	80%	0-2	\$4,600	2034	\$228,400	2	\$700	
Split Unit	Location Other Obso Location Explanat 20%	: 5 Packag ervation, E : Roof ion : Ineffi gerant, Ext	tent : Light, Area A ge Units On Roof Extent : Moderate, A cient Units tent : Light, Area A	1rea Affe 2034	cted : 100% \$80,700			

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

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

Asset # : 14331

Mechanical		Current Repair	Futu	re Replacement	Μ	Maintenance		
System Component Type	% of Total	Fail Date Estimat (Years)	red Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Terminal Devices								
Fan Coil - 2 Pipe	20%		2039	* *	1	\$1,100		
No Component	80%							
Heat Rejection								
Air Cooled Condenser	20%		2034	\$9,800	2	\$2,400		
Unit								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$15,400		
Exhaust Fans								
Interior	10%		2039	* *	2	\$100		
Roof	90%		2039	* *	2	\$500		
Plumbing								
H/C Water Piping								
Brass/Copper	100%		2054	* *	1			
Water Heater With Tanks								
Gas Fired	100%		2032	\$33,400	2			
		ervation, Extent : N	•••	100%				
		: Basement Boiler I						
	Explana	tion : One 175 Gallo	ns Unit					
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)								
Non-Submersible	100%		2039	* *	4	\$400		
Backflow Preventer								
Generic	100%		2039	* *	1	\$1,100		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%		LIFE	* *				
		ervation, Extent : N	00	100%				
		: Basement To Seco	nd Floor					
	Explana	tion : 1 Unit						
Fire Suppression								
Sprinkler								
Generic	100%		2054	* *	1-2	\$4,900		

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

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

\$2,788,000

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Importance Code B

Asset Name		ARLEM DISTRICT HEA		
Address	: 158 EAST	T 115 STREET @LEXIN	NGTON AVE.	
Borough	: MANHA	ГТАN	Agency's Number	: N/A
Program / Asset #	: HEA0002	.000 / 1998	Yr Built/Renovated	: 1937 / 2010
Area Sq Ft	: 47,468		Project Type	: HEALTH AND MENTAL HYGIENE
Date of Survey	: 16-Dec-20)19	Landmark Status	: NONE
Areas Surveyed	: Basement	t, Roof, Floors 1,2,3,4		
Block	: 1640	Lot : 147	BIN	: 1052229
CAPITAL			FY 2025 - 2028	FY 2029 - 2034
Exterior Architec	ture		\$66,000	
Interior Architect	ure			\$1,796,600
Electrical				\$322,300
Mechanical			\$114,400	\$794,600
Total			\$180,300	\$2,913,500
Importance Code	А		\$66,000	

Importance Code C				\$125,600
Total		\$180,300		\$2,913,500
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$6,600	\$11,000	\$1,900	
Interior Architecture	\$40,000	\$400		\$3,500
Electrical	\$83,200	\$26,700	\$2,000	\$1,600
Mechanical	\$17,300	\$30,300	\$4,000	\$3,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$151,000	\$72,300	\$11,900	\$12,800
Importance Code A	\$11,000	\$13,700	\$4,500	\$2,600
Importance Code B	\$120,600	\$58,600	\$7,400	\$10,200
Importance Code C	\$19,400			
Total	\$151,000	\$72,300	\$11,900	\$12,800

\$114,400



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.

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

Asset # : 1998

Architecture	Current Repair			Futur	e Replacement	Μ		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick		Now	\$66,000	LIFE	* *	5	\$41,000	
			: Moderate, Area	Affected .	: 5%			
		: Bulkhea			100/			
			xtent : Light, Area					
		: East Ele	vation And Stair Bu					
Masonry: Granite	5%			LIFE	* *	5	\$2,100	
Masonry: Limestone	5%			LIFE	* *	5	\$2,100	
Stucco Cement	15%			2036	* *	5	\$20,500	
Windows	1000/			• • • • =		_	**	
Aluminum	100%			2047	* *	5	\$3,800	
Parapets	0.00/				ala ala	_	\$1.2 00	
Masonry: Brick	90%			LIFE	* *	5	\$1,300	
Masonry: Limestone	5%			LIFE	* *	5	\$100	
Metal Rail	5%			2036	* *	5-10	\$1,300	
Roof	0.50/	N	¢< <00	2026	* *			
Modified Bitumen	95% Douding		\$6,600 derate, Area Affect	2036				
	0		y Roof On West Sid		0			
			xtent : Moderate, A		atad · 50/			
			y Roof On West Sia		cieu . 570			
Skulight Matal/Glass	5%	. 2110 5101	y noog on west sid	2051	* *	10	\$2,200	
Skylight, Metal/Glass	370			2031		10	\$2,200	
nterior Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$8,600	
Ceramic Tile	10%			2034	\$217,600	5	\$4,000	
Terrazzo	10%			LIFE	**	5	\$3,100	
Vinyl Tile	35%			2031	\$373,200	3	\$6,900	
Vinyl Tile 9" X 9"	35%			2031	\$1,080,300	3	\$6,900	
Interior Walls	2270				÷=,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2	<i><i><i>x</i>0,,00</i></i>	
Ceramic Tile	10%			2034	\$125,600	5	\$2,300	
Glass: Single Pane	3%			LIFE	***	5	\$500	
Marble Panels	2%			LIFE	* *			
Plaster	70%	Now	\$19,400	LIFE	* *	5	\$4,900	
	Cracking/	Crumbling,	Extent : Light, Are		ed : 10%		-	
	Location	: 2nd Floo	or Suite 209 At Exte	erior Wal	lls And Boiler Roor	n		
	Water Pen	etration, E	xtent : Light, Area .	Affected	: 10%			
	Location	: 2nd Floo	or Suite 209 At Exte	erior Wal	lls And Boiler Roor	n		
SGFT/Glazed Masonry	15%			LIFE	* *			

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

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

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

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

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

Asset # : 1998

Electrical	Current Repair			Futur	e Replacement	M		
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Under 600 Volts								
Panelboards	1.00/			• • • • •	* -	_	* 1 • •	
Fused Disc Sw	10%			2030	\$5,800	5	\$100	
Fused Toggle Switch		-	\$17,500 tent : Severe, Area out The Building	2056 Affected	**	5	\$200	
Molded Case Bkrs	5%			2047	* *	5	\$100	
Molded Case Bkrs	55%			2030	\$32,200	5	\$700	
Wiring								
Braided Cloth	30%	2-4	\$25,700	2056	* *	1		
		-	nt : Severe, Area A out The Building	ffected :	100%			
Thermoplastic	10%			2041	* *	1		
Thermoplastic	55%			2031	\$47,000	1		
Thermoplastic	5%			2057	* *	1		
Motor Controllers								
Locally Mounted	70%			2029	\$101,300	5	\$200	
Locally Mounted		2-4 ed Life, Ex : Mechani	\$26,000 tent : Severe, Area cal Room	2051 Affected	**	5		
round								
Grounding Devices Generic	Location	2-4 ervation, E : Basemen ion : Corre		LIFE Affected	**	5	\$700	
ighting								
Interior Lighting								
Fluorescent	-		res, Extent : Light, out The Building	2036 Area Affe	* * ected : 100%	10	\$23,700	
LED	2%			2039	* *			
Egress Lighting	270			_000				
Emergency, Battery	40%			2031	\$17,300	10	\$2,500	
Emergency, Battery	10%			2031	**	10	\$600	
Exit, Service	30%			2031	\$3,300	1	4000	
Exit, Service	20%			2036	**	1		
Exterior Lighting				'				
HID	20%			2036	* *	10		
No Component	80%							
larm								
Security System								
No Component	70%							
Generic	30%			2031	\$26,100	1	\$5,300	
	Other Obse	ervation, E	xtent : Light, Area	Affected			-	
	Location	: Lobby, C	hutside, Entry And	Exit Doo	rs			
	Explanati	$on \cdot CCT$	7 Surveillance Car	neras An	d Intrusion Alarm S	System		

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

Asset # : 1998

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

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

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

Asset # : 1998

lechanical	Current Repa	ir Future F	Replacement	M	aintenance	
vstem Component Type	% of Fail Date Est Total (Years)	imated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
umbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent Location : Throughout	: Moderate, Area Affected	! : 100%			
Storm Drain Piping						
Cast Iron	75%	LIFE	* *	1		
	On Extended Life, Extent Location : Throughout	: Moderate, Area Affected	! : 100%			
Cast Iron	25% Now	\$13,600 LIFE	* *	1		
	Blockage /Clogged, Exten Location : Areaways An Pipe Corrosion	d Basement Level Drains.		g Due To	Heavy Internal	
Sump Pump(s)						
Non-Submersible	100%	2026	\$9,300	4	\$1,500	
Backflow Preventer						
Generic	100%	2031	\$11,500	1	\$1,600	
Fixtures						
Generic	100%					
rtical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exten	t : Severe, Area Affected :	100%			
	Location : Basement To	3rd Floor				
	Explanation : 1 Unit. No	ot In Service				

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

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

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

CAPITAL		FY 2025 - 2028		FY 2029 - 2034
Exterior Architecture		\$154,600		\$66,600
Electrical		\$260,900		\$276,300
Mechanical		\$277,700		\$392,000
Total		\$693,200		\$735,000
Importance Code A		\$154,600		\$66,600
Importance Code B		\$538,600		\$668,300
Total		\$693,200		\$735,000
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028

Total	\$171,400	\$32,600	\$137,900	\$35,300
Importance Code C	\$31,600	\$4,400		
Importance Code B	\$60,400	\$24,900	\$121,400	\$26,300
Importance Code A	\$79,400	\$3,300	\$16,500	\$8,900
Total	\$171,400	\$32,600	\$137,900	\$35,300
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Mechanical	\$7,800	\$7,500	\$35,800	\$8,000
Electrical	\$21,100	\$2,500	\$74,100	\$2,500
Interior Architecture	\$51,600	\$7,800		\$4,400
Exterior Architecture	\$76,100		\$13,100	\$5,600
EXPENSE	112025	112020	112021	112020



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

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

Asset	# :	: 19	81
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rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$64,200	
Masonry: Brick	3%		\$9,700	LIFE	* *	5	\$2,400	
			xtent : Moderate, A					
	-	: Over Reg	gional Director Off		-			
Masonry: Limestone	5%			LIFE	* *	5	\$3,000	
Metal Panel	8%			2052	* *	5-10	\$44,200	
Granite Panels	4%		\$38,600	LIFE	* *	5	\$2,400	
		iscoloring, : Entry Ra	Extent : Moderate	e, Area A <u>j</u>	fected : 5%			
Windows	2004		* = -	0040	ate ate	-	** • • • •	
Aluminum		Now	\$5,200	2048	* *	5	\$2,800	
		etration, E: : 5th Floo	xtent : Light, Area . r Office	Affected	: 5%			
Aluminum	60%			2048	* *	5	\$11,300	
Metal Louvers	5%			2035	* *	10	\$5,900	
Steel	5%		\$13,800	2057	* *	5	\$5,900	
		Rusting, E. : Penthous	xtent : Moderate, A se	lrea Affe	cted : 25%			
		roken/Crac : Penthous	ked, Extent : Mode se	rate, Are	a Affected : 15%			
	Thermally		Extent : Moderate	e, Area Aj	ffected : 50%			
Parapets	Locuiton	. I eninous	se .					
Masonry: Brick	80%					_		
				LIFE	* *	5	\$4 300	
	5%			LIFE LIFE	* *	5 5	\$4,300 \$300	
Masonry: Limestone	5% 10%			LIFE		5	\$300	
Masonry: Limestone Metal Panel	10%			LIFE 2052	* *	5 5	\$300 \$2,100	
Masonry: Limestone Metal Panel Metal Rail				LIFE	* *	5	\$300	
Masonry: Limestone Metal Panel	10%	4+	\$154,600	LIFE 2052 2045	* *	5 5	\$300 \$2,100	
Masonry: Limestone Metal Panel Metal Rail Roof	10% 5% 100% Alligatorin	ng, Extent :	\$154,600 Light, Area Affecto out	LIFE 2052 2045 2037	* * * * * *	5 5	\$300 \$2,100	
Masonry: Limestone Metal Panel Metal Rail Roof	10% 5% 100% Alligatorin Location Patching I	ng, Extent : : Through Evident, Ex	Light, Area Affecto out tent : Light, Area A	LIFE 2052 2045 2037 ed : 10%	* * * * * * * *	5 5	\$300 \$2,100	
Masonry: Limestone Metal Panel Metal Rail Roof	10% 5% 100% Alligatorin Location Patching I Location Ponding, I	ng, Extent : : Through Evident, Ex : Through Extent : Lig	Light, Area Affecto out tent : Light, Area A out ht, Area Affected :	LIFE 2052 2045 2037 ed : 10% ffected :	* * * * * * * *	5 5	\$300 \$2,100	
Masonry: Limestone Metal Panel Metal Rail Roof Modified Bitumen	10% 5% 100% Alligatorin Location Patching I Location Ponding, I	ng, Extent : : Through Evident, Ex : Through	Light, Area Affecto out tent : Light, Area A out ht, Area Affected :	LIFE 2052 2045 2037 ed : 10% ffected :	* * * * * * * *	5 5	\$300 \$2,100	
Masonry: Limestone Metal Panel Metal Rail Roof	10% 5% 100% Alligatorin Location Patching I Location Ponding, I	ng, Extent : : Through Evident, Ex : Through Extent : Lig	Light, Area Affecto out tent : Light, Area A out ht, Area Affected :	LIFE 2052 2045 2037 ed : 10% ffected :	* * * * * * * *	5 5	\$300 \$2,100	
Masonry: Limestone Metal Panel Metal Rail Roof Modified Bitumen	10% 5% Alligatorin Location Patching I Location Ponding, I Location	ng, Extent : : Through Evident, Ex : Through Extent : Lig	Light, Area Affecto out tent : Light, Area A out ht, Area Affected :	LIFE 2052 2045 2037 ed : 10% ffected : 5%	* * * * * * 10%	5 5 5-10	\$300 \$2,100	
Masonry: Limestone Metal Panel Metal Rail Roof Modified Bitumen Soffits Cast in Place Concrete Cement - Fiber Panel	10% 5% 100% Alligatorin Location Patching I Location Ponding, I Location	ng, Extent : : Through Evident, Ex : Through Extent : Lig	Light, Area Affecto out tent : Light, Area A out ht, Area Affected :	LIFE 2052 2045 2037 ed : 10% ffected : 5% LIFE	* * * * * * 10%	5 5-10 5	\$300 \$2,100	
Masonry: Limestone Metal Panel Metal Rail Roof Modified Bitumen Soffits Cast in Place Concrete	10% 5% 100% Alligatorin Location Patching I Location Ponding, I Location	ng, Extent : : Through Evident, Ex : Through Extent : Lig	Light, Area Affecto out tent : Light, Area A out ht, Area Affected :	LIFE 2052 2045 2037 ed : 10% ffected : 5% LIFE	* * * * * * 10%	5 5-10 5	\$300 \$2,100	
Masonry: Limestone Metal Panel Metal Rail Roof Modified Bitumen Soffits Cast in Place Concrete Cement - Fiber Panel terior	10% 5% 100% Alligatorin Location Patching I Location Ponding, I Location	ng, Extent : : Through Evident, Ex : Through Extent : Lig	Light, Area Affecto out tent : Light, Area A out ht, Area Affected :	LIFE 2052 2045 2037 ed : 10% ffected : 5% LIFE	*** ** 10% ** **	5 5-10 5	\$300 \$2,100	
Masonry: Limestone Metal Panel Metal Rail Roof Modified Bitumen Soffits Cast in Place Concrete Cement - Fiber Panel terior Floors Cast in Place Concrete Ceramic Tile	10% 5% 100% Alligatorin Location Patching I Location Ponding, I Location 40% 60%	ng, Extent : : Through Evident, Ex : Through Extent : Lig	Light, Area Affecto out tent : Light, Area A out ht, Area Affected :	LIFE 2052 2045 2037 ed : 10% ffected : 5% LIFE 2037 LIFE 2041	* * * * * * 10% * * * *	5 5-10 5 10	\$300 \$2,100 \$4,900 \$11,400 \$6,800	
Masonry: Limestone Metal Panel Metal Rail Roof Modified Bitumen Soffits Cast in Place Concrete Cement - Fiber Panel terior Floors Cast in Place Concrete	10% 5% 100% Alligatorin Location Patching I Location Ponding, I Location 40% 60%	ng, Extent : : Through Evident, Ex : Through Extent : Lig	Light, Area Affecto out tent : Light, Area A out ht, Area Affected :	LIFE 2052 2045 2037 ed : 10% ffected : 5% LIFE 2037 LIFE	*** ** 10% ** **	5 5-10 5 10 5	\$300 \$2,100 \$4,900 \$11,400	

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.

/	Asset	#	:	1981
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Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Interior Walls	4.0.0.(• • • • •		_	* ~ ~ ~ ~ ~	
Ceramic Tile	10%			2041	* *	5	\$8,800	
Concrete Masonry Unit	10%			LIFE	* *	5	\$3,500	
Gypsum Board	40%			LIFE	* *	5	\$21,200	
Marble Panels	3%	N	¢0.400	LIFE	* *	5	¢5 200	
	Location	Crumbling, : Fifth Flo	\$8,400 Extent : Moderate oor Office xtent : Moderate, A		fected : 2%	5	\$5,300	
		e : Fifth Flo						
SGFT/Glazed Masonry	15%		\$23,200	LIFE	* *			
	Diagonal		tent : Moderate, Ar		ed : 5%			
Wood	2%			LIFE	* *	5	\$7,100	
Ceilings AcousTileSusp.Lay-In	60%			2045	* *	5	\$31,300	
	Location	hscoloring, 1 : First Fla	Extent : Light, Are					
Exposed Struc: Concrete				LIFE	* *	5	\$800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$6,500	
Metal Panel	5%			LIFE	* *	5	\$3,300	
Plaster	10%			LIFE	* *	5	\$3,300	
te Enclosure								
Fence/Gates	1000/			0067	<u>ب</u> د بد			
Iron Picket	100%			2067	* *			
Free Standing Walls Masonry: Brick	100%			2052	* *			
Retaining Walls	10070			2032				
Cast in Place Concrete	100%			2052	* *			
te Pavements Public Sidewalk	10070			2032				
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2045	* *			
Masonry: Granite	50%			LIFE	* *			
loctrical		Current	Zonoir	Enter	o Boplocement		aintanan ce	
lectrical		Current I			e Replacement		aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts Service Equipment	100%			2042	* *	5	\$200	

Explanation : One 2,000 Ampere Main Disconnect Switch

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

			A3561 # . 1.					
Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5	\$200	
Raceway								
Conduit	90%			2032	\$52,800	1		
Conduit	10%			2052	* *	1		
Panelboards	100/			2040		_	¢ 400	
Molded Case Bkrs	40%			2040	**	5	\$400	
Molded Case Bkrs	40%			2031	\$23,400 * *	5	\$400	
Molded Case Bkrs	20%			2040		5	\$200	
Wiring Braided Cloth	20%	2-4	\$17,100	2057	* *	1		
Blaided Cloth			ent : Moderate, Are			1		
		i : Basemen		и лујесте	u . 10070			
Themmonlectio	60%			2042	* *	1		
Thermoplastic Thermoplastic	20%			2042	* *	1		
Motor Controllers	2070			2032		1		
Locally Mounted	85%			2037	* *	5	\$200	
Locally Mounted	15%			2037	\$21,700	5	\$200	
Bround	1570			2050	φ21,700	5		
Grounding Devices								
Not Accessible	100%							
ighting								
Interior Lighting								
Fluorescent	20%			2037	* *	10	\$6,400	
	-		res, Extent : Light, out The Building	Area Aff	ected : 100%			
Fluorescent	40%			2027	\$207,200	10	\$12,800	
			res, Extent : Light, out The Building	Area Aff	ected : 100%			
Fluorescent	30%			2032	\$155,400	10	\$9,600	
			res, Extent : Light, out The Building	Area Aff	lected : 100%			
LED	10%			2037	* *			
Egress Lighting	1070							
Emergency, Service	20%			2037	* *	1		
Emergency, Battery	30%			2032	\$17,100	10	\$2,500	
Exit, LED	40%			2060	**	1		
Exit, Service	10%			2032	\$1,500	1		
Exterior Lighting					. ,			
Fluorescent	20%			2027	\$32,600	10	\$800	
			t Light, Extent : Lig					
	Location	ı : Soffits A	t Entrances					
HID	10%			2027	\$19,000	10		
No Component	70%							

Asset # : 1981

Alarm

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

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

Asset # : 1981

			Assel # 11	30 I				
Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm								
Security System Generic Generic	Malfuncti	Now	\$53,600 nt : Moderate, Area or	2032 2037 a <i>Affecte</i> d	\$23,000 ** d:100%	1 1	\$4,700 \$9,800	
Fire/Smoke Detection No Component Generic, Digital	Other Obs Location	Now servation, E 1 : First Flo	\$3,200 xtent : Moderate, 2 or ole Signal Visible C			1-3	\$7,000	
lechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Ieating								
Energy Source Natural Gas	100%			2052	* *	1		
Conversion Equipment	10070			2032		1		
Hot Water Boiler	Location	servation, E 1 : Sub-base	xtent : N/A, Area A ement Boiler Room its, Summer Boiler			1	\$1,700	
Steam Boiler	Location	servation, E	xtent : N/A, Area A ement Boiler Room its		* *	1	\$31,100	
Distribution								
Hot Wtr Piping/Pump	10%			2048	* *	4	\$200	
Steam Piping/Pump	90%			2042	* *			
Terminal Devices Air Handler	25%			2032	\$160,200	1	\$5,400	
Convector/Radiator	2370 75%			2032	\$100,200	1	\$8,500	
ir Conditioning	, , , , , ,					-	\$ 3,5 0 0	
Energy Source Electricity	100%			2040	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	R-22 Refr	igerant, Ex	ent : Light, Area A ler On Roof	2028 ffected :	\$277,700 100%	1	\$15,100	
Int Pkg Unit -	20%		5	2033	\$111,000	2	\$400	
Heating/Cooling Ext Pkg Unit -	15%			2040	* *	2	\$300	
Heating/Cooling								
Heating/Cooling Split Unit	5%			2037	* *			

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

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

Asset # : 1981

Mechanical	C	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Distribution							
CW & CHW Wtr	40%		2052	* *	4	\$700	
Pipe/Pump	(00/						
No Component	60%						
Terminal Devices Air Handler/Cool/Ht	40%		2037	* *	1	¢	
No Component	40% 60%		2037		1	\$8,600	
Ventilation	0070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$19,400	
Exhaust Fans	10070		211 2			\$17,100	
Interior	80%		2032	\$120,800	2	\$900	
Roof	20%		2032	\$13,200	2	\$200	
Plumbing						· · ·	
H/C Water Piping							
Galvanized Steel	100%		2037	* *	1		
	Other Observ	vation, Extent : N/A, Area	Affected :	100%			
	Location : 1	Basement					
	Explanation	ı : One 75 Gallon Tank					
Water Heater With Tanks							
Gas Fired	100%		2030	\$16,700	2		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/			ala ala			
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/		2027	* *	4	¢1 200	
Non-Submersible	100%		2037	* *	4	\$1,300	
Backflow Preventer	1000/		2027	* *	1	¢2 100	
Generic	100%		2037		1	\$2,100	
Fixtures Generic	100%						
	100%						
Vertical Transport Elevators							
Geared Traction	100%		LIFE	* *			
		vation, Extent : N/A, Area		100%			
		<i>Wo Units From Basement</i>			n Sub-ba	sement To 1st	
	Floor						
	Explanation	ı : 3 Units					
Fire Suppression							
Sprinkler							
Under Construction	100%						
Fire Pump	1000/						
Under Construction	100%						

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

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Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name	: HOMECRES	ST DIST	. HEALTH	CTR.	
Address	: 1601 AVENU	E S @ E	.16 ST		
Borough	: BROOKLYN	I		Agency's Number	: N/A
Program / Asset #	: HEA0022.00	0 / 13729)	Yr Built/Renovated	: 1950 / 2014
Area Sq Ft	: 16,684			Project Type	: HEALTH AND MENTAL HYGIENE
Date of Survey	: 22-Nov-2022			Landmark Status	: NONE
Areas Surveyed	: Basement, Su	ıb Basen	nent, Roof	Floors 1,2	
Block	: 6821	Lot	: 142	BIN	: 3184035

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture		\$114,500
Electrical		\$121,400
Mechanical		\$90,600
Total		\$326,500
Importance Code B		\$326,500
Total		\$326,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$59,200			
Interior Architecture	\$101,700		\$3,400	\$800
Electrical	\$12,000	\$1,600	\$1,700	\$2,000
Mechanical	\$53,900	\$2,300	\$2,700	\$2,200
Site Enclosure	\$11,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$241,700	\$7,800	\$11,800	\$9,100
Importance Code A	\$60,800	\$1,700	\$1,700	\$1,700
Importance Code B	\$138,600	\$6,200	\$10,100	\$7,400
Importance Code C	\$42,300			
Total	\$241,700	\$7,800	\$11,800	\$9,100



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

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

Asset # : 13729

Architecture		Current I	Repair	Futu	Future Replacement		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Glass Block	1%			LIFE	* *	5	\$200		
Masonry: Brick Cavity	94%			LIFE	* *	5	\$34,100		
	00	nce, Extent : Through	: Light, Area Affec out	ted : 5%					
Masonry: Limestone	5%			LIFE	* *	5	\$1,400		
Windows									
Aluminum	100%			2050	* *	5	\$6,600		
Parapets									
Masonry: Brick Cavity	95%			LIFE	* *	5-10	\$29,500		
Masonry: Limestone	5%			LIFE	* *	5-10	\$2,800		
Roof									
Modified Bitumen	97%	Now	\$9,200	2039	* *				
	Blisters, E	xtent : Mod	derate, Area Affecte	ed : 2%					
	Location	: Through	out Upper Roof						
	Ponding, 1	Extent : Mo	oderate, Area Affect	ted : 2%					
	Location	: Canopy	Roof. Improper Pit	ch					
Skylight, Metal/Glass	3%			2054	* *	10	\$1,800		
Soffits						-	•)		
Cast in Place Concrete	40%			LIFE	* *	5	\$2,400		
Metal Panel	60%			2054	* *	5-10	\$2,500		
nterior									
Floors									
Cast in Place Concrete	7%	4+	\$2,900	LIFE	* *	5	\$3,800		
	Paint Peel	ling, Extent	: Light, Area Affec	eted : 209	%				
	Location	: Basemen	nt						
Ceramic Tile	8%	Now	\$5,500	2043	* *	5	\$1,000		
			Extent : Moderate		ffected : 10%		*)		
	Location	: Toilets T	hroughout	U	-				
Mosaic Tile	3%		-	2039	* *	5	\$1,900		
Terrazzo	5%			LIFE	* *	5	\$2,000		
Vinyl Tile		Now	\$5,700	2034	\$114,500	3	\$1,600		
villyr file			tent : Moderate, A			5	\$1,000		
		: 2nd Floo		eu nyjee	104 . 2070				
			: Moderate, Area A	Affected	25%				
		: 2nd Floo		ijjeeieu .	2570				
Vinul Tile	50%			2020	* *	2	¢4 700		
Vinyl Tile		Now	\$20.200	2039 2044	* *	3	\$4,700 \$900		
Vinyl Tile 9" X 9"			\$29,300 Extent : Moderate			3	\$900		
	-	-	Extent : Moderate	, Area Aj	<i>jecieu : 20%</i>				
			out Basement	166 1	1000/				
			: Moderate, Area A	ijjected :	100%				
	Locanor	. 1nrough	out Basement						

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

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

Asset # : 13729

Architecture	Current Repair Future Replac			e Replacement	placement Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Interior Walls	100/		* •• • •••					
Cast in Place Concrete	Vertical Ci	Now racks, Exter : Storage	\$8,300 nt : Moderate, Arec Room	LIFE a Affected	* * l : 5%			
Ceramic Tile	7%	Now	\$1,700	2043	* *	5	\$800	
	-	Crumbling, : Toilets T	Extent : Moderate hroughout	, Area A <u>j</u>	fected : 5%			
Glass Block	3%			LIFE	* *	10	\$300	
Gypsum Board	15%			LIFE	* *	5-10	\$5,700	
Plaster	65%	Now	\$17,400	LIFE	* *	5	\$4,400	
	-	-	Extent : Moderate e And 2nd Floor O <u>f</u>		fected : 10%			
Ceilings								
AcousTileSusp.Lay-In	15%			2047	* *	5	\$3,700	
Gypsum Board	10%			LIFE	* *	5-10	\$8,600	
Plaster	75%			LIFE	* *	5-10	\$32,200	
te Enclosure Fence/Gates								
Chain Link		Now	\$10,100	2054	* *			
		-	ents, Extent : Mode mote Terminal Uni					
Iron Picket	25%			2069	* *			
Free Standing Walls Masonry: Brick		2-4 ar Miss/Er : At Main	\$800 od, Extent : Light, . Entrance	2054 Area Affe	* * ected : 10%			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
te Pavements Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways	1000/			2047	* *			
Cast in Place Concrete	100%			2047				
Cast in Place Concrete	100%	Current F	Repair		e Replacement	Ma	aintenance	
			Repair Estimated Cost		e Replacement Estimated Cost		aintenance Estimated Cost	Priorit
ilectrical ystem Component Type	% of Total 100% Other Obs	Fail Date (Years) ervation, E	Estimated Cost	Futur Year FY 2034	Estimated Cost \$7,400	Cycle		Priorit
lectrical ystem Component Type nder 600 Volts Service Equipment	% of Total 100% Other Obs Location	Fail Date (Years) ervation, E : Electrico	Estimated Cost Extent : N/A, Area A Il Room	Futur Year FY 2034 ffected :	Estimated Cost \$7,400 100%	Cycle (Yrs)	Estimated Cost	Priori
ilectrical ystem Component Type nder 600 Volts Service Equipment	% of Total 100% Other Obs Location	Fail Date (Years) ervation, E : Electrico	Estimated Cost	Futur Year FY 2034 ffected :	Estimated Cost \$7,400 100%	Cycle (Yrs)	Estimated Cost	Priori

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

			A5561#.13	123				
Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Raceway								
Conduit	70%			2034	\$11,100	1		
Conduit	30%			2044	* *	1		
Panelboards								
Molded Case Bkrs	70%			2033	\$27,300	5	\$300	
Molded Case Bkrs	30%	1		2042	* *	5	\$100	
Wiring								
Thermoplastic	20%			2044	* *	1		
Thermoplastic	80%			2034	\$15,500	1		
Motor Controllers								
Locally Mounted	100%	1		2032	\$57,900	5	\$100	
round								
Grounding Devices								
Generic	100%		\$10,200	LIFE	* *	5	\$200	
			loderate, Area Affec	cted : 10	0%			
	Location	n : Electrico	al Room					
ighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2034	\$13,700	10	\$2,000	
Exit, Service	50%			2034	\$3,500	1		
Exterior Lighting								
LED	30%			2042	* *			
No Component	70%							
larm								
Security System								
Generic	100%			2034	\$30,600	1	\$6,200	
			Extent : N/A, Area A		100%			
			s, Outside Perimete					
	Explana	tion : Cctv	Surveillance Came	ras				
Fire/Smoke Detection	4000/			• • • •	* / * * * *			
Generic, Analog	100%			2034	\$42,000	1-3	\$10,600	
			Extent : N/A, Area A	ffected :	100%			
		-	out The Building					
	Explana	tion : Strob	e Lights, Manual F	ull Stati	ons, Alarm Bells, S	moke De	tectors, Horns	
lechanical		Current I	Repair	Futu	re Replacement	м	aintenance	
System	A/ A		-					D • •
Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре	Iotal	(Icars)				(113)		1

* *

1

2054

Asset # : 13729

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

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

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

100%

Energy Source

Natural Gas

Heating

Asset # : 13729

lechanical	Curre	Current Repair Future Replacement			М		
ystem Component Type	% of Fail Da Total (Year	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
Conversion Equipment							
Steam Boiler	100%		2039	* *	1	\$16,500	
		ss, Extent : N/A, Area No. 2 In Boiler Room	Affected	: 50%			
		vo. 2 in Boller Room 1, Extent : N/A, Area A	Iffacted .	1000/			
		i, Extent : N/A, Area A nent Boiler Room	gjeciea :	100%			
	Explanation : 2						
Distribution	Explanation : 2	ennis					
Steam Piping/Pump	100%		2044	* *			
Terminal Devices							
Convector/Radiator	90%		2039	* *	1	\$4,900	
Unit Heater - Steam	10%		2034	\$9,300	4	\$200	
Controls							
Electrical	100%		2029	\$90,600			
ir Conditioning							
Energy Source	1000/		20.42	* *	1		
Electricity	100%		2042	• •	1		
Conversion Equipment Exterior Pkg Unit -	20% 0-2	\$35,700	2044	* *	2	\$200	
Cooling	Malfunctioning F	xtent : Severe, Area A	ffacted ·	100%			
		op Unit Is Very Noisy	-				
	-	Extent : Light, Area A		-			
		n, Extent : Severe, Are	a Affecte	d : 100%			
	Location : Roof						
	Explanation : O	n Extended Life Time					
Window/Wall Unit	70%		2029	\$43,200	1		
No Component	10%						
entilation							
Distribution							
Ductwork/Diffusers	30%		LIFE	* *	2-5	\$4,400	
No Component	70%						
Exhaust Fans	200/ 0.2	\$0.500	2044	ب ب	2	¢100	
Roof	30% 0-2	\$9,500 ent, Extent : Moderate	2044	Tastad · 1000/	2	\$100	
	Location : Roof	m, Extent . Moderate	, лгеи Ај	Jecieu . 10070			
	ŧ,	nt, Extent : Severe, Ar	en Affect	ted · 100%			
	Location : Roof	ni, Extent : Severe, II	eu nycei	cu : 10070			
	-	Extent : Severe, Area	Affected	: 100%			
	Location : 2 Uni		55				
No Component	70%	-					
umbing							
e							
H/C Water Piping	1000/ NI	\$4,200	2044	* *	1		
H/C Water Piping Brass/Copper	100% Now	$\phi_{-1,200}$					
		· Severe, Area Affected	d : 5%				

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

Asset # : 13729

Mechanical	Current Rep	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Water Heater With Tanks							
Gas Fired	100%		2032	\$16,700	2		
	Other Observation, Exte	ent : N/A, Area Af	fected :	100%			
	Location : Basement						
	Explanation : One Uni	it 75 Gallons					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100% Now	\$700	2034	\$3,300	4	\$400	
	Corroded, Extent : Sever	re, Area Affected	: 50%				
	Location : The Housin	g, Boiler Room					
Backflow Preventer							
Generic	100%		2039	* *	1	\$1,000	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
-	Other Observation, Exte	ent : N/A, Area Af	fected :	100%			
	Location : Basement T	o 2nd Floor					
	Explanation : One Uni	it					

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: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$196,900	\$838,100
Interior Architecture		\$1,209,400
Electrical	\$34,200	\$496,200
Mechanical	\$1,483,100	\$743,400
Total	\$1,714,300	\$3,287,000
Importance Code A	\$196,900	\$838,100
Importance Code B	\$1,517,400	\$2,449,000
Total	\$1,714,300	\$3,287,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$32,600	\$4,600		
Interior Architecture	\$69,100			\$5,600
Electrical	\$7,900	\$25,100	\$4,700	\$3,500
Mechanical	\$10,100	\$36,300	\$12,900	\$8,500
Site Pavements	\$3,000			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$138,300	\$81,800	\$33,300	\$33,400
Importance Code A	\$34,900	\$7,000	\$2,300	\$2,300
Importance Code B	\$83,300	\$74,900	\$31,100	\$31,100
Importance Code C	\$20,200			
Total	\$138,300	\$81,800	\$33,300	\$33,400



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.

Asset # : 1979

chitecture		Current	Repair	Futur	e Replacement	M		
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	\$12,800	
Masonry: Brick		Now	\$196,900	LIFE	* *	5	\$49,000	
			Extent : Moderate, A	lrea Affe	cted : 5%			
		1 : Penthou						
			od, Extent : Moder		Affected : 10%			
		-	out 2nd And 3rd Fl					
			xtent : Moderate, A		cted : 15%			
		-	out 2nd And 3rd Fl	oor				
Granite Panels	5%		\$6,500	LIFE	* *	5	\$2,000	
			od, Extent : Light,	Area Affe	ected : 5%			
	Location	1 : Front Fa	acade					
Windows								
Aluminum		Now	\$15,400	2047	* *	5	\$8,300	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location	ı : Basemer	nt Boiler Room					
Glass Block		Now	\$4,900	LIFE	* *	5	\$600	
	Glazing B	roken/Crac	ked, Extent : Mode	rate, Are	a Affected : 10%			
	Location	1 : 1st Floo	r West Facade					
Metal Louvers	5%			2034	\$49,700	10	\$5,700	
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
Masonry: Brick	80%			LIFE	* *	5	\$6,700	
Masonry: Limestone	5%			LIFE	* *	5	\$500	
Metal Rail	5%			2036	* *	5-10	\$7,500	
			xtent : Light, Area	Affected	: 5%			
	Location	1 : Through	out					
Roof								
Single Ply Membrane	85%			2031	\$838,100	10	\$41,900	
Skylight, Metal/Glass	15%			2051	* *	10	\$24,600	
Soffits							•	
Cast in Place Concrete		Now	\$5,800	LIFE	* *	5	\$2,500	
	-	Crumbling 1 : Rear Yai	, Extent : Moderate rd Exit	, Area A <u>j</u>	fected : 10%			
			ent, Extent : Moder	ate. Area	Affected · 5%			
	-	i : Rear Yai		, 111 CU				
Ceramic Tile	50%			2041	* *	10	\$500	
			, Extent : Light, Are		ed : 10%		4200	
		ı : Main En		55				

Interior

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

Asset # : 1979

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
zstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$15,100	
Ceramic Tile	10%		2040	* *	5	\$6,900	
	Patching Evident, Ex	0	ffected :	10%			
	Location : Toilets T	-	. 1 100	/			
	Worn/Eroded, Extent		ted : 10%	Ó			
	Location : Toilets T	hroughout					
Terrazzo	15%		LIFE	* *	5	\$8,100	
Vinyl Tile	65% Now	\$24,200	2031	\$1,209,400	3	\$16,800	
	Adhesion Failure, Ex		rea Affect	ted : 10%			
	Location : 1st Floo	-		ACC (1 150/			
	Broken/Missing Elen Location : 1st Floo		erate, Ar	ea Ajjectea : 15%			
	Cracking/Crumbling		1409 11	Fastad . 200/			
	Location : 1st Floo		, Areu Aj	<i>Jecieu</i> . 2076			
Interior Walls	Location : 1511100	r Lubbruibry					
Glazed Ceramic Panel	10%		LIFE	* *			
Gypsum Board	55% Now	\$10,900	LIFE	* *	5	\$23,800	
Oppound Dourd	Cracking/Crumbling			fected : 5%	5	<i>420,000</i>	
	Location : 2nd And		· · · ·	, ,			
	Water Penetration, E	xtent : Moderate, A	lrea Affec	cted : 5%			
	Location : 2nd And	3rd Floor Offices					
Plaster	25% Now	\$8,600	LIFE	* *	5	\$5,400	
	Cracking/Crumbling		, Area A <u>j</u>	fected : 5%			
	Location : 2nd And	3rd Floor Offices					
	Water Penetration, E	xtent : Moderate, A	lrea Affec	cted : 10%			
	Location : 2nd And	3rd Floor Offices					
SGFT/Glazed Masonry	10%		LIFE	* *			
Ş	Staining/Discoloring	, Extent : Light, Are	ea Affecte	ed : 10%			
	Location : Basemen	nt					
Ceilings							
AcousTileSusp.Lay-In	80% Now	\$17,900	2044	* *	5	\$27,600	
	Misaligned/Bulging,		Area Aff	ected : 5%			
	Location : 2nd And						
	Staining/Discoloring		ea Affecte	ed : 5%			
	Location : 2nd And	3rd Floor Offices					
Exposed Struc: Concret			LIFE	* *	5	\$1,100	
Plaster	10% Now	\$4,100	LIFE	**	5	\$4,300	
	Cracking/Crumbling		, Area A <u>j</u>	fected : 5%			
	Location : 2nd And			. 1 . 50 /			
	Water Penetration, E		rea Affec	cted : 5%			
	Location : 2nd And	sra Floor Offices					

Site Enclosure

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

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

Asset # : 1979

Architecture		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure								
Fence/Gates	0.50/			0051	ale ale			
Chain Link	95%	/D (: F		2051	* *			
		rusting, E : Rear Yar	xtent : Light, Area . d	Ajjeciea	: 5%			
Iron Distat	5%	. Rear Iar	u	2066	* *			
Iron Picket Retaining Walls	370			2000				
Cast in Place Concrete	100%			2066	* *			
ite Pavements	10070			2000				
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$2,200	2036	* *			
	-	-	Extent : Light, Are arsons Boulevard	a Affecte	ed : 5%			
On-Site Walkways								
Cast in Place Concrete		Now	\$800	2036	**			
		Crumbling, : Rear Yar	Extent : Moderate d	, Area Aj	ffected : 15%			
Electrical		Current I	Repair	Futu	re Replacement	м	aintenance	
System	0/ .6		•					D
Component Type	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
nuel 000 volts								
Service Equipment								
Service Equipment Fused Disc Sw	50%			2051	* *	5	\$100	
Service Equipment	50%			2041	* *	5 5	\$100 \$100	
Service Equipment Fused Disc Sw	50% Other Obs		Extent : N/A, Area A	2041	* *			
Service Equipment Fused Disc Sw	50% Other Obs Location	: Electrica	al Room	2041 ffected :	**	5	\$100	
Service Equipment Fused Disc Sw Fused Disc Sw	50% Other Obs Location	: Electrica		2041 ffected :	**	5	\$100	
Service Equipment Fused Disc Sw Fused Disc Sw Transformers	50% Other Obs Location	: Electrica	al Room	2041 ffected :	**	5 uted At 40	\$100 00 Amperes.	
Service Equipment Fused Disc Sw Fused Disc Sw	50% Other Obs Location Explana 100%	e : Electrico tion : Main	al Room	2041 ffected : <u>t Switch</u> 2044	** 100% For The Annex Ra **	5	\$100	
Service Equipment Fused Disc Sw Fused Disc Sw Transformers	50% Other Obs Location Explana 100% Other Obs	e : Electrico tion : Main	ul Room Service Disconnec Extent : N/A, Area A	2041 ffected : <u>t Switch</u> 2044	** 100% For The Annex Ra **	5 uted At 40	\$100 00 Amperes.	
Service Equipment Fused Disc Sw Fused Disc Sw Transformers Dry Type	50% Other Obs Location Explana 100% Other Obs Location	e : Electrico tion : Main ervation, E e : Electrico	ul Room Service Disconnec Extent : N/A, Area A	2041 ffected : <u>t Switch</u> 2044 ffected :	** 100% <u>For The Annex Ra</u> ** 100%	5 uted At 40	\$100 00 Amperes.	
Service Equipment Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard	50% Other Obs Location Explana 100% Other Obs Location Explana	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	2041 ffected : t Switch 2044 ffected : 208/480/	* * 100% For The Annex Ra * * 100% 277 Volts	5 uted At 40	\$100 00 Amperes. \$200	
Service Equipment Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs	50% Other Obs Location Explana 100% Other Obs Location	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	2041 ffected : <u>t Switch</u> 2044 ffected :	** 100% <u>For The Annex Ra</u> ** 100%	5 uted At 40	\$100 00 Amperes.	
Service Equipment Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway	50% Other Obs Location Explana 100% Other Obs Location Explana 100%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	2041 ffected : t Switch 2044 ffected : 208/480/ 2051	** 100% <u>For The Annex Ra</u> ** 100% <u>277 Volts</u> **	5 uted At 40 5 5	\$100 00 Amperes. \$200	
Service Equipment Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit	50% Other Obs Location Explana 100% Other Obs Location Explana 100% 30%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	2041 ffected : t Switch 2044 ffected : 208/480/ 2051 2051	* * 100% <u>For The Annex Ra</u> * * 100% <u>277 Volts</u> * *	5 <u>ated At 40</u> 5 <u>5</u> 1	\$100 00 Amperes. \$200	
Service Equipment Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit	50% Other Obs Location Explana 100% Other Obs Location Explana 100% 30% 50%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	2041 ffected : t Switch 2044 ffected : 208/480/ 2051 2051 2051	* * 100% <u>For The Annex Ra</u> * * 100% <u>277 Volts</u> * * * *	5 <i>ited At 40</i> 5 5 1 1	\$100 00 Amperes. \$200	
Service Equipment Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Conduit	50% Other Obs Location Explana 100% Other Obs Location Explana 100% 30%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	2041 ffected : t Switch 2044 ffected : 208/480/ 2051 2051	* * 100% <u>For The Annex Ra</u> * * 100% <u>277 Volts</u> * *	5 <u>ated At 40</u> 5 <u>5</u> 1	\$100 00 Amperes. \$200	
Service Equipment Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Conduit Panelboards	50% Other Obs Location Explana 100% Other Obs Location Explana 100% 30% 50% 20%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	2041 ffected : t Switch 2044 ffected : 208/480/ 2051 2051 2051 2051 2051	* * 100% <u>For The Annex Ra</u> * * 100% <u>277 Volts</u> * * * *	5 <u>atted At 40</u> 5 5 1 1 1 1	\$100 00 Amperes. \$200 \$1,400	
Service Equipment Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Conduit Panelboards Fused Disc Sw	50% Other Obs Location Explana 100% Other Obs Location Explana 100% 30% 50% 20%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	2041 ffected : t Switch 2044 ffected : 208/480/ 2051 2051 2051 2051 2051 2051 2051 2047	** 100% For The Annex Ra ** 100% 277 Volts ** ** ** \$11,700	5 <u>itted At 40</u> 5 5 1 1 1 5	\$100 00 Amperes. \$200 \$1,400 \$100	
Service Equipment Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Conduit Panelboards Fused Disc Sw Fused Disc Sw	50% Other Obs Location Explana 100% Other Obs Location Explana 100% 30% 50% 20%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	2041 ffected : t Switch 2044 ffected : 208/480/ 2051 2051 2051 2051 2051 2051 2051 2031	** 100% <u>For The Annex Ra</u> ** 100% <u>277 Volts</u> ** ** \$11,700 **	5 <u>atted At 40</u> 5 5 1 1 1 5 5 5	\$100 00 Amperes. \$200 \$1,400 \$100 \$100	
Service Equipment Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Conduit Panelboards Fused Disc Sw	50% Other Obs Location Explana 100% Other Obs Location Explana 100% 30% 50% 20%	e : Electrico tion : Main ervation, E e : Electrico	al Room Service Disconnec Extent : N/A, Area A al Room	2041 ffected : t Switch 2044 ffected : 208/480/ 2051 2051 2051 2051 2051 2051 2051 2047	** 100% <u>For The Annex Ra</u> ** 100% <u>(277 Volts</u> ** ** ** \$11,700 **	5 <u>itted At 40</u> 5 5 1 1 1 5	\$100 00 Amperes. \$200 \$1,400 \$100	

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

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

Asset # : 1979

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

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

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

Asset # : 1979

lectrical		Current	Ronair	Futur	re Replacement	м	aintenance		
vstem	0 (0							D • •	
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ghting									
Exterior Lighting									
Fluorescent	5%	,)		2031	\$10,100	10	\$200		
	-		t Light, Extent : Mo Main Building	derate, 1	Area Affected : 100	9%			
LED	15%	,)		2039	* *				
		servation, E n : Building	Extent : N/A, Area A Exterior	ffected :	100%				
	Expland	ation : LED	Fixtures Installed I	n 2018.					
No Component	80%	,)							
arm									
Security System									
No Component	70%	,)							
Generic	30%	, D		2036	* *	1	\$5,800		
	Other Ob	servation, E	Extent : N/A, Area A	ffected :	100%				
	Location : Outside And Entry And Exit Doors								
	Expland	ation : CCT	V Surveillance Cam	eras An	d Intrusion Alarm S	System			
Fire/Smoke Detection									
Generic, Digital	100%	,)		2036	* *	1-3	\$31,800		
_	Other Ob		Extent : N/A, Area A	ffected :	100%		-		
		servation, E	Extent : N/A, Area A out The Building	ffected :	100%		-		
	Locatio	servation, E n : Through	out The Building	-		Iorns And	ł Smoke		
	Locatio	servation, E n : Through ution : Strob		-		Iorns And	ł Smoke		
lechanical	Locatio Expland	servation, E n : Through ution : Strob	out The Building e Lights, Manual P	ull Statio			l Smoke aintenance		
vstem	Locatio Explanc Detecto	servation, E n : Through ation : Strob rs Current I	out The Building e Lights, Manual P Repair	ull Static	ons, Alarm Bells, H re Replacement	М	aintenance	Priorit	
rstem Component	Locatio Expland	servation, E n : Through ation : Strob rs Current I	out The Building e Lights, Manual P	ull Static	ons, Alarm Bells, H	М		Priorit	
/stem Component Type	Locatio Expland Detecto	servation, E n : Through ation : Strob rs Current I Fail Date	out The Building e Lights, Manual P Repair	ull Statio Futur Year	ons, Alarm Bells, H re Replacement	M Cycle	aintenance	Priorit	
rstem Component Type ating	Locatio Expland Detecto	servation, E n : Through ation : Strob rs Current I Fail Date	out The Building e Lights, Manual P Repair	ull Statio Futur Year	ons, Alarm Bells, H re Replacement	M Cycle	aintenance	Priori	
zstem Component Type ating Energy Source	Locatio Expland Detecto % of Total	servation, E n : Through ution : Strob rs Current I Fail Date (Years)	out The Building e Lights, Manual P Repair	ull Statio Futur Year FY	ons, Alarm Bells, H re Replacement	M Cycle (Yrs)	aintenance	Priori	
rstem Component Type rating Energy Source Natural Gas	Locatio Expland Detecto	servation, E n : Through ution : Strob rs Current I Fail Date (Years)	out The Building e Lights, Manual P Repair	ull Statio Futur Year	ons, Alarm Bells, H re Replacement Estimated Cost	M Cycle	aintenance	Priori	
stem Component Type ating Energy Source <u>Natural Gas</u> Conversion Equipment	Locatio Expland Detecto % of Total	servation, E n : Through ution : Strob rs Current Fail Date (Years)	out The Building e Lights, Manual P Repair	Futur Futur Year FY 2051	ons, Alarm Bells, H re Replacement Estimated Cost	M Cycle (Yrs)	aintenance Estimated Cost	Priori	
rstem Component Type eating Energy Source Natural Gas	Locatio Expland Detecto % of Total 100%	servation, E n : Through ution : Strob rs Current Fail Date (Years)	out The Building e Lights, Manual P Repair	ull Statio Futur Year FY	ons, Alarm Bells, H re Replacement Estimated Cost * *	M Cycle (Yrs)	aintenance	Priori	
rstem Component Type eating Energy Source Natural Gas Conversion Equipment Furnace Heat Exchanger, Shell &	Locatio Expland Detecto % of Total 100% 20% 35% Other Ob	servation, E n : Through ution : Strob rs Current I Fail Date (Years)	out The Building e Lights, Manual P Repair Estimated Cost	Futur Year FY 2051 2036 2034	ons, Alarm Bells, H re Replacement Estimated Cost * * * * \$67,200	M Cycle (Yrs)	aintenance Estimated Cost	Priorit	
rstem Component Type eating Energy Source Natural Gas Conversion Equipment Furnace Heat Exchanger, Shell &	Locatio Expland Detecto % of Total 100% 20% 35% Other Ob Locatio Expland	servation, E n : Through ution : Strob rs Current I Fail Date (Years)	out The Building e Lights, Manual P Repair Estimated Cost Extent : N/A, Area A oom it And Pump Serves	Futur Year FY 2051 2036 2034 ffected :	ons, Alarm Bells, H re Replacement Estimated Cost * * * * \$67,200	M Cycle (Yrs)	aintenance Estimated Cost	Priorit	
rstem Component Type eating Energy Source Natural Gas Conversion Equipment Furnace Heat Exchanger, Shell &	Locatio Expland Detecto % of Total 100% 20% 35% Other Ob Locatio Expland	servation, E n : Through ution : Strob rs Current Fail Date (Years)	out The Building e Lights, Manual P Repair Estimated Cost Extent : N/A, Area A oom it And Pump Serves	Futur Year FY 2051 2036 2034 ffected :	ons, Alarm Bells, H re Replacement Estimated Cost * * * * \$67,200	M Cycle (Yrs)	aintenance Estimated Cost	Priorit	
rstem Component Type eating Energy Source Natural Gas Conversion Equipment Furnace Heat Exchanger, Shell & Tube	Locatio Expland Detecto % of Total 100% 20% 35% Other Ob Locatio Expland 2 Unit 10% Other Ob	servation, E n : Through ution : Strob rs Current Fail Date (Years) Servation, E n : Boiler R ution : 1 Uni s Serve Mai Serve Mai	out The Building e Lights, Manual P Repair Estimated Cost Extent : N/A, Area A oom it And Pump Serves	ull Static Futur Year FY 2051 2036 2034 ffected : Annex. 2044 ffected :	ons, Alarm Bells, H re Replacement Estimated Cost ** \$67,200 100% **	M Cycle (Yrs) 1 1	aintenance Estimated Cost \$4,600	Priorit	
Astem Component Type eating Energy Source Matural Gas Conversion Equipment Furnace Heat Exchanger, Shell & Tube	Locatio Expland Detecto % of Total 100% 20% 35% Other Ob Locatio Expland 2 Unit 10% Other Ob Locatio	servation, E n : Through ution : Strob rs Current Fail Date (Years) Servation, E n : Boiler R ution : 1 Uni s Serve Mai Servation, E n : Third Fl	out The Building e Lights, Manual P Repair Estimated Cost Extent : N/A, Area A oom it And Pump Serves n Building.	ull Static Futur Year FY 2051 2036 2034 ffected : Annex. 2044 ffected :	ons, Alarm Bells, H re Replacement Estimated Cost ** \$67,200 100% **	M Cycle (Yrs) 1 1	aintenance Estimated Cost \$4,600	Priorit	
Astem Component Type Pating Energy Source Natural Gas Conversion Equipment Furnace Heat Exchanger, Shell & Tube Hot Water Boiler	Locatio Expland Detecto % of Total 100% 20% 35% Other Ob Locatio Expland 2 Unit 10% Other Ob Locatio	servation, E n : Through ution : Strob rs Current Fail Date (Years) 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	out The Building e Lights, Manual P Repair Estimated Cost Extent : N/A, Area A oom it And Pump Serves n Building. Extent : N/A, Area A oor Equipment Roo	ull Static Futur Year FY 2051 2036 2034 ffected : Annex. 2044 ffected :	ons, Alarm Bells, H re Replacement Estimated Cost ** \$67,200 100% **	M Cycle (Yrs) 1 1	aintenance Estimated Cost \$4,600	Priorit	
rstem Component Type eating Energy Source Natural Gas Conversion Equipment Furnace Heat Exchanger, Shell & Tube	Locatio Expland Detecto % of Total 100% 20% 35% Other Ob Locatio Expland 2 Unit 10% Other Ob Locatio Expland 35% Other Ob	servation, E n : Through ution : Strob rs Current Fail Date (Years) 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	out The Building e Lights, Manual P Repair Estimated Cost Extent : N/A, Area A oom it And Pump Serves n Building. Extent : N/A, Area A oor Equipment Roc it Serves Annex Extent : Light, Area	ull Static Futur Year FY 2051 2036 2034 ffected : m 2044 ffected : m 2036	ens, Alarm Bells, H re Replacement Estimated Cost ** \$67,200 100% ** 100% **	M Cycle (Yrs) 1 1	aintenance Estimated Cost \$4,600 \$2,300	Priorit	

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

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

Asset # : 1979

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

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

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

Asset # : 1979

Mechanical		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing									
Storm Drain Piping									
Cast Iron	60%	0-2	\$1,900	LIFE	* *	1			
	-		Extent : Moderate, A Heavy Rains At Par						
Cast Iron	40%		-	LIFE	* *	1			
Sump Pump(s)									
Non-Submersible	100%			2026	\$10,100	4	\$1,600		
Backflow Preventer									
Generic	100%			2036	* *	1	\$2,800		
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	80%			LIFE	* *				
	Other Obse	ervation, E	xtent : N/A, Area A	ffected :	70%				
	Location	: Basemen	t To 4th Floor						
	Explanati	ion : Two I	Passenger Units						
Hydraulic	20%			LIFE	* *				
-	Other Obse	ervation, E	xtent : N/A, Area A	ffected :	30%				
	Location	: Sub-base	ement To 1st Floor	And 1st	To 3rd Floor				
	Explanati	ion : One l	Freight Unit And O	ne Passe	enger Elevator In T	he Anne:	r		

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

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

\$6,200

\$1,300

\$8,300

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

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

CAPITAL		FY 2025 - 2028		FY 2029 - 2034
Exterior Architecture		\$85,000		
Electrical				\$101,900
Mechanical		\$58,800		
Site Pavements		\$53,300		
Total		\$197,100		\$101,900
Importance Code A		\$85,000		
Importance Code B		\$58,800		\$101,900
Importance Code C		\$53,300		
Total		\$197,100		\$101,900
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$66,600			
Interior Architecture		\$10,800	\$2,800	
Electrical	\$1,300	\$1,500	\$1,500	\$1,600
Mechanical	\$1,300	\$1,500	\$2,300	\$1,500
Site Pavements	\$46,600	\$100	\$100	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$119,800	\$17,700	\$10,700	\$8,300
Importance Code A	\$67,500	\$800	\$800	\$800

Importance Code A \$67,500 \$800 \$800 Importance Code B \$16,900 \$5,700 \$7,500 Importance Code C \$46,600 \$100 \$2,300 Total \$119,800 \$17,700 \$10,700



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.

Asset # : 14734

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

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

Architecture	Current Repair Future Re			e Replacement	Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,200	
Ceramic Tile	5%			2042	* *	5	\$1,000	
Terrazzo	10%			LIFE	* *	5	\$1,600	
Vinyl Tile	80%			2038	* *	3	\$6,200	
Interior Walls								
Ceramic Tile	10%			2042	* *	5	\$4,600	
Glass: Single Pane	10%			LIFE	* *	5	\$3,400	
Gypsum Board	60%			LIFE	* *	5	\$16,400	
Plaster	10%			LIFE	* *	5	\$1,400	
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	85%			2046	* *	5	\$17,500	
			Extent : Light, Are	ea Affecte	ed : 5%			
	Location	i : 4th Floo	r Main Building					
Gypsum Board	15%			LIFE	* *	5	\$3,800	
ite Enclosure								
Fence/Gates								
Chain Link	75%			2053	* *			
Iron Picket	25%			2068	* *			
Free Standing Walls								
Masonry: Fieldstone	100%			2053	* *			
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : Main En	trance					
	Explana	tion : Actua	ally Granite Walls					
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	95%	Now	\$39,900	2046	* *			
	Sinking/St	ubsiding, E:	xtent : Severe, Area	Affected	! : 10%			
	Location	n : Rear Wa	lkway					
	Tripping I	Hazard, Ext	ent : Severe, Area A	Affected :	5%			
	Location	n : Rear Wa	lkway At Exit					
Metal		Now	\$53,300	2063	* *	1-3	\$4,200	
1110411			ling, Extent : Mode		a Affected · 100%	1.5	ψτ,200	
			atch, South Side					
Parking/Driveway			.,					
Asphalt	100%	0-2	\$6,700	2042	* *			
1 uspillet			derate, Area Affeci		ý)			
		1 : Rear Loi			•			

Asset # : 14734

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

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

Asset # : 14734

			ASSEL # . 14					
Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	\$100	
			Extent : Light, Area					
			al Room At Main B	-		_		
		tion : Main s For The A	Service Switch Ra	tings 2,0	00 Amperes For M	ain Buila	ling And 1,200	
Transformers	Ampere	S F OF The A	nnex					
Dry Type	100%			2038	* *	5	\$100	
Diyiype			Extent : Light, Area		: 100%	5	\$100	
			al Room At Main Bi					
			Kilovolt Amperes	-				
Switchgear / Switchboard	1		1					
Molded Case Bkrs	100%	1		2043	* *	5	\$400	
Raceway								
Conduit	100%	1		2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5		
Molded Case Bkrs	95%	1		2041	* *	5	\$300	
Wiring	1000			• • • •				
Thermoplastic	100%	1		2043	* *	1		
Motor Controllers	1000/			2020	* *	-	¢100	
Locally Mounted	100%			2038		5	\$100	
Fround Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
ighting	10070			LIIL		5	φ200	
Interior Lighting								
Fluorescent	45%	I		2033	\$91,700	10	\$5,700	
	T-8 Lamp	s And Fixtu	res, Extent : Light,	Area Aff				
	Location	n : Through	out The Annex Buil	ding				
Fluorescent	5%			2033	\$10,200	10	\$600	
	Compact	Fluorescent	t Light, Extent : Lig	ht, Area	Affected : 100%			
	Location	n : Hallway	s Annex					
LED	50%			2041	* *			
			Extent : N/A, Area A		100%			
	Location	n : Through	out The Main Build	ling				
	Explana	tion : LED	Lighting Fixtures					
Egress Lighting								
Emergency, Service	25%			2033	\$2,100	1		
Emergency, Battery	25%			2033	\$5,600	10	\$800	
Exit, LED	25%			2048	* *	1		
Exit, Battery	25%			2033	\$4,700	10	\$200	
Exterior Lighting	• • • •				. ·			
LED	20%			2038	* *			
No Component	80%							

Alarm

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

Asset # : 14734

	Asset #	: 14/34				
Electrical	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
Generic	50%	2033	\$12,600	1	\$2,600	
	Other Observation, Extent : Light, Location : Hallways And Outside	00		1		
	Explanation : CCTV Surveillance	e e	Dunung Anu The	Аппел		
Generic	<u>50%</u>	2033	\$12,600	1	\$2,600	
Generie	Other Observation, Extent : Moder			1	\$2,000	
	Location : Throughout The Main	•••				
	Explanation : Intrusion System	-				
Fire/Smoke Detection						
Generic, Digital	100%	2033	\$34,600	1-3	\$8,400	
	Other Observation, Extent : Moder		cted : 100%			
	Location : Main Building And An					
	Explanation : Two Fire Alarm Pa	inels				
lechanical	Current Repair	Futur	e Replacement	М	aintenance	
vstem						D
Component	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit
Туре	iotai (icais)	11		(113)		
eating						
Energy Source	1000/	2052	* *	1		
Natural Gas	100%	2053	· · ·	1		
Conversion Equipment Furnace	80%	2038	* *	1	\$5,400	
Furnace	Other Observation, Extent : Light,		· 80%	1	\$5,400	
	Location : Roof	ni cu njjecicu				
	Explanation : 4 Package Units					
Steam Boiler	20%	2050	* *	1	\$2,700	
Terminal Devices	-					
Air Handler	20%	2038	* *	1	\$1,700	
Convector/Radiator	20%	2050	* *	1	\$900	
No Component	60%					
ir Conditioning						
Energy Source						
Electricity	100%	2055	* *	1		
Conversion Equipment	200/	2020	* *	1	¢1.200	
Reciprocating Compr/Chiller	20%	2038		1	\$1,300	
Compi/Cinner	Other Observation, Extent : Light,	Area Affected	· 20%			
	Location : Roof					
	Explanation : 2 Units On Roof					
	Explanation : 2 Onlis On Root					
Ext Pkg Unit -		2038	* *	2	\$700	
Ext Pkg Unit - Heating/Cooling	80%	2038	* *	2	\$700	
Ext Pkg Unit - Heating/Cooling				2	\$700	

Ventilation

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

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

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

Asset # : 14734

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation									
Distribution									
Ductwork/Diffusers	100%	• =	\$58,800	LIFE	* *	2-5	\$7,600		
			: Moderate, Area A						
	Location	: Leaking	Duct At 4th Floor	Conferen	ce Room				
Exhaust Fans									
Roof	100%			2038	* *	2	\$400		
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2053	* *	1			
Water Heater With Tanks									
Gas Fired	100%			2031	\$16,700	2			
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Backflow Preventer									
Generic	100%			2038	* *	1	\$800		
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%			LIFE	* *				
-	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%				
	Location	: 1st To 3r	d Floor.						
	Explanat	tion : 1 Uni	t						

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

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name Address Borough		FTAN ANIMAL SHELTE) F 110TH STREET @1ST - FTAN		: N/A	
Program / Asset #	• HEA0020		Yr Built/Renovated		
Area Sq Ft	: 15,347	.000/13/21	Project Type	: HEALTH AND MEN	TAL HVGIENE
Date of Survey	: 22-Dec-20)21	Landmark Status	: NONE	
Areas Surveyed	: Roof, Flo		Lanumark Status		
Block	: 1681	Lot : 37	BIN	: 1052845	
CAPITAL			FY 2025 - 2028		FY 2029 - 2034
Exterior Architect	ture		\$79,000		\$460,000
Interior Architect			\$315,400		\$160,600
Electrical					\$12,800
Mechanical					\$486,200
Total			\$394,400		\$1,119,600
Importance Code	А		\$79,000		\$460,000
Importance Code			\$96,400		\$659,600
Importance Code	С		\$219,100		
Total			\$394,400		\$1,119,600
EXPENSE		FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architect	ture	\$36,400	\$13,100		\$11,500
Interior Architect	ure	\$85,000			
Electrical		\$1,400	\$1,900	\$1,400	\$14,100
Mechanical		\$86,400	\$1,000	\$7,300	\$49,300
Elevators/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$213,200	\$19,900	\$12,700	\$78,900
Importance Code	А	\$53,000	\$13,800	\$800	\$12,400
Importance Code	В	\$159,600	\$6,100	\$11,900	\$66,400
Importance Code	С	\$600			
Total		\$213,200	\$19,900	\$12,700	\$78,900



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.

DEPT. OF HEALTH & MENTAL HYGIENE - 816

MANHATTAN ANIMAL SHELTER

Asset # : 13721

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
xterior									
Exterior Walls			*-0 000			_	* •••••••		
Concrete Masonry Unit	Cracking/ Location Staining/E Location Water Pen	e : Through Discoloring, e : North El etration, E	Extent : Moderate	e, Area Aj a Affected	ffected : 25%	5	\$9,400		
Masonry: Brick	3%	Now	\$6,600	LIFE	* *	5	\$800		
Masoniy. Direk	Cracking/ Location	Crumbling, : Through	Extent : Light, Are out	ea Affecte		5	φυυυ		
			od, Extent : Moder						
		: Through	out Garage, North				<u> </u>		
Metal Coiling Doors	2%			2038	* *	5	\$1,700		
Stucco Cement	35%			2046	* *	5	\$24,000		
Stucco Cement	5%			2038	* *	5	\$3,400		
Windows Aluminum	88%			2041	* *	5	¢000		
Metal Louvers	88% 12%			2041 2036	* *	5 10	\$800 \$700		
Parapets	1270			2030		10	\$700		
Concrete Masonry Unit	40%			LIFE	* *	5	\$700		
Metal Rail	50%			2038	* *	5-10	\$14,100		
Metal: Cage/Fence	5%			2038	* *	5-10	\$600		
Pre-Cast Concrete	5%			LIFE	* *	5	\$500		
Roof									
Single Ply Membrane	Water Pen	Now etration, E. : Through	\$23,000 xtent : Light, Area . out	2033 Affected	\$460,000 : 10%				
Skylight, Metal/Glass	Water Pen	Now etration, E : Through	\$6,800 xtent : Light, Area . out	2043 Affected	* *				
Sloped Glazing	2%			LIFE	* *	5	\$6,600		
terior									
Floors	^ ·		da a ca a			_			
Cast in Place Concrete	-		\$28,600 Extent : Moderate Room	LIFE , Area A <u>j</u>	* * ffected : 5%	5	\$37,700		
Quarry Tile	Cracking/	Now Crumbling, e : Through	\$33,000 Extent : Severe, A out	2038 rea Affec	* * ted : 10%	5	\$1,700		
Traffic Topping		Now	\$96,400	2033	\$160,600	5	\$2,200		
	Location	: 2nd Floo	ents, Extent : Seven or Corridor						
		led, Extent : Through	: Moderate, Area A out	Affected :	/3%				

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

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

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

Asset # : 13721

Architecture	Current Repair Future Replacement Maintenance							
			-		-			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Interior Walls								
Concrete Masonry Unit	Cracking/	Now Crumbling, 1 : Through	\$219,100 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$9,500	
Plaster	-		\$600 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$400	
Ceilings								
AcousTileSusp.Lay-In			\$5,200 : Light, Area Affec out	2038 ted : 5%	* *	5	\$8,000	
Gypsum Board	Cracking/	Now Crumbling, 1 : Through	\$3,900 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$2,900	
Plaster	Cracking/	Now Crumbling, 1 : Through	\$13,600 Extent : Severe, A out	LIFE rea Affec	* * ted : 20%	5	\$2,900	
lite Enclosure		0						
Fence/Gates								
Chain Link	60%			2043	* *			
	Location	a : Lower Ro	-	ffected :	100%			
			ted At Lower Roof					
Iron Picket	40%			2053	* *			
Free Standing Walls								
Concrete Masonry Unit	100%			2043	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2050	* *			
			Extent : N/A, Area A	ffected :	100%			
	Location	i : Through	out					
	Explana	tion : Recei	nt Replacement Evi	dent				
Parking/Driveway								
Cast in Place Concrete	100%			2050	* *			
			Extent : N/A, Area A	ffected :	100%			
		i : Through						
	Explana	tion : Recei	nt Replacement Evi	dent				
Electrical		Current	D	F	e Replacement		aintenance	

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

Under 600 Volts

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816

MANHATTAN ANIMAL SHELTER

Asset # : 13721

Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts				1				
Service Equipment								
Molded Case Bkrs	100%)		2053	* *	5	\$400	
	Location	n : Electrico						
	Explana	ition : 1,200) Ampere Main Ser	vice Swite	ch			
Switchgear / Switchboard Molded Case Bkrs	100%)		2053	* *	5	\$400	
Raceway						_		
Conduit	50%			2053	* *	1		
Conduit	50%)		2043	* *	1		
Panelboards								
Molded Case Bkrs	30%			2049	* *	5	\$100	
Molded Case Bkrs	70%)		2041	* *	5	\$300	
Wiring	500/			2052	ماد ماد	1		
Thermoplastic	50%			2053	* *	1		
Thermoplastic	50%)		2043	* *	1		
Motor Controllers	1000/			••••	ata ata	-	¢100	
Locally Mounted	100%)		2038	* *	5	\$100	
round								
Grounding Devices	1000/				* *	~	\$3 00	
Generic	100%)		LIFE		5	\$200	
ighting								
Interior Lighting Fluorescent	70%			2038	* *	10	\$9,900	
Fluorescent			res, Extent : Light,			10	\$9,900	
	-		out The Building	лгей лује	cieu . 10070			
		-	oui The Dullaing	2022	¢1 2 000	10	\$700	
Fluorescent	5%			2033	\$12,800	10	\$700	
	Location	n : First Flo	ures, Extent : Light por	, Area Af				
LED	25%)		2041	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	\$1,900	
Exit, Battery	50%)		2038	* *	10	\$500	
Exterior Lighting								
LED	10%			2038	* *			
No Component	90%)						
larm								
Security System						_	** ~ ~ ~	
Generic	50%		7	2038	* *	1	\$2,900	
			Extent : N/A, Area A	ffected :	100%			
		-	out The Building					
	-		sion Alarm System					
Generic	50%			2038	* *	1	\$2,900	
			Extent : N/A, Area A	ffected :	100%			
			out The Building					
	Explana	tion : CCT	V Surveillance Syst	ет				

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816

MANHATTAN ANIMAL SHELTER

Asset # : 13721

Electrical	Cur	rent Repair	Futur	e Replacement	м	aintenance	
System Component Type	% of Fail Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm Fire/Smoke Detection Generic, Digital	Location : Thr	ion, Extent : N/A, Area A oughout The Building Manual Pull Stations, H			1-3 etection	\$9,500	
Mechanical	Cur	rent Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source	1000/		20.42	* *	1		
Natural Gas	100%		2043	· · ·	1		
Conversion Equipment Furnace	90% Other Observati	ion, Extent : N/A, Area A	2038 Iffected :	* *	1	\$6,800	
Hot Water Boiler	10% 0- Obsolete Equipt Location : 1st Other Observati Location : 1st	4 Rooftop Package Unit 2 \$15,900 nent, Extent : Moderate, Floor ion, Extent : N/A, Area A Floor Boiler Room	2053 , Area Aff Affected :		1	\$700	
Distribution	Explanation :	1 Unit, Used As Back Up	b Unit				
Hot Wtr Piping/Pump No Component	15% 85%		2041	* *	4	\$200	
Terminal Devices Fan Coil Unit/Heat No Component	15% 85%		2033	\$55,700	1	\$700	
Controls Digital	•	w \$43,000 Suspected, Extent : Sever tem Not Fully Programs		-	vually		
Air Conditioning							
Energy Source Electricity	100%		2049	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	90% No	w \$22,700	2038	* *	2	\$700	
	Location : On	Severe, Area Affected : e Rooftop Unit Has Brok	ken Motor				
	Location : Roo						
		4 Rooftop Package Unit	-				
Split Unit	10%		2038	* *			

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

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

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

Asset # : 13721

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

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name Address		TANVILLE DIST. HEA ROADWAY BTWN: W.1			
Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	: MANHAT : HEA0021.0 : 15,260 : 14-Oct-202	TAN 000 / 13728	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1950 / 2009 : HEALTH AND MEN : NONE	TAL HYGIENE
Block	: 1983	Lot : 3	BIN	: 1059720	
CAPITAL Exterior Architect Interior Architectu Electrical			FY 2025 - 2028 \$230,800 \$191,000		FY 2029 - 2034 \$113,400
Total			\$421,700		\$113,400
Importance Code Importance Code			\$230,800 \$191,000		\$113,400
Total			\$421,700		\$113,400
EXPENSE		FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architect Interior Architectu Electrical Mechanical Site Pavements Elevators/Escalato	ire	\$71,500 \$75,100 \$2,000 \$39,800 \$3,800 \$3,900	\$7,400 \$1,400 \$2,000 \$3,900	\$1,700 \$2,200 \$3,900	\$2,400 \$1,400 \$2,400 \$3,900
Total		\$196,200	\$14,800	\$7,900	\$10,200
Importance Code Importance Code Importance Code	В	\$73,000 \$76,600 \$46,700 \$196,200	\$1,500 \$13,300 \$14,800	\$1,500 \$6,400 \$7,900	\$1,500 \$8,300 \$400 \$10,200



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

Asset # : 13728

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

Interior

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

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

Asset # : 13728

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

Site Enclosure

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

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

Asset # : 13728

Architecture	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Fence/Gates	250/		2054	* *			
Chain Link	25% 75%		2054 2069	* *			
Iron Picket Free Standing Walls	/ 3%0		2069				
Masonry: Brick	100%		2054	* *			
Site Pavements	10070		2034				
Public Sidewalk							
Cast in Place Concrete	100%		2039	* *			
On-Site Walkways							
Cast in Place Concrete	-	ing, Extent : Moderate	2039 , Area Aj	* * fected : 20%			
	Location : Hand	* *					
Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Service Equipment Fused Disc Sw	100% Other Observation Location : Baser	n, Extent : Light, Area nent	2054 Affected	**	5	\$100	
	Explanation : 40						
Switchgear / Switchboard	[^]	F					
Fused Disc Sw	100%		2054	* *	5	\$100	
Raceway	500/		20(0	* *	1		
Conduit Conduit	50% 50%		2060 2044	* *	1 1		
Panelboards	3070		2044		1		
Molded Case Bkrs	100%		2050	* *	5	\$400	
Wiring	10070		2000		0	4.00	
Thermoplastic	50%		2054	* *	1		
Thermoplastic	50%		2044	* *	1		
· · · · · · · · · · · · · · · · · · ·							
Motor Controllers							
Locally Mounted	60%		2047	* *	5	\$100	
Locally Mounted Locally Mounted	60% 40%		2047 2039	* *	5 5	\$100	
Locally Mounted Locally Mounted Ground						\$100	
Locally Mounted Locally Mounted Ground Grounding Devices	40%		2039	* *	5		
Locally Mounted Locally Mounted Ground	40%	a Extant - Light Aug	2039 LIFE	**		\$100	
Locally Mounted Locally Mounted Ground Grounding Devices	40%	n, Extent : Light, Area nent	2039 LIFE	**	5		

Lighting

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

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

Asset # : 13728

Electrical	Current Repair	Future	Replacement	M					
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Interior Lighting									
Fluorescent	49%	2034	\$111,100	10	\$6,900				
	T-8 Lamps And Fixtures, Extent : Mo	oderate, Area	Affected : 100%						
	Location : 1st And 2nd Floor								
Fluorescent	1%	2029	\$2,300	10	\$100				
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%								
	Location : Boiler Room								
LED	30%	2042	* *						
Under Construction	20%								
Egress Lighting	-								
Emergency, Battery	50%	2042	* *	10	\$1,800				
Exit, LED	50%	2062	* *	1					
Exterior Lighting									
HID	20%	2029	\$13,900	10					
No Component	80%								
larm									
Security System									
Generic	100%	2034	\$28,000	1	\$5,700				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Buildin	g							
	Explanation : Cameras Security Sy	stem And Inti	rusion Alarm Syst	ет					
Fire/Smoke Detection									
Generic, Digital	100%	2039	* *	1-3	\$9,400				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside								
	Explanation : The Fire Alarm Syste	em Is For The	e Gasoline Tank O	nly. It Co	onsists Of Alarm				
	Bells, Strobe Lights, Manual Pull S	Stations.							

Bells,	Strobe Lights,	Manual Pull Stations.	

lechanical	Current Repair	Future Repl	acement	M		
ystem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2054	* *	1		
Conversion Equipment						
Steam Boiler	100%	2039	* *	1	\$15,100	
	Other Observation, Extent : Light	t, Area Affected : 100%	6			
	Location : Basement					
	Explanation : 2 Units					
Distribution						
Central Plant Steam	100%	2044	* *	4	\$800	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	100%	2039	* *	1	\$4,900	

Air Conditioning

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

Asset # : 13728

Mechanical	Curre	nt Repair	Future	Replacement	М	aintenance			
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year H FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Air Conditioning									
Energy Source	/								
Electricity	100%		2050	* *	1				
Conversion Equipment	• • • • •		• • • • •	ala ala					
Split Unit	25% 0-2	\$17,700	2039	* *					
	,	xtent : Moderate, Are	00	10%					
	-	One Unit Are Not Wo	-	500/					
	Other Observation, Extent : Light, Area Affected : 50% Location : 2nd Floor								
		Split Dx System Units							
W/:/W/-11 L L-:4		spill Dx System Units		¢14 100	1				
Window/Wall Unit	25% 50%		2032	\$14,100	1				
No Component Ventilation	30%								
Distribution									
Distribution Ductwork/Diffusers	20%		LIFE	* *	2-5	\$2,700			
No Component	80%		LIIL		23	φ2,700			
Exhaust Fans	0070								
Roof	20%		2034	\$5,800	2	\$100			
No Component	80%			+-)		•			
Plumbing									
H/C Water Piping									
Brass/Copper	20% 4+	\$19,100	2044	* *	1				
		Moderate, Area Affe							
	Location : Baser	nent. Corroded Gate	Valve						
Galvanized Steel	80%		2047	* *	1				
Water Heater With Tanks									
Gas Fired	100%		2032	\$16,700	2				
		n, Extent : Light, Area	Affected :	10%					
	Location : Basen								
<u> </u>	Explanation : 65	Gallon Unit							
Sanitary Piping	1000/		LIPP	* *	1				
Cast Iron	100%		LIFE	* *	1				
Storm Drain Piping	1000/		LIEE	* *	1				
Cast Iron	100%		LIFE		1				
Fixtures Generic	100%								
Vertical Transport	10070								
Elevators									
Hydraulic	100%		LIFE	* *					
ii, araano		ı, Extent : Light, Area		100%					
		nent To 2nd Floor	55						
	Explanation : Or								

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name		ANIA DISTRICT HEALT			
Address		FON AVENUE @E. 169 S			
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 MEN	TAL HYGIENE
Date of Survey	: 30-Oct-20	19	Landmark Status	: NONE	
Areas Surveyed	: Basement,	Roof, Floors 1,3,5			
Block	: 2925	Lot : 80	BIN	: 2009620	
CAPITAL			FY 2025 - 2028		FY 2029 - 2034
Exterior Architect	ure		\$378,300		
Interior Architectu	ire		\$1,227,600		\$833,500
Electrical			\$252,700		\$369,300
Mechanical			\$222,300		\$1,183,400
Total			\$2,080,900		\$2,386,100
Importance Code	A		\$378,300		
Importance Code	В		\$1,502,300		\$1,762,200
Importance Code	С		\$200,400		\$624,000
Total			\$2,080,900		\$2,386,100
EXPENSE		FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architect	ure	\$34,100	\$12,200		
Interior Architectu	ıre	\$72,600			\$7,100
Electrical		\$5,300	\$48,200	\$6,000	\$4,800
Mechanical		\$7,400	\$7,100	\$12,900	\$7,100
Site Pavements		\$7,600			
Elevators/Escalate	ors	\$9,900	\$9,900	\$9,900	\$9,900
Total		\$136,900	\$77,400	\$28,700	\$28,900
Importance Code	A	\$36,700	\$15,400	\$2,500	\$2,500
Importance Code	В	\$93,300	\$62,000	\$26,100	\$26,300
Importance Code	С	\$6,900			
Total		\$136,900	\$77,400	\$28,700	\$28,900



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

Asset # : 2645

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

Interior

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

Asset # : 2645

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

Site Pavements

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

Asset # : 2645

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

Lighting

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

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

Asset # : 2645

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

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

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

Asset # : 2645

Mechanical		Current	Repair	Futur	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Conversion Equipment Hot Water Boiler	Location	servation, E 1 : Basemer	Extent : Light, Area nt Boiler Room			1	\$25,400	
Distribution	Explana	tion : 5 Na	tural Gas Fired Ho	t water E	sollers			
Hot Wtr Piping/Pump	100%			2039	* *	4	\$2,500	
Terminal Devices	• • • • •						* •• • •••	
Air Handler	30%			2031	\$283,600	1	\$9,500	
Convector/Radiator	70%			2029	\$287,500	1	\$11,600	
ir Conditioning								
Energy Source Electricity	100%			2039	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	30%			2031	\$222,300	1	\$7,200	
Window/Wall Unit	70%			2026	\$133,200	1		
Distribution CW & CHW Wtr Pipe/Pump	30%			2041	**	4	\$1,100	
No Component	70%							
Terminal Devices	7070							
Air Handler/Cool/Ht	40%			2031	\$389,900	1	\$12,700	
No Component	60%							
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$28,700	
Exhaust Fans	100/				* ~~ * ~~		* < • •	
Interior	40%			2026	\$89,100	2	\$600 \$500	
Roof	30%			2031	\$29,200	2	\$500	
No Component	Location	servation, E 1 : First Flo tion : These	Extent : Light, Area oor Mechanical Eq e Components Are 4	uipment	Room	er The C	ooling Section Of	
lumbing	i nis Kep							
H/C Water Piping	1000/			20.41	* *	1		
Brass/Copper	100%			2041	· · ·	1		
Water Heater With Tanks Gas Fired	100%			2029	\$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		

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Asset # : 2645

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

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,019,000	\$2,923,700
Interior Architecture	\$1,000,300	\$6,393,300
Electrical	\$79,500	\$6,791,300
Mechanical	\$14,276,100	\$8,174,800
Site Pavements	\$61,400	
Total	\$16,436,300	\$24,283,000
Importance Code A	\$1,019,000	\$2,923,700
Importance Code B	\$15,048,800	\$21,157,200
Importance Code C	\$368,500	\$202,100
Total	\$16,436,300	\$24,283,000

	51/ 0005	51/ 0000	EV 0007	E V 0000
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$85,700			
Interior Architecture	\$1,745,200			\$121,700
Electrical	\$86,000	\$61,600	\$72,700	\$64,000
Mechanical	\$2,360,400	\$116,400	\$207,800	\$85,200
Site Enclosure	\$10,800			
Site Pavements	\$22,000			
Elevators/Escalators	\$148,000	\$148,000	\$148,000	\$148,000
Total	\$4,458,100	\$326,000	\$428,500	\$418,900
Importance Code A	\$85,700		\$4,500	
Importance Code B	\$4,279,500	\$326,000	\$424,000	\$418,900
Importance Code C	\$92,900			
Total	\$4,458,100	\$326,000	\$428,500	\$418,900



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

Asset	#	:	14212
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chitecture		Current	Repair	Futur	e Replacemen	t	Maint	enance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	•	vele Es Zrs)	stimated Cost	Priorit
erior									•
Exterior Walls									
Masonry: Granite	5%			LIFE	*	* 4		\$43,400	
Metal/Glass Curt Wall	40%			LIFE	*	* 4		\$867,300	
Metal Panel		Now	\$74,900	2054		** 4	5	\$108,400	
		-	xtent : Moderate, or Roof At Cooling		cted : 5%				
Metal Sect. OHD	5%	2-4	\$51,200	2047	*	* 4	5	\$45,200	
			xtent : Light, Area ast 26th Street	Affected :	: 2%			. ,	
		-	Extent : Moderate,	Area Affe	ected · 15%				
			ast 26th Street	лгей Ајје	cieu . 1570				
		-	her Stripping Arou	nd Doors	Deteriorating				
Pre-Cast Concrete	40%	4+			8	* 4	5	\$751 700	
Pre-Cast Concrete		-	\$327,700 Extent : Moderat	LIFE			0	\$751,700	
	-	-	ain Entrance	e, Area Aj	ljecied : 5%				
Windows	Location	. ADOVE N	ain Entrance						
Metal Louvers	99%			2043	*	* 1	0		
No Component	1%			2043		1	0		
	Location Curt Wal	: No Wind Il	Extent : N/A, Area . lows - All Glazed (rt Clarification			s Extra	Walls: N	letal/glass	
Parapets									
Concrete Masonry Unit	30%			LIFE	*	* 5-	10	\$34,800	
			Extent : N/A, Area	Affected :	100%				
		: 9th Floo	-						
	Explanat	tion : A Ru	bber Membrane C	overs Thi	s Portion Of Pa	rapet			
Metal/Glass Curt Wall	30%	4+	\$36,400	2044		** 4	5	\$12,300	
		-	xtent : Light, Area						
	Location	e : 14th Flo	or Roof Deck At C	ooling To	wer				
Metal Panel	40%			2044	*	** 4	5	\$32,800	
Roof									
IRMA/Protected	100%			2034	\$1,562,30	00 1	0	\$67,600	
Membrane									
						* 4	5	¢21.000	
Membrane	Location	: East Fac	\$131,500 eents, Extent : Ligh cade , Extent : Moderat		ffected : 1%)	\$31,800	

Interior

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

Asset # : 14212

. –	ecture		Current I	Repair	Futur	e Replacement	M	aintenance	
	nponent Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior									
Floo	ors								
	Carpet			\$1,613,300 : Moderate, Area A out	2030 Affected :	\$3,226,500 50%	3	\$280,200	
	Cast in Place Concrete	Cracking/ Location Recent Re	: Through pair Evider	\$47,000 Extent : Light, Are out All Mechanica at, Extent : N/A, Ar I 15th Floor Mecha	l Rooms ea Affecte	ed : 5%	5	\$61,900	
	Ceramic Tile	5%			2043	* *	5	\$28,300	
	Raised Access Floor	1%			2030	\$319,300	5	\$21,200	
	Sheet Vinyl/Rubber	Location	: Within D	xtent : N/A, Area A NA Laboratories (On Floors	\$2,170,100 100% 5 4 - 8	5	\$50,900	
		Explana	tion : Repo	rted By The Chief I	Engineer	But Access Not Pe	rmitted I	For Inspectors	
	Terrazzo	30%			LIFE	* *	5	\$265,300	
	Vinyl Tile	Location Worn/Erod	: Basemen led, Extent	\$61,100 Extent : Moderate at And Storage Roo : Moderate, Area A Rooms Throughout	ms Affected :		3	\$42,500	
Inter	rior Walls								
	Concrete Masonry Unit	-		\$87,500 tent : Moderate, Ar Locations In Basen			5	\$7,600	
	Glass: Single Pane	15%			LIFE	* *	5	\$85,800	
	Gypsum Board	55% Broken/Mi Location	: Stair B A	\$143,300 eents, Extent : Mod It Various Levels	LIFE erate, Art		5	\$125,800	
			-	: Moderate, Area . It Various Levels	Affectea .	10%			
	Metal Panel	5%	. Stati D I	un tous Levels	LIFE	* *	10	\$8,600	
		J 70							
		150/			LIED	* *			
	Panel: Limestone	Location	: Main Lo	Extent : N/A, Area A bby And Laborator rial Is A Manufactu	ries Floor	rs 4 - 8	10	\$22,900	
		Other Obs Location	: Main Lo	bby And Laborator	lffected : ries Floor	100% rs 4 - 8	10 5	\$152,500	
	Panel: Limestone Wood	Other Obs Location Explanat	: Main Lo	bby And Laborator	lffected : ries Floor ured Ston	100% rs 4 - 8 e Panel			
Ceil	Panel: Limestone Wood	Other Obs Location Explanat 5% 60% Worn/Eroo	: Main Lo tion : Mate 4+	bby And Laborator rial Is A Manufactu \$110,300 : Light, Area Affec	lffected : ries Floor ured Ston LIFE 2047	100% rs 4 - 8 e Panel			
Ceil	Panel: Limestone Wood lings	Other Obs Location Explanat 5% 60% Worn/Eroo	: Main Lo tion : Mate 4+ led, Extent	bby And Laborator rial Is A Manufactu \$110,300 : Light, Area Affec	lffected : ries Floor ured Ston LIFE 2047	100% rs 4 - 8 e Panel * *	5	\$152,500	
Ceil	Panel: Limestone Wood ings AcousTileSusp.Lay-In	Other Obs Location Explana 5% 60% Worn/Eroc Location	: Main Lo tion : Mate 4+ led, Extent	bby And Laborator rial Is A Manufactu \$110,300 : Light, Area Affec	Iffected : ries Floor ured Ston LIFE 2047 ted : 2%	100% rs 4 - 8 e Panel **	5	\$152,500 \$169,800	
Ceil e Encl	Panel: Limestone Wood lings AcousTileSusp.Lay-In Gypsum Board	Other Obs Location Explanat 5% 60% Worn/Eroo Location 20%	: Main Lo tion : Mate 4+ led, Extent	bby And Laborator rial Is A Manufactu \$110,300 : Light, Area Affec	Iffected : ries Floor ured Ston LIFE 2047 ted : 2% LIFE	100% rs 4 - 8 e Panel ** **	5 5 5-10	\$152,500 \$169,800 \$389,100	

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Asset # : 14212

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

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

Asset #: 14212

			Asset # : 14	212				
Electrical		Current Repair Future Replacement			М			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2047	* *	5	\$500	
Motor Control Center	60%		¢7 100	2047	* *	5	\$6,200	
Variable Frequency Drive	20%	Now	\$7,100	2047	~ ~			
Drive	Not Funct	ioning Ext	ent : Light, Area Aj	Gected ·	10%			
		-	cal Rooms On 3rd,					
bround								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$11,100	
Stand-by Power								
Transfer Switches	1000/			20.47	* *	1	¢116.400	
Automatic	100%			2047	* *	1	\$116,400	
Generators Diesel	100%			2043	* *	1	\$146,500	
Dieser			Txtent : N/A, Area A			1	\$140,500	
			or Generator Roon		10070			
	Explana	tion : 2,400	Kilowatt Rated Ca	apacity				
Batteries	•							
Lead/Acid	100%			2028	\$2,400	5	\$14,000	
Fuel Storage								
Day Tank	10%			2050	* *	5		
			xtent : N/A, Area A	ffected :	100%			
		1 : Generate	or Room Fank Is Rated 250 C	Tallong				
Main Tank	<u>90%</u>			2069	* *	5		
Iviani Tank			xtent : N/A, Area A	= • • • •		3		
		i : Basemen		jjecieu .	10070			
			ank Capacity Is Ra	ated 12.0	00 Gallons.			
Lighting	· · · · ·							
Interior Lighting								
Fluorescent	28%			2034	\$1,541,600	10	\$97,100	
	-		res, Extent : Light,	Area Aff	ected : 100%			
			out The Building					
Fluorescent	50%			2034	\$2,752,900	10	\$173,400	
			res, Extent : Light,	Area Aff	ected : 100%			
			out The Building					
Fluorescent	20%		_	2034	\$1,101,200	10	\$69,400	
	-		Light, Extent : Lig	ht, Area	Affected : 100%			
			's And Offices	0.000	.t. •			
LED	2%			2039	* *			
Egress Lighting	500/			2024	¢112 000	1		
Emergency, Service Exit, Service	50% 40%			2034 2034	\$113,800 \$63,700	1		
Exit, Service Exit, Battery	40% 10%			2034	\$63,700 \$52,300	1 10	\$2,600	
DAIL, Dattery	1070			2034	¢52,500	10	φ2,000	

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

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

Asset # : 14212

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

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

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

Asset # : 14212

echanical		Current	Repair	Futur	re Replacement	Μ	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ating								•
Terminal Devices								
Air Handler	10%	Now	\$13,900	2029	\$695,000	1	\$21,100	
	Leak Evid	ent, Extent	: Moderate, Area	Affected :	5%			
	Location	n : 14th Flo	or Mechanical Roo	om - Leak	ky Valve And Coil	Pipe Con	nection	
	Other Obs	ervation, E	Extent : N/A, Area A	Affected :	100%			
	Location	1 : Various	Mechanical Rooms	5				
	Explana	tion : Stean	n Heating And Ven	tilating U	Inits			
Convector/Radiator	50%			2039	* *	1	\$61,100	
	Other Obs	ervation, E	xtent : N/A, Area A	Iffected :	100%			
	Location	i : Through	out					
		tion : Buila Ductwork	ing Perimeter Fin	Tubes An	nd Reheat Coils At	Variable	Volume Terminal	
Unit Heater - Hot Water	5%			2029	\$109,500			
	Other Obs	ervation, E	Extent : N/A, Area A	Affected :	100%			
	Location	i : Mechani	ical Rooms, Loadir	ig Dock,	Other Locations			
	Explana	tion : Loca	tion Noted					
No Component	35%							
-	Other Obs	ervation, E	Extent : N/A, Area A	Affected :	0%			
	Location	i : Mechani	ical Rooms					
			landling Units With taged Units With S					
Controls								
Digital		Now	\$2,121,500	2027	\$10,607,700			
	-	-	nt : Moderate, Are	a Affected	d:20%			
		n : Mechani		1.00	1 1000/			
			Extent : Light, Are			G	. 1	
~	Location	i : Through	out - Operating Sy	stem And	Controllers No L	onger Su	pported	
r Conditioning								
Energy Source	100%			2050	* *	1		
Electricity	100%			2050	4- 4-	1		
Conversion Equipment Centrifugal, Elec Chiller	740/			2037	* *	1	\$202 800	
Centrilugal, Elec Chiller			Extent : Light, Area			1	\$302,800	
			or Mechanical Roe					
Split Unit	1%		Extent . Light 1	2029	\$87,700 3 · 100%			
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i> Location : Security Office By Loading Dock							
		i. security	Ојјice by Loaaing					
Water Cooled interior Pkg Unit	25%			2028	\$1,658,000	2		
			Extent : Light, Area					
		-	nits In 10th Floor					
	e e	0	tent : Light, Area A			_		
		i : Various I • Machine I	Mechanical Rooms Room	, 10th Fl	oor Main Telecom	Room, T	elecom Closets,	

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

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

lechanical	Current Rep	м					
stem Component Type	% of Fail Date Es Total (Years)		ture Replace r Estimate			aintenance Estimated Cost	Priorit
r Conditioning Distribution CW & CHW Wtr Pipe/Pump	74%	205	4	* *	4	\$20,700	
No Component	26%						
Terminal Devices Air Handler/Cool/Ht No Component	74% 26%	202	9 \$5,30	03,300	1	\$173,100	
Heat Rejection Water Cooling Tower	100% On Extended Life, Exten Location : 14th Floor	202 t : Light, Area Affecte		65,600	2	\$380,600	
	Other Observation, Exter Location : 14th Floor Explanation : Tower Pr Packaged Units Via Pla	ovides Condenser Wa	ter To Chille	rs And T	Fo Water (Cooled	
entilation	8		0				
Distribution Ductwork/Diffusers	100%	LIF	Б	* *	2.5	¢222 000	
Exhaust Fans	100%	LIF	E		2-5	\$333,900	
Interior	99%	202	9 \$1.62	21,700	2	\$11,500	
Wall Unit	1% Other Observation, External	202 nt : N/A, Area Affecte	9 9 d : 100%	\$1,600	2	\$100	
	Location : 15th Floor 1 Explanation : Location		<i>D-Dasement</i> r	re Fun	ір коот		
umbing H/C Water Piping	· · · ·						
Brass/Copper	100%	205	4	* *	1		
HW Heat Exchanger Steam Fired	100% Other Observation, Exte Location : 9th Floor M Explanation : 4 Units, .	echanical Room	d : 100%	* *	4	\$56,100	
Sanitary Piping Cast Iron	100%	LIF	E	* *	1		
Storm Drain Piping Cast Iron	100% Now Corroded, Extent : Mode Location : Sub-baseme	\$26,100 LIF prate, Area Affected :	E	* *	1		
Sump Pump(s) Submersible	100% Other Observation, Exte Location : Sub-baseme Explanation : Location	nt - Garage, Other L	d : 100%	11,400	4	\$12,000	

Asset # : 14212

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

Asset # : 14212

Current Repair	Future	Replacement	Ma	aintenance	
% of Fail Date Estin Total (Years)	nated Cost Year H FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
100%	2039	* *	4	\$15,100	
		100%			
Location : Sub-basement -	- Pump Room				
Explanation : 1 Duplex Se	et				
100%	2029	\$164,900	1	\$23,200	
100%					
70%	LIFE	* *			
Other Observation, Extent :	N/A, Area Affected : 10	00%			
Location : One Unit From	ı S-2 To 15th Floor, Six	Units From S-1	To 13th I	Floor	
Explanation : 7 Units					
30%	LIFE	* *			
		00%			
	00		S-2 To 2	nd Floor	
1					
100%	2054	* *	1-5	\$190,700	
-					
80%	2054	* *	1-2	\$84,800	
20% Now	\$51,100 2054	* *	1-2		
	-			. ,	
		ocations			
	0				
			Valves A	ir Leaks	
		•			
	% of Fail Date Estin Total (Years) 100% 0ther Observation, Extent : Location : Sub-basement - Explanation : 1 Duplex Set 100% 100% 100% 0ther Observation, Extent : Location : One Unit From Explanation : 7 Units 30% 0ther Observation, Extent : Location : Two Units From Explanation : 3 Units 100% 100% 0ther Observation, Extent : Location : Two Units From Explanation : 3 Units 100% 100% 100% 100% 100% 100% 100% 100% 100%	% of Fail Date Estimated Cost Total (Years) Year FY 100% 2039 0ther Observation, Extent : Light, Area Affected : Location : Sub-basement - Pump Room Explanation : 1 Duplex Set 100% 2029 100% 2029 100% 2029 100% 2029 100% 2029 100% 2029 100% 2029 100% 2029 100% 2029 100% 2029 100% 2029 100% 2029 100% 2029 100% 2029 100% 2029 100% 2029 100% LIFE Other Observation, Extent : N/A, Area Affected : 1 Location : Two Units From Ground To 2nd Floor Explanation : 3 Units 100% 2054 80% 2054 80% 2054 20% Now \$51,100 20% Now \$51,100 Leak Evident, Extent : Light, Area Affected : 100% Location : Mechanical Rooms, Garage, Other Location : Mechanical Rooms, Garage, Ot	% of fail Date Estimated Cost Total (Years) Year Estimated Cost FY 100% 2039 ** 0ther Observation, Extent : Light, Area Affected : 100% Location : Sub-basement - Pump Room Explanation : 1 Duplex Set 2029 \$164,900 100% 2029 \$164,900 100% 2029 \$164,900 100% 2029 \$164,900 100% 2029 \$164,900 100% 2029 \$164,900 100% 2029 \$164,900 100% 2029 \$164,900 100% 2029 \$164,900 100% 2029 \$164,900 100% 2029 \$164,900 100% 2029 \$164,900 100% 2054 ** 0ther Observation, Extent : N/A, Area Affected : 100% Location : 7 Units 30% LIFE ** 0ther Observation, Extent : N/A, Area Affected : 100% Location : Two Units From Ground To 2nd Floor, One Unit From Explanation : 3 Units 100% 2054 ** 20% Now \$51,100 2054 ** 20% <td>% of Fail Date Estimated Cost Total (Years) Year Estimated Cost FY Cycle (Yrs) 100% 2039 ** 4 0ther Observation, Extent : Light, Area Affected : 100% Location : Sub-basement - Pump Room 100% 1 100% 2029 \$164,900 1 100% 2029 \$164,900 1 100% 2029 \$164,900 1 100% 2029 \$164,900 1 100% 2029 \$164,900 1 100% 2029 \$164,900 1 100% 2029 \$164,900 1 100% 2029 \$164,900 1 100% 2029 \$164,900 1 100% 2054 ** 101 204 100% 2054 100% 2054 2054 100% 2054 105 2054 100% 2054 1-5 20% 20% 1-2 20% Now \$51,100 2054 ** 1-2 20% Now \$51,100 2054 ** <</td> <td>% of Fail Date Estimated Cost Total (Years) Year FY Estimated Cost FY Cycle (Yrs) Estimated Cost (Yrs) 100% 2039 ** 4 \$15,100 0ther Observation, Extent : Light, Area Affected : 100% Location : Sub-basement - Pump Room Explanation : 1 Duplex Set * 4 \$15,100 100% 2029 \$164,900 1 \$23,200 100% 2029 \$164,900 1 \$23,200 100% 2029 \$164,900 1 \$23,200 100% 2029 \$164,900 1 \$23,200 100% 2029 \$164,900 1 \$23,200 100% 2029 \$164,900 1 \$23,200 100% 2029 \$164,900 1 \$23,200 100% 2054 ** Jook LIFE ** Other Observation, Extent : N/A, Area Affected : 100% Location : Two Units From Ground To 2nd Floor, One Unit From S-2 To 2nd Floor Explanation : 3 Units 100% 2054 ** 1-5 \$190,700 80% 2054 ** 1</td>	% of Fail Date Estimated Cost Total (Years) Year Estimated Cost FY Cycle (Yrs) 100% 2039 ** 4 0ther Observation, Extent : Light, Area Affected : 100% Location : Sub-basement - Pump Room 100% 1 100% 2029 \$164,900 1 100% 2029 \$164,900 1 100% 2029 \$164,900 1 100% 2029 \$164,900 1 100% 2029 \$164,900 1 100% 2029 \$164,900 1 100% 2029 \$164,900 1 100% 2029 \$164,900 1 100% 2029 \$164,900 1 100% 2054 ** 101 204 100% 2054 100% 2054 2054 100% 2054 105 2054 100% 2054 1-5 20% 20% 1-2 20% Now \$51,100 2054 ** 1-2 20% Now \$51,100 2054 ** <	% of Fail Date Estimated Cost Total (Years) Year FY Estimated Cost FY Cycle (Yrs) Estimated Cost (Yrs) 100% 2039 ** 4 \$15,100 0ther Observation, Extent : Light, Area Affected : 100% Location : Sub-basement - Pump Room Explanation : 1 Duplex Set * 4 \$15,100 100% 2029 \$164,900 1 \$23,200 100% 2029 \$164,900 1 \$23,200 100% 2029 \$164,900 1 \$23,200 100% 2029 \$164,900 1 \$23,200 100% 2029 \$164,900 1 \$23,200 100% 2029 \$164,900 1 \$23,200 100% 2029 \$164,900 1 \$23,200 100% 2054 ** Jook LIFE ** Other Observation, Extent : N/A, Area Affected : 100% Location : Two Units From Ground To 2nd Floor, One Unit From S-2 To 2nd Floor Explanation : 3 Units 100% 2054 ** 1-5 \$190,700 80% 2054 ** 1

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name Address		HEALTH WAREHOUSE ND STREET	CENTRAL MEDICAL	SUPPLY	
Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	: QUEEN : HEA002 : 13,640 : 31-Oct-2 : Roof, Fl	3.000 / 13730 2022	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1989 / 2011 : HEALTH AND MEN : NONE	NTAL HYGIENE
Block	: 791	Lot : 16	BIN	: 4015250	
CAPITAL			FY 2025 - 2028		FY 2029 - 2034
Exterior Architect			\$114,200 \$72,100		\$380,800
Electrical Mechanical					\$78,300 \$152,800
Total			\$186,300		\$611,900
Importance Code Importance Code			\$114,200 \$72,100		\$380,800 \$231,100
Total			\$186,300		\$611,900
EXPENSE		FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architect		\$85,200 \$62,000			\$1,000
Electrical Mechanical		\$18,400 \$5,200	\$4,600 \$1,000	\$2,400 \$46,200	\$2,500 \$1,000
Site Enclosure Site Pavements		\$5,500 \$17,800	\$1,000	ψ 1 0,200	\$1,000
Total		\$194,100	\$5,600	\$48,600	\$4,500
Importance Code Importance Code Importance Code	В	\$85,600 \$56,800 \$51,700	\$400 \$5,200	\$400 \$48,200	\$400 \$4,100



\$5,600

\$48,600

\$4,500

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.

\$194,100

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

Total

Asset # : 13730

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior				-				
Exterior Walls	00/				de de	-	*2 - 2 - 2	
Concrete Masonry Unit	8%	N	¢12.400	LIFE	* *	5	\$2,700	
Glass Block		Now atration F	\$13,400 xtent : Moderate, A	LIFE		5	\$800	
			cade At Fascia Pan					
Masonry: Brick	85%			LIFE	**	5	\$46,000	
Metal Coiling Doors	2%			2039	* *	5	\$1,700	
Windows				2007		U	\$1,700	
Aluminum	100%	0-2	\$47,400	2050	* *	5	\$800	
	-		ıt : Severe, Area Af	fected : C	50%			
	Location	: Through	out					
Roof	1000/		¢114 0 00	2024	#2 00,000			
Modified Bitumen		Now	\$114,200	2034	\$380,800			1
			xtent : Severe, Arec Pharmacy, Front E			r Rear ()	ffice And Toilet	
			hout Warehouse	<i>ur y</i> , 11 <i>un</i>	<i>in 110a, 2na 1 100</i>	i ilcui O	ffice find folici	
nterior								
Floors	100/			• • • • •	** * * *		* 4 4 6 6	
Carpet	10%	4	¢72 100	2030	\$35,300 * *	3	\$4,100	
Cast in Place Concrete	85% Cracking/	4+ Crumbling	\$72,100 Extent : Light, Are	LIFE		5	\$38,000	
	-	-	out Warehouse	u nyjecie				
Mosaic Tile	5%	0		2039	* *	5	\$2,600	
Interior Walls	570			2037		2	\$ 2 ,000	
Cast in Place Concrete	5%	2-4	\$13,200	LIFE	* *			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	: Warehou	ise					
Concrete Masonry Unit	90%	2-4	\$29,300	LIFE	* *	5	\$6,400	
	0	0	Extent : Light, Are	ea Affecte	ed : 2%			
		: Receivin	g Bay					
Gypsum Board	5%			LIFE	* *	5-10	\$1,500	
Ceilings	100/	4	\$700	2020	* *	5	¢1.000	
AcousTileSusp.Lay-In	10% Staining/F	4+ Discoloring	\$700 Extent : Light, Are	2039		5	\$1,000	
	-	-	r Rear Office	eu Affecti	24.270			
Exposed Struc: Steel	5%			LIFE	* *	10	\$2,000	
Gypsum Board	85%	2-4	\$14,800	LIFE	* *	5	\$21,700	
Syptum Dourd			e, Extent : Moderat		ffected : 5%	U	<i>\$21,700</i>	
		•	or Entry Stair And A					
Site Enclosure								
Fence/Gates								
Chain Link	70%		* • ·	2044	* *			
Metal, Corrugated	30%	4+ /D === t = E	\$5,500	LIFE	* *	1		
	Deformed	Dented, Es	xtent : Light, Area A	ijjected :	5%			

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

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

Asset # : 13730

			A5561#.13					
Architecture		Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Enclosure Retaining Walls Cast in Place Concrete	100%			2054	* *			
ite Pavements	10070			2034				
Public Sidewalk Cast in Place Concrete	-		\$15,100 Extent : Moderate eet	2039 , Area Aj	* * ffected : 10%			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway Cast in Place Concrete	0		\$2,800 , Extent : Light, Are y	2039 ea Affecte	* * ed : 2%			
Electrical		Current	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Service Equipment Fused Disc Sw	Location	: Electrico	Extent : N/A, Area A al Room 800 Ampere Main I			5	\$100	
Switchgear / Switchboard Fused Disc Sw	100%	ion : One		2044	* *	5	\$100	
Raceway	1000/			0044	ala ala			
Conduit	100%			2044	* *	1		
Panelboards Fused Disc Sw	5%			2042	* *	5		
Molded Case Bkrs	95%			2042	* *	5 5	\$300	
Wiring Thermoplastic	100%			2042	* *	1	\$300	
Motor Controllers Locally Mounted	100%			2039	* *	5	\$100	
Bround	10070			2037		5	\$100	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
tand-by Power Transfer Switches	1000/			2020	* *	1	¢4.000	
Automatic	100%			2039		1	\$4,200	
Generators Diesel	100% Other Obs	ervation, E	Extent : N/A, Area A	2037 ffected :	* *	1	\$5,300	
			or Room Roof 125 Kilowatt					

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

Asset # : 13730

Electrical		urrent R	ASSEL#:13		o Poplacement		aintenance	
					e Replacement			
ystem Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
and-by Power								
Batteries	1000/					_	**	
Nickel Cadmium	100%			2026	\$2,400	5	\$3,000	
Fuel Storage Day Tank	50%			2050	* *	5		
Day Talik	Other Observ	Generator	ctent : N/A, Area A r Room Roof 00 Gallons			5		
Main Tank	50% Other Observ Location : I Explanation	First Floo		2062 ffected :	* * 100%	5		
ghting	1							
Interior Lighting								
Fluorescent	75% T-12 Lamps A Location : T		res, Extent : Light ut	2034 , Area A <u>f</u>	\$70,800 fected : 100%	10	\$9,400	
Fluorescent	8%			2034	\$7,600	10	\$1,000	
	-		es, Extent : Light, ut The Building	Area Affe			. ,	
Fluorescent	15%	Now	\$14,200	2044	* *			
	Not in Service Location : 1		: Moderate, Area ut	Affected	: 100%			
HID	2%			2034	\$3,200	10		
Egress Lighting								
Emergency, Service	60%			2034	\$4,900	1		
Exit, Service	30%			2034	\$1,400	1		
Exit, Battery	10%			2029	\$1,500	10	\$100	
Exterior Lighting HID No Component	10% 90%			2034	\$6,200	10		
arm								
Security System								
Generic	Location : T	Througho		-	\$25,000 100%	1	\$5,100	
<u></u>	Explanation	i : Intrus	ion Alarm And Ca	meras				
Fire/Smoke Detection Generic, Digital	100%			2034	\$34,400	1-3	\$8,700	
lechanical	C	urrent R	epair	Futur	e Replacement	Μ	aintenance	
ystem Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priorit
eating								
Energy Source Natural Gas	100%			2044	* *	1		

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

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

Asset # : 13730

Mechanical		Current I	Repair	М	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating								
Conversion Equipment								
Furnace	Location Explanati 1 On Roo	: Gas Fire ion : 5 Gas	Extent : N/A, Area A ed Space Heater Se 5 Fire Space Heate The Building	rving Wa		1	\$4,100	
No Component	Location	: Rooftop	Extent : N/A, Area A Heating And Cooli Ir Conditioning Se	ing Units	0%			
Controls Electrical	100%			2027	\$44,400			
Air Conditioning	100/0			2027	\$77,400			
Energy Source								
Electricity	65%			2050	* *	1		
No Component	35%							
Conversion Equipment Ext Pkg Unit -	40%			2029	\$89,500	2	\$300	
Heating/Cooling	D = 124a $D = 12$	fuiconant	Extent : Light, Arec	n Affaatad	1 . 1000/			
	Location	-	v Units, Roof					
Split Unit	Location	: 1st Floor	Extent : N/A, Area A r it. R-407a Refriger		\$63,300 100%			
Window/Wall Unit			, 0	2029	\$2,500	1		
No Component	35%			202)	\$2,500	1		
/entilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,000	
Exhaust Fans Roof	100%			2034	\$25,800	2	\$400	
Plumbing								
H/C Water Piping Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks Electric		ervation, E : 1st Flooi	Extent : N/A, Area A	2032 Affected :	\$23,100 100%	4		
			40 Gallon Units					
Sanitary Piping Cast Iron	100%		io Gunon Onus	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							
Fire Suppression								

Fire Suppression

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

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

Asset # : 13730

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

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

^{**} Replacement cost estimated to be beyond ten years is not included in this report.
Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$7,586,700	\$845,400
Interior Architecture	\$28,002,500	\$3,933,900
Electrical	\$1,552,600	\$7,157,600
Mechanical	\$21,832,400	\$17,359,700
Total	\$58,974,200	\$29,296,600
Importance Code A	\$7,757,200	\$845,400
Importance Code B	\$50,546,900	\$28,220,600
Importance Code C	\$670,100	\$230,600
Total	\$58,974,200	\$29,296,600

Total	\$389,500	\$264,200	\$406,200	\$314,000
Importance Code C	\$15,000			
Importance Code B	\$325,900	\$222,200	\$406,200	\$282,100
Importance Code A	\$48,500	\$42,000		\$31,900
Total	\$389,500	\$264,200	\$406,200	\$314,000
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
Site Pavements	\$7,000			
Site Enclosure	\$18,200			
Mechanical	\$150,100	\$77,800	\$241,100	\$101,700
Electrical	\$74,700	\$61,000	\$69,700	\$67,400
Interior Architecture	\$8,100	\$8,200	\$12,600	\$31,400
Exterior Architecture	\$48,500	\$34,400		\$30,600
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset # : 1574

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

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

Asset # : 1574

Architecture	Current F	Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Roof							
Built-Up (BUR)	5% Now	\$55,400	2043	* *			
	Alligatoring, Extent :	Moderate, Area Aj	ffected : 2.	5%			
	Location : Lower Ro	oof					
	Vegetation Growth, E	xtent : Severe, Area	a Affected	: 100%			
	Location : Lower Ro	oof					
Cast in Place Concrete	5%		LIFE	* *			
IRMA/Protected Membrane	5%		2043	* *	10	\$4,900	
	Recent Installation, E	Extent : N/A, Area A	Iffected :	100%			
	Location : Above M	echanical Room A	djacent To	Ramp To Lower	Floor		
Modified Bitumen	70% Now	\$726,700	2043	* *			1
	Water Penetration, E:	4 · · ·) · · ·		: 100%			1
	Location : Through		55				
Roll Roofing	10% Now	\$61,700	2035	* *	5	\$8,100	1
Ron Rooning	Water Penetration, E:	. ,		· 100%	5	\$6,100	1
	Location : Through		ingecieu	. 10070			
Shadi aht Matal/Cl			2043	* *	10	¢16 200	
Skylight, Metal/Glass	5%		2043		10	\$16,200	
Soffits	1000/ 2.4	¢ 2 0,400	LIPP	* *	~	¢127.200	
Cast in Place Concrete	100% 2-4	\$29,400	LIFE		5	\$127,200	
	Cracking/Crumbling,	0	ea Affectea	1: 5%			
	Location : Minor C	racks Inrougnout					

Interior

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

Asset # : 1574

rchitecture		Current	Repair	Futur	e Replacement	Μ	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prioriț	
terior									
Floors	20/			2020	¢172 400	2	¢15 100		
Carpet	2%		¢220.400	2029	\$173,400 * *	3	\$15,100		
Cast in Place Concrete		Now Coumbling	\$229,400 Extent : Light, Art	LIFE		5	\$120,800		
	0	crumbling, 1 : Basemer	0	ea Affecte	24 : 10%				
			xtent : Light, Area	Affected	· 5%				
		i : Through		ijjeeieu .					
Ceramic Tile	-	Now	\$69,100	2036	* *	5	\$12,600		
			ents, Extent : Seve		Affected : 5%		+)		
	Location	n : Toilet Ro	ooms And Locker R	ooms					
Sheet Vinyl/Rubber	2%	Now	\$128,300	2033	\$641,500	5	\$7,500		
,	Punct/Tea	r/Impact D	amage, Extent : M	oderate, 1	Area Affected : 20%	%			
	Location	i : Through	out 6th And 7th Fl	oors Whe	re Cabinetry Was I	Removed	,		
	Other Obs	ervation, E	Extent : N/A, Area A	Affected :	100%				
	Location	i : Observe	d On 6th And 7th H	Floors					
	Explana	tion : Rubb	er And Sheet Vinyl	Flooring	ŗ				
Terrazzo	5%			LIFE	* *	5	\$19,600		
Vinyl Tile	20%			2033	\$2,708,800	3	\$37,700		
		Crumbling, 1 : Through	Extent : Light, Ard out	ea Affecte	ed : 10%				
Vinyl Tile	5%			2038	* *	3	\$9,400		
Vinyl Tile 9" X 9"	50%	Now	\$3,920,900	2028	\$19,604,600	3	\$94,100		
	Cracking/	Crumbling,	Extent : Moderate	e, Area A <u>j</u>	fected : 20%				
	Location	i : Through	out						
Interior Walls									
Concrete Masonry Unit	25%		\$270,700	LIFE	* *	5	\$59,000		
			Extent : Light, Are	ea Affecte	ed : 10%				
		1 : Through		1.00	1 10/				
			nt : Moderate, Are						
			8n, Stairwell B Ext						
Gypsum Board		Now	\$8,100	LIFE	* *	5	\$17,700		
	-	-	Extent : Severe, A	rea Affec	ted : 2%				
			r Room 543						
Metal Panel	5%			LIFE	* *				
Marble Panels	5%		¢200 100	LIFE	* *	~	#100 000		
Plaster	57%		\$399,400	LIFE	* *	5	\$100,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : 6th Floor And Other Areas Throughout								
			xtent : Light, Area ows Throughout	Affected	: 5%				
Wood	3%			LIFE	* *	5	\$70,800		
		ervation, E 1 : 6th And	Extent : N/A, Area A 7th Floors	Iffected :	100%				
	Explana	tion : Loca	tion Noted						

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

Asset # : 1574

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

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Asset # : 1574

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

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

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

			ASSet # 11	5/4					
Electrical	Current Repair Future Replacement						Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts				-					
Motor Controllers									
Locally Mounted	4%			2046	* *	5	\$100		
Locally Mounted	15%			2031	\$53,200	5	\$400		
Motor Control Center	50%			2031	\$710,100	5	\$4,800		
Motor Control Center	30%			2038	* *	5	\$2,900		
Variable Frequency	1%			2046	* *				
Drive									
Ground									
Grounding Devices	1000/				ate ate	-	* = • ••		
Generic	100%			LIFE	* *	5	\$5,200		
Stand-by Power									
Transfer Switches	1000/			2046	* *	1	¢100 (00		
Automatic	100%			2046	• •	1	\$108,600		
Generators Diesel	100%			2042	* *	1	¢126 700		
Diesei		amation B	Extent : N/A, Area A			1	\$136,700		
		: Generat		ijjecieu .	10070				
			<i>Kilovolt Amperes</i>	Canacity	,				
Batteries	Блринии	101 . 2,750	Kilovoli Amperes	Cupucity	/				
Lead/Acid	100%			2027	\$2,400	5	\$13,100		
Fuel Storage	10070			2027	\$2,100	2	\$10,100		
Day Tank	50%			2049	* *	5			
5		ervation, E	Extent : N/A, Area A		100%	-			
		: Generat							
	Explanat	tion : 275 (Gallon Capacity						
Main Tank	50%			2061	* *	5			
		ervation, E	Extent : N/A, Area A		100%				
	Location	: Basemer	it Vault Area						
	Explanat	tion : Appro	oximately 12,000 C	Gallon Ca	ipacity				
Lighting									
Interior Lighting									
Fluorescent		Now	\$341,800		\$3,418,000				
			nt : Light, Area Aff	fected : 1	0%				
		0	out The Building						
	•		res, Extent : Light,	Area Aff	ected : 100%				
	Location	: Through	out The Building						
Fluorescent		Now	\$9,800	2033	\$488,300				
	-		t Light, Extent : Lig	ght, Area	Affected : 100%				
			out The Building						
			nt : Light, Area Aff	fected : 2	%				
	Location	: Through	out The Building						
Fluorescent	18%			2028	\$878,900	10	\$55,400		
			ures, Extent : Light	t, Area Aj	ffected : 100%				
	Location	: Through	out The Building						
LED	2%			2038	* *				

Asset # : 1574

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

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

			Asset # : 1	5/4				
Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting								
Egress Lighting								
Emergency, Service	50%			2033	\$100,900	1		
Exit, Service	10%			2033	\$14,100	1		
Exit, Battery	40%			2033	\$185,600	10	\$9,100	
Exterior Lighting								
Fluorescent	1%			2033	\$13,800	10	\$300	
HID	4%			2033	\$64,300	10		
Incandescent	2%		\$37,000	2043	* *	2		
	-		nt : Moderate, Area	a Affected	d : 100%			
	Location	ı : Main En	trance Soffit					
LED	3%			2038	* *			
No Component	90%							
larm								
Security System								
Generic	100%			2033	\$647,200	1	\$131,800	
			xtent : N/A, Area A	ffected :	100%			
		-	out The Building					
	Explana	tion : CCTV	⁷ Surveillance Cam	iera Syst	em			
Fire/Smoke Detection								
Generic, Digital		Now	\$266,800	2038	* *	1-3	\$197,800	
	-	-	nt : Moderate, Area	a Affected	d : 30%			
		-	out The Building					
			xtent : N/A, Area A	ffected :	100%			
			out The Building					
	Explana	tion : Manu	al Pull Stations, St	noke De	tection			
Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System	% of		Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Priorita
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1 Horney
Туре		()				(~)		
leating								
Energy Source								
Utility Steam	98%			2033	\$102,600	1		
			xtent : Light, Area		: 100%			
			t Mechanical Room					
	Explana	tion : Stean	n From Con Edison	1				
Electricity	2%			2053	* *	1		
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%			
	Location	ı : Parking	Garage Building E	ntrance				
	Explana	tion · Electi	ric Air Curtain Ser	vice				

Asset # : 1574

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

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

Asset # : 1574

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

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

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

Asset # : 1574

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

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

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

Asset # : 1574

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

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

Asset # : 1574

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

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

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

Asset # : 1574

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Terminal Devices Air Handler/Dir Expansion	5%			2028	\$314,000	1		
		: Elevator			100% or Mechanical Roo	т		
Air Handler/Cool/Ht	Damaged, I		\$1,144,000 evere, Area Affected ical Rooms: Damag		\$5,720,200 eriorated Heating	1 Coils	\$168,000	
Fan Coil - 2 Pipe	Location	: 5th, 6th 1	Extent : N/A, Area A And 7th Floors ble Refrigerant Fl		* * 100% ns Ceiling Cassette	1 e Units	\$5,400	
Heat Rejection Air Cooled Condenser Unit	10%			2033	\$94,800	2	\$23,400	
	Location Explanati Mechanic	: Main Roo fon : 1 Cor cal Room	densing Unit, 40 T	Tons, Con	nnected To Air Han			
Water Cooling Tower	Location Other Obse Location	: Outdoor ervation, E : Roof And	\$74,500 Joderate, Area Affer Unit Supporting B Extent : Light, Area 1 14th Floor Mech 4-cell Outdoor Co	leam Affected anical Ro	: 100%	2 or Cooling	\$243,000 g Towers	
Ventilation	1							
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$187,000	
Exhaust Fans Interior			tent : Light, Area A ical Rooms	2028 Affected :	\$1,162,200 100%	2	\$8,200	
Roof	Location	: Main Ro ed Life, Ex	Extent : Light, Are of: Various Labora tent : Light, Area A	tory Hoc	od Fans, Disconneo	2 cted	\$2,100	
Plumbing H/C Water Piping Brass/Copper	100% Corroded, I Location Leak Evide	Now Extent : M : Basemen nt, Extent	\$210,300 oderate, Area Affe at - Water Main: Co : Moderate, Area A of - Water Tank Ro	orroded / Affected :	Deteriorated 100%	1		

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

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

Asset # : 1574

	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
HW Heat Exchanger						
Steam Fired	100%	2059	* *	4	\$33,200	
	Other Observation, Extent : N/A, Are Location : 14th Floor Mechanical 1		100%			
	Explanation : Location Noted	KOOM				
Sanitary Piping	Explanation : Location Noted					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIIL		1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	2112				
Submersible	100%	2026	\$10,600	4	\$11,200	
	Other Observation, Extent : N/A, Are					
	Location : Basement - Ejector Syste	ems Pits				
	Explanation : Location Noted					
Sewage Ejector(s)						
Compressed Air	100% 0-2 \$55,700		* *	4	\$3,600	
	Corroded, Extent : Severe, Area Affec	cted : 80%				
	Location : Basement					
	Obsolete Equipment, Extent : Modera	ate, Area Aff	ected : 100%			
	Location : Basement - 4 Systems On Extended Life, Extent : Light, Are					
		· · Aff · · · · · · · · · · · · · · · ·	1000/			
		ea Affected :	100%			
Firsturg	Location : Basement - 4 Systems	ea Affected :	100%			
Fixtures	Location : Basement - 4 Systems	ea Affected :	100%			
Fixtures Generic	Location : Basement - 4 Systems					
	Location : Basement - 4 Systems 100% Obsolete Fixtures, Extent : Light, Are					
Generic	Location : Basement - 4 Systems					
	Location : Basement - 4 Systems 100% Obsolete Fixtures, Extent : Light, Are					
Generic Vertical Transport	Location : Basement - 4 Systems 100% Obsolete Fixtures, Extent : Light, Are					
Generic Vertical Transport Elevators	Location : Basement - 4 Systems 100% Obsolete Fixtures, Extent : Light, Are Location : Throughout	ea Affected : LIFE	100%			
Generic Vertical Transport Elevators	Location : Basement - 4 Systems 100% Obsolete Fixtures, Extent : Light, Are Location : Throughout 100%	ea Affected : LIFE ea Affected :	100% ** 100%	To 14th 1	Floor	
Generic ⁷ ertical Transport Elevators Geared Traction	Location : Basement - 4 Systems 100% Obsolete Fixtures, Extent : Light, Are Location : Throughout 100% Other Observation, Extent : N/A, Are	ea Affected : LIFE ea Affected : 3th Floor An	100% ** 100%	To 14th 1	Floor	
Generic ⁷ ertical Transport Elevators Geared Traction ire Suppression	Location : Basement - 4 Systems 100% Obsolete Fixtures, Extent : Light, Are Location : Throughout 100% Other Observation, Extent : N/A, Are Location : Passenger - Cellar To 13	ea Affected : LIFE ea Affected : 3th Floor An	100% ** 100%	To 14th 1	Floor	
Generic ⁷ ertical Transport Elevators Geared Traction ire Suppression Standpipe	Location : Basement - 4 Systems 100% Obsolete Fixtures, Extent : Light, Are Location : Throughout 100% Other Observation, Extent : N/A, Are Location : Passenger - Cellar To 13 Explanation : 4 Passenger 2 Freigh	ea Affected : LIFE ea Affected : 3th Floor An ht Units	100% * * 100% d Freight - Cellar			
Generic Vertical Transport Elevators Geared Traction ire Suppression Standpipe Generic	Location : Basement - 4 Systems 100% Obsolete Fixtures, Extent : Light, Are Location : Throughout 100% Other Observation, Extent : N/A, Are Location : Passenger - Cellar To 13	ea Affected : LIFE ea Affected : 3th Floor An	100% ** 100%	To 14th 1	Floor \$175,400	
Generic Vertical Transport Elevators Geared Traction ire Suppression Standpipe Generic Sprinkler	Location : Basement - 4 Systems 100% Obsolete Fixtures, Extent : Light, Are Location : Throughout 100% Other Observation, Extent : N/A, Are Location : Passenger - Cellar To 13 Explanation : 4 Passenger 2 Freigh 100%	ea Affected : LIFE ea Affected : 3th Floor An ht Units	100% * * 100% d Freight - Cellar			
Generic Zertical Transport Elevators Geared Traction ire Suppression Standpipe Generic Sprinkler No Component	Location : Basement - 4 Systems 100% Obsolete Fixtures, Extent : Light, Are Location : Throughout 100% Other Observation, Extent : N/A, Are Location : Passenger - Cellar To 13 Explanation : 4 Passenger 2 Freigh 100% 80%	ea Affected : LIFE ea Affected : 3th Floor An ht Units 2043	100% ** 100% d Freight - Cellar **	1-5	\$175,400	
Generic Vertical Transport Elevators Geared Traction ire Suppression Standpipe Generic Sprinkler	Location : Basement - 4 Systems 100% Obsolete Fixtures, Extent : Light, Are Location : Throughout 100% Other Observation, Extent : N/A, Are Location : Passenger - Cellar To 13 Explanation : 4 Passenger 2 Freigh 100%	ea Affected : LIFE ea Affected : 3th Floor An ht Units	100% * * 100% d Freight - Cellar			

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 : QUEENS OCME : 160-15 82ND DRIVE @ QUEENS : QUEENS # : HEA0034.000 / 14654 : 37,718 : 11-Feb-2021 : Basement, Roof, Floors 1,2,3 : 6858 Lot : 1 		OSPITAL CTR. Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 2004 / 2006 : HEALTH AND MENTAL HYGIENE : NONE : 4854226		
CAPITAL			FY 2025 - 2028		FY 2029 - 2034	
Exterior Architect	ture		\$63,800			
Interior Architect	ure		\$253,800			
Mechanical			\$119,500		\$186,100	
Total			\$437,100		\$186,100	
Importance Code	А		\$63,800			
Importance Code	В		\$373,300		\$186,100	
Total			\$437,100		\$186,100	
EXPENSE		FY 2025	FY 2026	FY 2027	FY 2028	
Exterior Architect	ture	\$63,300		\$18,900	\$3,400	
Interior Architect	ure	\$18,900	\$2,700	\$8,800	\$152,300	
Electrical		\$12,700	\$5,200	\$14,000	\$6,300	
Mechanical		\$20,900	\$15,200	\$21,000	\$12,200	
Site Enclosure		\$1,300				
Site Pavements		\$9,500				
Elevators/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900	
Total		\$130,600	\$27,100	\$66,700	\$178,200	
Importance Code	А	\$63,800	\$1,300	\$19,400	\$3,900	
Importance Code		\$54,300	\$24,400	\$47,300	\$174,300	
Importance Code	С	\$12,400	\$1,300			
Total		\$130,600	\$27,100	\$66,700	\$178,200	



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

QUEENS OCME

Asset # : 14654

chitecture		Current	Repair	Futur	re Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Masonry: Brick	12%	Now	\$11,400	LIFE	* *	5	\$7,100	
	-	n Joint Fail 1 : North Ea	ure, Extent : Mode ast Corner	rate, Arei	a Affected : 2%			
Masonry: Brick	38%			LIFE	* *	5	\$22,500	
Metal Panel	27%	Now	\$20,700	2052	* *	5	\$30,000	
		-	ents, Extent : Mod uipment Screen	erate, Ar	rea Affected : 5%			
Metal Coiling Doors	3%			2045	* *	5	\$5,600	
Pre-Cast Concrete	5%			LIFE	* *	5	\$9,600	
Window Wall	4%	Now	\$3,500	2052	* *	5	\$4,400	
	0		ed, Extent : Moderc nce Room And Fan		00			
Window Wall	11%			2052	* *	5	\$24,400	
Windows								
Aluminum	40%	Now	\$4,700	2048	* *	5	\$2,500	
	Location Water Pen	a : Offices 2	xtent : Moderate, A					
	Location	1 : Through		Area Affe	ected : 100%			
	Location		out	4rea Affe	ected : 100%			
Aluminum	Location	t : Through tion : Fixed	out	4rea Affe 2048	ected : 100%	5	\$6,900	
Aluminum Metal Louvers	Location Explanat	t : Through tion : Fixed	out			5 10	\$6,900 \$3,900	
	Location Explanat 55%	t : Through tion : Fixed	out I Windows	2048 2041	* *	10	\$3,900	
Metal Louvers	Location Explanat 55% 5% 13% Efflorescent	: Through tion : Fixed Now nce, Extent	out 1 Windows \$6,100 1 : Moderate, Area .	2048 2041 LIFE	* * * * * *			
Metal Louvers Parapets	Location Explanat 55% 5% 13% Efflorescen Location	1 : Through tion : Fixed Now nce, Extent 1 : Through	out 1 Windows \$6,100 * : Moderate, Area . out	2048 2041 LIFE Affected	*** ** : 10%	10	\$3,900	
Metal Louvers Parapets	Location Explanat 55% 55% 5% 13% Efflorescet Location Joint More	1 : Through tion : Fixed Now nce, Extent a : Through tar Miss/Ei	out 1 Windows \$6,100 1 : Moderate, Area . out rod, Extent : Moder	2048 2041 LIFE Affected	*** ** : 10%	10	\$3,900	
Metal Louvers Parapets Masonry: Brick	Location Explanat 55% 55% 13% Efflorescen Location Joint Mort Location	1 : Through tion : Fixed Now nce, Extent 1 : Through	out 1 Windows \$6,100 1 : Moderate, Area . out rod, Extent : Moder	2048 2041 LIFE Affected .	* * * * : 10% a Affected : 10%	<u>10</u> 5	\$3,900	
Metal Louvers Parapets Masonry: Brick Masonry: Brick	Location Explanation 55% 55% 13% Efflorescen Location Joint More Location 22%	1 : Through tion : Fixed Now nce, Extent a : Through tar Miss/Ei	out 1 Windows \$6,100 1 : Moderate, Area . out rod, Extent : Moder	2048 2041 LIFE Affected . vate, Arec LIFE	* * * * : 10% a Affected : 10% * *	10 5 5	\$3,900 \$1,000 \$1,700	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall	Location Explanation 55% 55% 13% Efflorescen Location Joint Mort Location 22% 20%	1 : Through tion : Fixed Now nce, Extent a : Through tar Miss/Ei	out 1 Windows \$6,100 1 : Moderate, Area . out rod, Extent : Moder	2048 2041 LIFE Affected cate, Arec LIFE 2052	*** ** : 10% a Affected : 10% ** **	10 5 5 5 5	\$3,900 \$1,000 \$1,700 \$5,900	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel	Location Explanat 55% 55% 55% 13% Efflorescen Location Joint Mort Location 22% 20% 25%	1 : Through tion : Fixed Now nce, Extent a : Through tar Miss/Ei	out 1 Windows \$6,100 1 : Moderate, Area . out rod, Extent : Moder	2048 2041 LIFE Affected ate, Arec LIFE 2052 2052	* * * * : 10% a Affected : 10% * * * * * *	10 5 5 5 5 5 5	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail	Location Explanation 55% 55% 55% 13% Efflorescent Location Joint More Location 22% 20% 25% 15%	1 : Through tion : Fixed Now nce, Extent 1 : Through tar Miss/Ei 1 : Through	out { Windows \$6,100 : Moderate, Area . out rod, Extent : Moder out	2048 2041 LIFE Affected . rate, Arec LIFE 2052 2052 2052 2045	* * * * : 10% a Affected : 10% * * * * * * * *	10 5 5 5 5 5 5-10	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400 \$20,700	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel	Location Explanation 55% 55% 13% Efflorescen Location Joint Morr Location 22% 20% 25% 15% 5%	i : Through tion : Fixed Now nce, Extent a : Through tar Miss/Er a : Through	out # Windows \$6,100 : Moderate, Area . out rod, Extent : Moder out \$1,500	2048 2041 LIFE Affected . vate, Arec 2052 2052 2045 LIFE	* * * * : 10% a Affected : 10% * * * * * * * *	10 5 5 5 5 5 5	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail	Location Explanation 55% 55% 13% Efflorescen Location Location 22% 20% 25% 15% 5% Joint More	1 : Through tion : Fixed Now nce, Extent a : Through tar Miss/En tar Miss/En	out { Windows \$6,100 : Moderate, Area . out rod, Extent : Moder out	2048 2041 LIFE Affected . vate, Arec 2052 2052 2045 LIFE	* * * * : 10% a Affected : 10% * * * * * * * *	10 5 5 5 5 5 5-10	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400 \$20,700	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail	Location Explanation 55% 55% 55% 13% Efflorescen Location Location 22% 20% 25% 15% 5% Joint Morri Location	Now nce, Extent Through tar Miss/En Now tar Miss/En Coping	out ł Windows \$6,100 f : Moderate, Area . out rod, Extent : Moder out \$1,500 rod, Extent : Moder	2048 2041 LIFE Affected . cate, Arec LIFE 2052 2052 2052 2045 LIFE cate, Arec	*** ** : 10% a Affected : 10% ** ** ** ** ** ** **	10 5 5 5 5 5 5-10	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400 \$20,700	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail	Location Explanation 55% 55% 55% 13% Efflorescen Location Joint More 22% 20% 25% 15% 5% Joint More Location Caulking I	Now nce, Extent a : Through tar Miss/Ei a : Through tar Miss/Ei a : Coping Deteriorate	out # Windows \$6,100 : Moderate, Area . out rod, Extent : Moder out \$1,500	2048 2041 LIFE Affected . cate, Arec LIFE 2052 2052 2052 2045 LIFE cate, Arec	*** ** : 10% a Affected : 10% ** ** ** ** ** ** **	10 5 5 5 5 5 5-10	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400 \$20,700	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail Pre-Cast Concrete	Location Explanation 55% 55% 55% 13% Efflorescen Location Joint More 22% 20% 25% 15% 5% Joint More Location Caulking I	Now nce, Extent Through tar Miss/En Now tar Miss/En Coping	out ł Windows \$6,100 f : Moderate, Area . out rod, Extent : Moder out \$1,500 rod, Extent : Moder	2048 2041 LIFE Affected . cate, Arec LIFE 2052 2052 2052 2045 LIFE cate, Arec	*** ** : 10% a Affected : 10% ** ** ** ** ** ** **	10 5 5 5 5 5 5-10	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400 \$20,700	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail Pre-Cast Concrete Roof	Location Explanation 55% 55% 55% 13% Efflorescen Location Joint More 22% 20% 25% 15% 5% Joint More Location Caulking I	i : Through tion : Fixed Now nce, Extent a : Through tar Miss/Ei a : Through tar Miss/Ei a : Coping Deteriorate a : Coping	out ł Windows \$6,100 f : Moderate, Area . out rod, Extent : Moder out \$1,500 rod, Extent : Moder	2048 2041 LIFE Affected . cate, Arec LIFE 2052 2052 2052 2045 LIFE cate, Arec	*** ** : 10% a Affected : 10% ** ** ** ** ** ** **	10 5 5 5 5 5 5-10	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400 \$20,700	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail Pre-Cast Concrete	Location Explanat 55% 55% 55% 13% Efflorescer Location Joint More 22% 20% 25% 15% 5% Joint More Location Caulking H	i : Through tion : Fixed Now nce, Extent a : Through tar Miss/Ei a : Through tar Miss/Ei a : Coping Deteriorate a : Coping	out ł Windows \$6,100 f : Moderate, Area . out rod, Extent : Moder out \$1,500 rod, Extent : Moder	2048 2041 LIFE Affected . vate, Arec 2052 2052 2045 LIFE vate, Arec tte, Area	*** ** : 10% a Affected : 10% ** ** ** ** ** ** ** ** ** ** ** ** **	10 5 5 5 5 5-10 5	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400 \$20,700 \$2,400	
Metal Louvers Parapets Masonry: Brick Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail Pre-Cast Concrete Roof Single Ply Membrane	Location Explanat 55% 55% 55% 13% Efflorescer Location Joint More 22% 20% 25% 15% 5% Joint More Location Caulking H	i : Through tion : Fixed Now nce, Extent a : Through tar Miss/Ei a : Through tar Miss/Ei a : Coping Deteriorate a : Coping	out ł Windows \$6,100 f : Moderate, Area . out rod, Extent : Moder out \$1,500 rod, Extent : Moder	2048 2041 LIFE Affected . vate, Arec 2052 2052 2045 LIFE vate, Arec tte, Area	*** ** : 10% a Affected : 10% ** ** ** ** ** ** ** ** ** ** ** ** **	10 5 5 5 5 5-10 5	\$3,900 \$1,000 \$1,700 \$5,900 \$7,400 \$20,700 \$2,400	

Interior

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

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

QUEENS OCME

Asset # : 14654

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Floors								
Carpet	15%			2028	\$146,300	3	\$16,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$6,200	
Ceramic Tile	5%			2041	* *	5	\$2,800	
Steel Plate		Now	\$150,700	LIFE	* *	1		
	-	/Dented, Ex 1 : Freezers	ctent : Moderate, A	rea Affec	eted : 25%			
		ss Fastener. 1 : Freezers	s, Extent : Moderat	e, Area A	Affected : 5%			
		ırface, Exte 1 : Freezers	ent : Moderate, Are	a Affecte	d : 25%			
Terrazzo		Now	\$103,100	LIFE	* *	5	\$8,800	
	-	Crumbling, 1 : Through	Extent : Moderate out	, Area A <u>j</u>	ffected : 5%			
	Misaligne	-	Extent : Moderate,	Area Aff	fected : 2%			
		•	out 1t, Extent : Light, A	rea Affe	rted · 10%			
		i : Through	-	reu nyjee	<i>ica</i> . 1070			
Traffic Topping	25%			2037	* *	5	\$17,600	
Vinyl Tile	25%			2037	* *	3	\$7,100	
Interior Walls								
Cast in Place Concrete	5%	Now	\$1,600	LIFE	* *			
			xtent : Light, Area . nt Electric Room	Affected	: 5%			
Ceramic Tile	30%			2041	* *	5	\$2,700	
Concrete Masonry Unit	20%			LIFE	* *	5	\$700	
Gypsum Board	45%			LIFE	* *	5	\$2,400	
Ceilings							. ,	
AcousTileSusp.Lay-In	40%			2045	* *	5	\$22,600	
Exposed Struc: Steel	20%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$3,500	
Metal Panel	35%			LIFE	* *	5	\$24,700	
ite Enclosure							. ,	
Free Standing Walls								
Masonry: Brick	100%	0-2	\$1,300	2052	* *			
		tar Miss/Er 1 : Through	od, Extent : Moder out	ate, Area	Affected : 5%			
te Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	100%		\$9,500	2041	* *			
	-	-	Extent : Moderate	, Area A <u>j</u>	ffected : 15%			
	Location	ı : Drivewa	y And Parking Lot					

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

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

QUEENS OCME

Asset # : 14654

	t Repair		e Replacement		aintenance	
		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
	-			5	\$200	
		ffected :	100%			
		4 C	D			
Explanation : Ma	in Service Disconnec	et Switch	Ratea At 4000 Am	peres.		
100%		2045	* *	5	\$100	
	Extent · N/A Area A		100%	5	\$100	
		gjeereu .	10070			
		208 Volts	s Primary. 480/27	7 Volts Se	econdarv	
	poros,		, , , , , , , , , , , , , , , , , , ,			
90%		2052	* *	5	\$100	
10%		2052	* *	5	\$100	
100%		2052	* *	1		
15%		2048	* *	5	\$100	
85%		2048	* *	5	\$800	
100%		2052	* *	1		
100%		2045	* *	5	\$300	
100%		LIFE	* *	5	\$600	
1000/		• • • •				
100%		2045	* *	1	\$11,600	
1000/		0041	ala ala		#14 (00	
	Enderst N/A Anna V			I	\$14,600	
	Extent : N/A, Area A	ijjectea :	100%			
5	ana an Can anatan P	ated 1+6	00 Vilouatta			
Explanation : Em	ergency Generator R	atea At 6	UU KIIOWAIIS			
100%		2025	\$2 100	5	\$\$ 100	
100/0		2023	\$2,400	5	\$0,40U	
50%		2048	* *	5		
	Extent · N/A Area A			5		
		y cereta .				
ť	Gallons Rated Can	acity				
<u> </u>	Sanons Raida Capi		* *	5		
	Extent · N/A Area M			5		
Since Observation,	илин . тул, лии А	gjecieu.	100/0			
Location : Basem	ent					
	Total(Years)100%Other Observation, Location : Electric Explanation : Mathematication : Electric Explanation : Electric Explanation : 11290% 100%100%100%100%100%100%100%100%100%100%100%100%00%100%100%00%100%100%00%100%100%100%00%100%100%00%100%100%100%100%100%5%0ther Observation, Location : Roof 	Total (Years) 100% Other Observation, Extent : N/A, Area A Location : Electrical Room Explanation : Main Service Disconneed 100% Other Observation, Extent : N/A, Area A Location : Electrical Room Explanation : 112.5 Kilovolt Amperes, 90% 100% 0ther Observation, Extent : N/A, Area A Location : Roof Explanation : Emergency Generator R 100% Other Observation, Extent : N/A, Area A Location : Roof Explanation : 275 Gallons Rated Cape 95%	Total (Years) FY 100% 2052 Other Observation, Extent : N/A, Area Affected : Location : Electrical Room Explanation : Main Service Disconnect Switch 100% 2045 Other Observation, Extent : N/A, Area Affected : Location : Electrical Room 2045 Other Observation, Extent : N/A, Area Affected : Location : Electrical Room 2052 90% 2052 100% 2052 100% 2052 100% 2052 100% 2052 100% 2052 100% 2052 100% 2052 100% 2052 100% 2052 100% 2048 100% 2045 100% 2045 100% 2045 100% 2041 Other Observation, Extent : N/A, Area Affected : Location : Roof 2048 0ther Observation, Extent : N/A, Area Affected : Location : Roof 2048 Other Observation, Extent : N/A, Area Affected : Location : Roof 2048 Other Observation, Extent : N/A, Area Affected : Locati	Total (Years) FY 100% 2052 ** Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room Explanation : Main Service Disconnect Switch Rated At 4000 Am 100% 2045 ** Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room Explanation : 112.5 Kilovolt Amperes, 208 Volts Primary, 480/27, 90% 2052 100% 2052 90% 2052 100% 2052 100% 2052 100% 2052 100% 2052 100% 2052 100% 2052 100% 2052 100% 2048 100% 2048 100% 2041 ** 100% 2041 ** 100% 2041 ** 100% 2041 ** 100% 2041 ** 100% 2041 ** 100%	Total (Years) FY (Yrs) 100% 2052 ** 5 Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room Explanation : Main Service Disconnect Switch Rated At 4000 Amperes. 5 100% 2045 ** 5 Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room Explanation : 112.5 Kilovolt Amperes, 208 Volts Primary, 480/277 Volts Set 90% 2052 ** 5 100% 2052 ** 5 100% 2052 ** 5 100% 2052 ** 5 100% 2052 ** 5 100% 2052 ** 1 15% 2048 ** 5 100% 2045 ** 1 100% 2041 ** 1 100% 2041 ** 1 00her Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : Emergency Generator Rated At 600 Kilowatts 5 100% 2025 \$2,400 5 5% 2048	Total (Years) FY (Yrs) 100% 2052 ** 5 \$200 Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room Explanation : Main Service Disconnect Switch Rated At 4000 Amperes. 5 \$100 Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room 5 \$100 Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room 5 \$100 Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room 5 \$100 Other Observation, Extent : N/A, Area Affected : 100% 2052 ** 5 \$100 100% 2052 ** 5 \$100 100% 2052 ** 1 \$100 100% 2048 ** 5 \$100 100% 2045 ** 1 \$11,600 100% 2045 ** 1 \$14,600 00% 2041 ** 1 \$14,600 00% 2025 \$2,400 5 \$8,400

Lighting

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

QUEENS OCME

Asset # : 14654

Electrical	C	urrent Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fa	il Date Estimated Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ghting							
Interior Lighting							
Fluorescent	3%		2037	* *	10	\$1,000	
		ation, Extent : N/A,	Area Affected :	100%			
	Location : I						
	-	: Compact Fluores					
Fluorescent	22%		2037	* *	10	\$7,600	
		ation, Extent : N/A,	Area Affected :	100%			
	Location : E						
	Explanation	: T-8 Lamps					
LED	75%		2040	* *			
Egress Lighting							
Emergency, Service	50%		2037	* *	1		
Exit, LED	50%		2060	* *	1		
Exterior Lighting							
LED	10%		2040	* *			
No Component	90%						
arm							
Security System							
No Component	70%						
Generic	30%		2037	* *	1	\$4,200	
		ation, Extent : N/A,	Area Affected :	100%			
	Location : I	•					
	Explanation	: CCTV Surveillan	ce Cameras				
Fire/Smoke Detection	1000/		2025		1.0	***	
Generic, Analog	100%		2037	* *	1-3	\$23,900	
		ation, Extent : N/A,		100%			
		Throughout The Buil : Strobe Lights, Ma	-	ons, Alarm Bells, S	moke De	tectors And	
	Horns						
lechanical	C	urrent Repair	Futur	e Replacement	М	aintenance	
ystem Component Type		il Date Estimated Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating			•		-		
Energy Source							
Plant Campus Steam / PRV	100%		2052	* *	1		
	Other Observ Location : 1	ation, Extent : N/A, Throughout	Area Affected :	100%			
	Explanation	: From Queens Ho	spital Center				
Conversion Equipment							
Heat Exchanger, Plate &	25%		2041	* *	1	\$4,700	
Frame							
Pres. Reducing Valve/LP	75%		2041	* *	5	\$1,700	
Steam							

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

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

QUEENS OCME

Asset #: 14654

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ieating								
Distribution								
Hot Wtr Piping/Pump	25%			2048	* *	4	\$500	
Steam Piping/Pump	75%	0-2	\$4,400	2052	* *			
			xtent : Moderate, 2	Area Affe	cted : 10%			
	Location .	-	out ctive Building Man	a com out	Sustan			
Terminal Devices	Explanali	on : Dejec	tive building Man	agemeni	System.			
Air Handler	75%			2037	* *	1	\$17,500	
Fan Coil Unit/Heat	25%			2037	* *	1	\$3,100	
Air Conditioning	2070			2037		-	\$2,100	
Energy Source								
Steam/HW System	100%			2052	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	100%	0-2	\$119,500	2035	* *	1	\$36,700	
	Corroded, 1	Extent : M	oderate, Area Affe	cted : 10	%			
	Location	Causing	Tubes Leak And In	efficienc	У.			
	Other Obse	rvation, E	xtent : N/A, Area A	ffected :	100%			
	Location .	Basemen	t					
	Explanati	on : 2 Uni	ts, Using Lithium I	Bromide .	Refrigerant			
Distribution	1000/						*1 • • • •	
CW & CHW Wtr	100%			2052	* *	4	\$1,900	
Pipe/Pump Terminal Devices								
Air Handler/Cool/Ht	75%			2037	* *	1	\$17,500	
Fan Coil - 2 Pipe	25%			2037	* *	1	\$3,100	
Heat Rejection	2370			2037		1	\$5,100	
Water Cooling Tower	100%	0-2	\$9,300	2030	\$186,100	2	\$30,400	
			xtent : Moderate, 2			-	\$20,100	
	Location :	Roof						
	Explanati	on : 4 Ine	fficient Units.					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,000	
Exhaust Fans	- ~ ^ /			a ca -	. ·	~		
Interior	50%			2037	* *	2	\$600	
	50%			2037	* *	2	\$600	
Roof	0070							
Roof								
Roof lumbing H/C Water Piping				2052	* *	1		
Roof lumbing H/C Water Piping Brass/Copper	100%			2052	* *	1		
Roof lumbing H/C Water Piping Brass/Copper HW Heat Exchanger	100%				* *		\$5.600	
Roof lumbing H/C Water Piping Brass/Copper	100%	lace Evida	ent Extent · N/4_4	2062	* *	1	\$5,600	
Roof lumbing H/C Water Piping Brass/Copper HW Heat Exchanger	100% 100% Recent Rep		ent, Extent : N/A, A at Mechanical Roor	2062 rea Affec	* *		\$5,600	
Roof lumbing H/C Water Piping Brass/Copper HW Heat Exchanger	100% 100% Recent Rep		ent, Extent : N/A, A t Mechanical Roor	2062 rea Affec	* *		\$5,600	

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

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

QUEENS OCME

Asset # : 14654

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

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

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name Address			TH CENTER FREET @AMS	TERDAM AVE.			
Borough Program / Asset # Area Sq Ft	: MANHAT : HEA0014. : 34,000	TAN		Agency's Number Yr Built/Renovated Project Type	: N/A : 1960 / 2014 : HEALTH AND MENTAL HYGIENE		
Date of Survey	: 12-Oct-20	22		Landmark Status	: NONE		
Areas Surveyed	: Basement.		ors 1.2.3				
Block	: 1852	Lot	: 49	BIN	: 1055906		
CAPITAL				FY 2025 - 2028		FY 2029 - 2034	
Exterior Architect	ture			\$253,700		\$58,600	
Interior Architect	ure			\$66,700			
Mechanical				\$100,400			
Total				\$420,800		\$58,600	
Importance Code	А			\$253,700		\$58,600	
Importance Code				\$100,400			
Importance Code	С			\$66,700			
Total				\$420,800		\$58,600	
EXPENSE			FY 2025	FY 2026	FY 2027	FY 2028	
Exterior Architect	ture		\$23,500		\$23,300		
Interior Architect	ure		\$77,500		\$24,700	\$1,700	
Electrical			\$9,200	\$5,500	\$6,300	\$5,500	
Mechanical			\$29,700	\$8,800	\$21,000	\$8,000	
Elevators/Escalate	ors		\$7,900	\$7,900	\$7,900	\$7,900	
Total			\$147,800	\$22,200	\$83,200	\$23,100	
Importance Code	А		\$25,200	\$1,700	\$25,000	\$1,700	
Importance Code	В		\$114,100	\$20,500	\$58,100	\$19,700	
Importance Code	С		\$8,400			\$1,700	
Total			\$147,800	\$22,200	\$83,200	\$23,100	



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

Asset # : 1984

Architecture		Current	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
xterior	•			•					
Exterior Walls									
Glazed Ceramic Panel	Other Obs Location	ı : Facades	\$10,400 Extent : N/A, Area A ed Terracotta Units		**	5	\$30,500		
Masonry: Brick	90%			LIFE	* *	5	\$117,200		
Windows	,,,,			2112		0	<i>Q11</i> , <i>J</i> ² 00		
Aluminum	Ctrwt/Bal Location Hardware	1 : Through	Extent : Moderate, A			5	\$7,000		
Parapets		-							
Masonry: Brick	Cracking/	Now Crumbling, 1 : Roof Lev	\$11,800 Extent : Severe, A vel	LIFE rea Affec	* * ted : 2%	5	\$1,900		
Metal Rail	50%			2047	* *	5-10	\$38,500		
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,700		
Roof	0,0			211 2		0	<i><i><i>q</i>_,<i>roo</i></i></i>		
Green, Roof Inaccessible	e 10%			LIFE	* *				
Modified Bitumen	90%			2039	* *	10	\$16,400		
Soffits									
Metal: Cage/Fence	50%			2047	* *	5			
Stucco Cement	50%			2047	* *	5			
iterior									
Floors									
Carpet	2%			2033	\$14,300	3	\$1,200		
Cast in Place Concrete	5%			LIFE	* *	5	\$9,000		
Sheet Vinyl/Rubber	5%			2039	* *	5	\$3,100		
Steel Grating	3%			2054	* *	1			
Terrazzo	25%			LIFE	* *	5	\$16,100		
Wood	60%			2062	* *	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 Struc: Concrete				LIFE	* *	5-10	\$33,600		
Gypsum Board	30%			LIFE	* *	5-10	\$42,600		
ite Enclosure									
Fence/Gates									
Chain Link	100%			2054	* *				
Retaining Walls Cast in Place Concrete	100%			2069	* *				
ite Pavements	10070			2009					

Site Pavements

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

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

Asset # : 1984

	Current	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
100%			2047	* *			
0.50 (2015	ىلە بلە			
3%			LIFE				
100%			2047	* *			
10070			2047				
100%			2043	* *			
10070			2010				
	Current I	Repair	Futur	e Replacement	Μ	aintenance	
% of Total		Estimated Cost	Year FY	Estimated Cost	-	Estimated Cost	Priorit
	()				()		
1000/			2054	* *	5	\$200	
	ervation F	rtent · Light Area			5	\$200	
		-	mjeereu	. 10070			
			vitch Is R	ated 1.600 Amper	es. It Is Ir	ı Good	
				T T			
100%			2054	* *	5	\$900	
1000/			0054				
100%			2054	* *	1		
1000/			2050	* *	5	\$000	
10070			2030		5	\$900	
100%			2054	* *	1		
10070			2007		1		
80%			2047	* *	5	\$200	
10%			2047	* *	-	~-··	
10%	2-4	\$2,700	2047	* *			
Not in Ser	vice, Exten	t : Severe, Area Aff	ected : 1	00%			
		00					
	: Fan Roo	m					
	e : Fan Roo	m					
Location	e : Fan Roo	m					
Location			LIFE	* *	5	\$1,000	
Location 100% Other Obs	ervation, E	xtent : Light, Area			5	\$1,000	
Location 100% Other Obs Location	ervation, E : Boiler R	xtent : Light, Area oom			5	\$1,000	
Location 100% Other Obs Location	ervation, E	xtent : Light, Area oom			5	\$1,000	
Location 100% Other Obs Location	ervation, E : Boiler R	xtent : Light, Area oom			5	\$1,000	
	Total 100% 95% 5% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	Total (Years) 100% 95% 95% 5% 100% 100% 100% Current F % of Fail Date Total (Years) 100% Current F % of Fail Date 100% Current F 00% Electrical (Years) 100% Electrical (Years) 100% 100% 100% 100% 100% 80% 10% 10%	Total (Years) 100% 95% 5% 100% 100% Current Repair % of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent : Light, Area Location : Electrical Room Explanation : The Main Disconnect Sw Condition. 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	Total (Years) FY 100% 2047 95% 2047 95% 2047 100% 2047 100% 2047 100% 2043 Current Repair Future % of Fail Date Estimated Cost Total (Years) Year 100% 2054 0ther Observation, Extent : Light, Area Affected Location : Electrical Room Explanation : The Main Disconnect Switch Is Re Condition. 100% 2054 100% 2054 100% 2054 100% 2054 100% 2054 100% 2054 100% 2054 100% 2054 100% 2054 100% 2054 100% 2054 100% 2054 100% 2054 100% 2054	Total (Years) FY 100% 2047 ** 95% 2047 ** 95% 2047 ** 95% 2047 ** 100% 2047 ** 100% 2047 ** 100% 2047 ** 100% 2043 ** Model Future Replacement Year % of Fail Date Estimated Cost Year Estimated Cost Total (Years) Year Estimated Cost 100% 2054 ** 0ther Observation, Extent : Light, Area Affected : 100% ** Location : Electrical Room Explanation : The Main Disconnect Switch Is Rated 1,600 Amper Condition. ** 100% 2054 ** 100% 2054 ** 100% 2054 ** 100% 2054 ** 100% 2054 ** 100% 2054 ** 100% 2054 **	Total (Years) FY (Yrs) 100% 2047 ** 95% 2047 ** 5% LIFE ** 100% 2047 ** 100% 2047 ** 100% 2047 ** 100% 2043 ** 100% 2043 ** 100% 2043 ** 100% 2043 ** 100% 2054 ** 100% 2054 ** 5 0ther Observation, Extent : Light, Area Affected : 100% Cycle (Yrs) 100% 2054 ** 5 0ther Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : The Main Disconnect Switch Is Rated 1,600 Amperes. It Is In Condition. 100% 2054 ** 5 100% 2054 ** 5 100% 2054 ** 1 100% 2054 ** 1 100% 2054 ** <td>Total (Years) FY (Yrs) 100% 2047 ** 95% 2047 ** 95% 2047 ** 95% 2047 ** 100% 2047 ** 100% 2047 ** 100% 2047 ** 100% 2043 ** 100% 2043 ** Void Fail Date Estimated Cost Total (Years) Future Replacement (Yrs) Maintenance % of Fail Date Estimated Cost Total (Years) Year Estimated Cost (Yrs) S200 00% 2054 ** 5 \$200 00her Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : The Main Disconnect Switch Is Rated 1,600 Amperes. It Is In Good Condition. 100% 2054 ** 1 100% 2054 ** 1 100% 2054 ** 1 100% 2054 ** 1 100% 2054 ** 1 100%</td>	Total (Years) FY (Yrs) 100% 2047 ** 95% 2047 ** 95% 2047 ** 95% 2047 ** 100% 2047 ** 100% 2047 ** 100% 2047 ** 100% 2043 ** 100% 2043 ** Void Fail Date Estimated Cost Total (Years) Future Replacement (Yrs) Maintenance % of Fail Date Estimated Cost Total (Years) Year Estimated Cost (Yrs) S200 00% 2054 ** 5 \$200 00her Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : The Main Disconnect Switch Is Rated 1,600 Amperes. It Is In Good Condition. 100% 2054 ** 1 100% 2054 ** 1 100% 2054 ** 1 100% 2054 ** 1 100% 2054 ** 1 100%

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

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

Asset # : 1984

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

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

Asset # : 1984

Mechanical		Current	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								•	
Energy Source									
Natural Gas	100%			2054	* *	1			
Conversion Equipment									
Hot Water Boiler	100%			2047	* *	1	\$16,800		
	Location	ı : Boiler R		Affected	: 100%				
	Explana	tion : 2 Un	its						
Distribution	1000/						** * • • • •		
Hot Wtr Piping/Pump	100%		7	2050	* *	4	\$2,500		
			Extent : N/A, Area A	Iffected :	100%				
	Location	i : Koof							
Terminal Devices	2007			2020	* *	1	¢ 4 0 00		
Air Handler	20%			2039		1	\$4,200		
			Extent : Light, Area	Affectea	: 100%				
	Location	-	•,						
~ ~ .	-	tion : 11 U	nits	2 1 -					
Convector/Radiator	50%			2047	* *	1	\$5,500		
Fan Coil Unit/Heat	30%			2039	* *	1	\$3,300		
Air Conditioning									
Energy Source	1000/			20.42	* *	1			
Electricity	100%			2042	~ ~	1			
Conversion Equipment	0.00/	0.2	¢100.400	2020	* *	2	¢1.500		
Ext Pkg Unit -	90%	0-2	\$100,400	2039		2	\$1,500		
Heating/Cooling	Malfuncti	oning Exta	nt : Moderate, Area	a Affactor	1. 200/				
	-	-	ni : Moderale, Area nit 1, 3, 4, And 9 Sta						
		-	Extent : Moderate,		-				
	Location		Extent : Moderate,	Area Ajje	ectea : 100%				
				2020	ale ale				
Split Unit	10%			2039	* *				
Distribution	1000/				ate ate	•	<i></i>		
Ductwork/Diffusers	100%			LIFE	* *	2	\$55,300		
Terminal Devices	1000/			2020	* *		#21 000		
Air Handler/Cool/Ht	100%			2039	* *	1	\$21,000		
Ventilation									
Distribution	1000/			TIPP	* *	2.5	#30 000		
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,000		
Exhaust Fans	1000/			2020	* *	2	ф1 000		
Roof	100%			2039	· · ·	2	\$1,000		
Plumbing									
H/C Water Piping	1000/			2054	* *	1			
Brass/Copper	100%			2054	ጥ ተ	1			
Water Heater With Tanks	1000/			2022	Ø17 700	2			
Gas Fired	100% Other Ob		wtont . Licht A.	2032	\$16,700	2			
		servation, E 1 : Basemer	Extent : Light, Area	AJJected	. 100%				
. <u></u>	Explana	tion : 100 (Gallon Unit						

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

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

Asset # : 1984

Mechanical	Current Repair	Future	e Replacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Controller Not Working, Extent : M Location : Penthouse	oderate, Area	Affected : 100%			
	Other Observation, Extent : Light, A	Area Affected .	: 100%			
	Location : Basement To 3rd Floor					
	Explanation : 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2064	* *	1-5	\$17,800	
Sprinkler						
Generic	100%	2064	* *	1-2	\$9,500	
Chemical System						
Wet	5%	2032	\$1,000	1-3	\$5,200	
	Other Observation, Extent : Light, A	Area Affected .	: 5%			
	Location : 2nd Floor Training Kit	chen				
	Explanation : Over Range					
No Component	95%					

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$462,700	\$116,700
Interior Architecture		\$337,700
Electrical		\$572,100
Mechanical		\$773,500
Total	\$462,700	\$1,800,000
Importance Code A	\$462,700	\$358,500
Importance Code B		\$1,386,000
Importance Code C		\$55,400
Total	\$462,700	\$1,800,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$82,500			
Interior Architecture	\$20,400	\$7,800		\$1,300
Electrical	\$3,900	\$7,900	\$4,700	\$3,900
Mechanical	\$3,700	\$6,000	\$7,000	\$2,900
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$122,400	\$33,600	\$23,500	\$20,000
Importance Code A	\$83,700	\$1,200	\$1,200	\$1,200
Importance Code B	\$34,200	\$32,300	\$22,300	\$18,800
Importance Code C	\$4,500			
Total	\$122,400	\$33,600	\$23,500	\$20,000



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

Asset # : 1977

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

Interior

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

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

Asset	#:	1977
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Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior	•							
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$3,800	
Ceramic Tile	10%			2040	* *	5	\$3,500	
Granite Panels	15%			LIFE	* *	5	\$3,900	
Sheet Vinyl/Rubber	30%			2036	* *	5	\$15,700	
Terrazzo	10%			LIFE	* *	5	\$2,700	
Vinyl Tile		Now	\$5,600	2031	\$282,300	3	\$3,900	
	-	-	Extent : Moderate	, Area A <u>f</u>	fected : 20%			
Interior Walls	Location	1 : Through	out					
Ceramic Tile	5%			2034	\$55,400	5	\$1,000	
Gypsum Board		Now	\$4,500	LIFE	**	5	\$9,900	
Gypsulli Board			Extent : Light, Are		$d \cdot 10\%$	5	\$9,900	
	-	i : Through	-	u nycere	<i>u</i> . 1070			
		-	xtent : Light, Area	Affected	· 10%			
		i : Through	Q	ijjeeteu .	10/0			
Granite Panels	5%			LIFE	* *			
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	75%	0-2	\$8,500	2044	* *	5	\$13,100	
	-	Discoloring, 1 : Through	Extent : Moderate out	e, Area A <u>j</u>	ffected : 20%			
Exposed Struc: Concrete	5%			LIFE	* *	5	\$300	
Gypsum Board	10%			LIFE	* *	5	\$4,400	
Plaster	10%			LIFE	* *	5	\$2,200	
te Enclosure								
Fence/Gates	1000/			2051	* *			
Iron Picket	100%			2051	* *			
Retaining Walls Cast in Place Concrete	100%			2051	* *			
te Pavements	10070			2031				
Public Sidewalk								
Cast in Place Concrete	100%			2036	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2036	* *			
lectrical		Current F	Renair	Futur	e Replacement	M	aintenance	
vstem	0/ of		Estimated Cost					Duiquit
Component Type	% of Total	Fail Date (Years)	Esumated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	rriorit
nder 600 Volts								
Service Equipment	1000			• • • •	بار راد	-	****	
Fused Disc Sw	100%		, , , , , , ,	2041	* *	5	\$200	
			Extent : Light, Area at Boiler Room	Affected	: 100%			

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

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

Asset # : 1977

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

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

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

Asset # : 1977

Electrical	Current Repair			Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm Fire/Smoke Detection Generic, Digital	Location	: Through	xtent : Light, Area out The Building val Pull Stations, A		* * : 100% ls, Horns, Smoke E	1-3 Detectors	\$25,800 And Strobe	
lechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating Energy Source Natural Gas	100%			2041	* *	1		
Conversion Equipment Hot Water Boiler	Location	1 : Basemen	xtent : Light, Area t Boiler Room ural Gas Fired Mo			1	\$11,500	
Distribution Hot Wtr Piping/Pump	100%			2039	* *	4	\$1,100	
Terminal Devices Convector/Radiator Fan Coil Unit/Heat	Location	1 : Through	xtent : Light, Area out Air Distribution bla Air Volume Boy	n System	* * \$282,100 : 100% Reheat Coils In Th	1 1	\$3,800 \$3,800	
ir Conditioning Energy Source	Елрини		ole III Folume Do.		icheu cous în în	<u>e Ducin</u>	<i></i>	
Electricity Conversion Equipment Exterior Pkg Unit -	100%			2047 2031	* * \$249,500	1	\$1,400	
Cooling entilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,000	
Exhaust Fans Interior Roof No Component	40% 10% 50%			2031 2031	\$40,400 \$4,400	2 2	\$300 \$100	
20mponone	Other Obs Location	: Roof	xtent : Light, Area		: 0% er The Cooling Sect	tion Of T	his Renart	
umbing	Explana	uon . Comp	oneni Accountea I	or Onde	ir The Cooling Seci	uon Oj I	nis Kepori	
H/C Water Piping Brass/Copper	100%			2051	* *	1		

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

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

Asset # : 1977

Mechanical	Current Repair	Future R	eplacement	M	Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
lumbing								
Water Heater With Tanks	1000/	• • • •						
Gas Fired	100%	2029	\$16,700	2				
	Abandoned in Place, Extent : Light, Location : Basement Older Unit H							
<u> </u>	Location : Basement Otder Unit H	as been Disconn	lected					
Sanitary Piping Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping	10078	LIFE		1				
Cast Iron	100%	LIFE	* *	1				
Sump Pump(s)	10070	LIFE		1				
Non-Submersible	100%	2031	\$8,200	4	\$900			
Backflow Preventer	10070	2031	\$6,200		\$700			
Generic	100%	2036	* *	1	\$1,400			
	Other Observation, Extent : Light, A		00%	1	\$1,100			
	Location : 1st Floor	55						
	Explanation : Reduced Pressure Zo	one Device						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	75%	LIFE	* *					
	Other Observation, Extent : Light, A	rea Affected : 10	00%					
	Location : Basement To 5th Floor							
	Explanation : Two Units							
Hydraulic	25%	LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement To 1st Floor							
	Explanation : 1 Unit							
ire Suppression								
Standpipe	1000/	2051	⊾اد بال	1.5	¢11 700			
Generic	100%	2051	* *	1-5	\$11,700			
Sprinkler	1000/	2041	* *	1.2	¢ <i>C 5</i> 00			
Generic	100%	2041	~ ~	1-2	\$6,500			

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name Address				IEALTH CENTER		
Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: MANHAT : HEA0003 : 42,000 : 07-Jan-20	ГТАN .000 / 1999 20	REET @BRO rs 1,4,6,7,Ph : 24	ADWAY Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1939 / 2002 : HEALTH AND ME : NONE : 1063379	NTAL HYGIENE
CAPITAL				FY 2025 - 2028		FY 2029 - 2034
Exterior Architect				\$1,013,800		\$328,100
Interior Architect Electrical	ure			\$338,400		\$551,000 \$285,100
Mechanical				\$420,900		\$1,074,800
Total				\$1,773,100		\$2,238,900
Importance Code	А			\$1,013,800		\$328,100
Importance Code				\$759,300		\$1,910,900
Total				\$1,773,100		\$2,238,900
EXPENSE			FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architect	ture		\$28,100	\$24,300		
Interior Architect	ure		\$93,600			\$1,300
Electrical			\$92,700	\$64,700	\$1,300	\$1,600
Mechanical			\$27,800	\$33,700	\$15,500	\$3,300
Site Enclosure			\$5,500			
Site Pavements			\$12,600			
Elevators/Escalate	ors		\$13,800	\$13,800	\$13,800	\$13,800
Total			\$274,100	\$136,500	\$30,600	\$20,000
Importance Code	А		\$29,100	\$24,400		
Importance Code			\$185,300	\$112,100	\$30,600	\$20,000
Importance Code	С		\$59,600			

Total



\$136,500

\$30,600

\$20,000

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

\$274,100

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

Asset # : 1999

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

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

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

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

Asset # : 1999

Architecture	Current Repair Future Replacement					М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Parapets Masanny Driels	700/	Now	\$70,300	LIFE	* *	5	\$2,800		
Masonry: Brick	Cracking/ Location Joint Mor Location Spalling, I	Crumbling, 1 : Through tar Miss/Er 1 : Through	Extent : Moderate out od, Extent : Moder out derate, Area Affect	e, Area Aj rate, Arec	ffected : 10% 1 Affected : 10%	5	\$2,800		
Masonry: Limestone	Cracking/ Locatior Water Pen	: Through	xtent : Moderate, A	-	-	5	\$500		
Metal Rail	10%		\$5,300	2036	* *	5	\$2,900		
			xtent : Moderate, 2 out Upper Roof	Area Affe	cted : 50%				
Pre-Cast Concrete	Cracking/ Locatior Joint Mor	: Coping	\$3,200 Extent : Moderate rod, Extent : Moder	U	-	5	\$2,600		
Roof Modified Bitumen	Water Pen	Now etration, E. : Through	\$9,700 xtent : Light, Area out	2031 Affected	\$194,200 : 5%				
Soffits	1000/			2041	* *	5 10			
Metal Panel	100%			2041		5-10			
terior Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$5,700		
Ceramic Tile	10%			2040	* *	5	\$5,200		
Quarry Tile	5%			2044	* *	5	\$3,900		
Terrazzo	5% //Cracking	0-2	\$4,800 Extent : Moderate ls	LIFE	* * ffected : 5%	5	\$2,000		
Vinyl Tile	Cracking/	-	\$2,800 Extent : Moderate out Basement	2031 e, Area Aj	\$141,500 ffected : 20%	3	\$2,000		
Vinyl Tile 9" X 9"	Cracking/	Now Crumbling, 1 : Through	\$8,200 Extent : Moderate out	2031 e, Area Aj	\$409,600 ffected : 30%	3	\$2,000		
Wood	Location	ervation, E 1 : 4th, 6th I	Extent : Moderate, 2 And 7th Floor nated Wood	2059 4rea Affe	* * ccted : 100%	5	\$54,100		

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
Asset # : 1999

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

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

Asset # : 1999

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

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

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

Asset # : 1999

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	45%			2029	\$65,100	5	\$100	
Locally Mounted		Now	\$4,300	2051	* *	5		
	Not Funct Location	-	ent : Severe, Area A	Iffected :	100%			
Variable Frequency Drive	50%			2036	* *			
Ground								
Grounding Devices								
Generic	100%		\$10,200	LIFE	* *	5	\$600	
			Extent : Severe, Area	a Affected	d : 100%			
		: Basemen						
	Explana	tion : Corre	oded					
Lighting								
Interior Lighting	30%			2021	\$156 200	10	¢0 (00	
Fluorescent		And Firster	res, Extent : Light,	2031	\$156,200	10	\$9,600	
			out The Building	Area Ajje	ectea : 100%			
Fluorescent	50%			2026	\$260,300	10	\$16,100	
	-		res, Extent : Moder out The Building	ate, Area	Affected : 100%			
Fluorescent	5%	0-2	\$26,000	2041	* *			
	-	os And Fixt : 1st Floor	ures, Extent : Mode r Office	erate, Are	ea Affected : 100%			
Fluorescent	15%			2026	\$78,100	10	\$4,800	
	-		t Light, Extent : Lig s And Staircase	ht, Area	Affected : 100%		-	
Egress Lighting								
Emergency, Battery	50%			2036	* *	10	\$4,200	
Exit, LED	10%			2046	* *	1		
Exit, Service	40%			2036	* *	1		
Exterior Lighting	• • •				.	10	* 1 0 0	
Fluorescent	3%			2026	\$4,900	10	\$100	
	-	luorescent : Outside	t Light, Extent : Lig	ht, Area	Affected : 100%			
HID	15%			2026	\$28,700	10		
Incandescent	2%			2026	\$4,400	2		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2036	* *	1	\$3,100	
			Extent : Light, Area		: 100%			
			r, 4th Floor, Hallwo	-				
	Explana	tion : CCT	V Surveillance Can	iera				

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

Asset # : 1999

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

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

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

Asset # : 1999

Mechanical		Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment Int Pkg Unit - Heating/Cooling	20%			2025	\$111,500	2	\$400	
		ervation, E 1 : First Flo	Extent : Light, Area por	Affected	: 100%			
	Explana	tion : Units	s Serve Columbia F	loors				
Reciprocating Compr/Chiller	40%			2031	\$201,900	1	\$6,500	
	Location	n : Roof	Extent : Light, Area					
			Serves Air Handler					
Window/Wall Unit	40%			2025	\$51,800	1		
Distribution CW & CHW Wtr Pipe/Pump	40%			2041	* *	4	\$1,000	
Ductwork/Diffusers	60%			LIFE	* *	2	\$27,300	
Terminal Devices	100/			2021	b2(5(0)	1		
Air Handler/Cool/Ht	40%			2031	\$265,600	1	\$8,700	
No Component Ventilation	60%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,500	
Exhaust Fans Interior	10%	0-2	\$15,200	2041	* *	2	\$100	
	Unit Inope Locatior	erable, Exte 1 : Penthou	ent : Moderate, Are se Mechanical Equ r Electrical Defects	ea Affecte ipment R				
Interior	20%			2026	\$30,300	2	\$200	
Roof No Component	30% 40%			2031	\$19,900	2	\$300	
1	Location	1 : 1st, 4th	Extent : Light, Area Floor And Penthou	se Meche	anical Equipment l			
	Explana Report	tion : These	e Components Are .	4ccounte	d For Under The (Cooling S	Section Of This	
Plumbing H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
Water Heater With Tanks Under Construction	100%							
HW Heat Exchanger	100/0							
Steam Fired	100%			2031	\$165,400	4	\$3,500	
Sanitary Piping Cast Iron	100%			LIFE	* *	1	-	
			tent : Moderate, A		ted : 100%	•		
		1 : Through		00				

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

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

Asset # : 1999

lechanical		Current Rep	pair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
	On Extende	ed Life, Exten	t : Moderate, A	rea Affect	ted : 100%			
	Location	: Throughout						
Sump Pump(s)								
Submersible	100%			2025	\$1,300	4	\$1,300	
Sewage Ejector(s)								
Electric	95%			2031	\$20,400	4	\$1,600	
Electric	5%	Now	\$600	2041	* *	4	\$100	
	e e	0	Moderate, Are Malfunctioning	00				
Backflow Preventer								
Generic	100%			2031	\$15,300	1	\$2,100	
	Other Obse	ervation, Exte	nt : Light, Area	Affected	: 100%			
	Location	: Basement						
	Explanat	ion : Item Loc	cated In Water M	leter Roo	om			
Fixtures								
Generic	100%							
ertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Obse	ervation, Exte	nt : Light, Area	Affected	: 100%			
	Location	: Basement T	o 7th Floor					
	Explanat	ion : Two Uni	its, Maintained	By Colun	ibia University, Ma	alfunction	ns Often	

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

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name		ESTER DISTRICT HEAI			
Address	: 2527 GLEH	BE AVENUE @OVERING	G STREET		
Borough	: BRONX		Agency's Number	: N/A	
Program / Asset #	: HEA0006.0	000 / 1978	Yr Built/Renovated	: 1955 / 2011	
Area Sq Ft	: 35,461		Project Type	: HEALTH AND MEN	NTAL HYGIENE
Date of Survey	: 21-Nov-201	9	Landmark Status	: NONE	
Areas Surveyed	: Basement,	Roof, Floors 1,2,3			
Block	: 3986	Lot : 34	BIN	: 2041911	
CAPITAL			FY 2025 - 2028		FY 2029 - 2034
Exterior Architect	ure		\$749,100		
Interior Architectu	ure				\$1,087,500
Electrical			\$205,500		\$106,100
Mechanical			\$245,400		\$590,500
Total			\$1,200,100		\$1,784,100
Importance Code	A		\$749,100		
Importance Code	В		\$451,000		\$1,630,400
Importance Code	С				\$153,800
Total			\$1,200,100		\$1,784,100
EXPENSE		FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architect	ure	\$19,300	\$23,700	\$7,900	
Interior Architectu	ure	\$78,400		\$141,500	\$3,600
Electrical		\$30,800	\$44,500	\$1,700	\$2,000
Mechanical		\$84,000	\$3,100	\$7,700	\$3,100
Site Enclosure		\$2,700			
Site Pavements		\$18,100			
Elevators/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$237,200	\$75,300	\$162,800	\$12,700
Importance Code	А	\$21,100	\$25,500	\$9,700	\$1,800
Importance Code		\$179,500	\$49,700	\$153,100	\$10,900
Importance Code	С	\$36,700			
Total		\$237,200	\$75,300	\$162,800	\$12,700



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

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

Asset # : 1978

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

Interior

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

Asset # : 1978

		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	15%			2027	¢127.500	2	¢11.000	
Carpet		-	Extent : Light, Are	2027 ea Affecte	\$137,500 ed : 5%	3	\$11,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$5,800	
Ceramic Tile	5%			2034	\$146,100	5	\$2,700	
Terrazzo	20% Cracking/Ci Location :		\$19,400 Extent : Light, Are	LIFE a Affecte	* * ed : 5%	5	\$8,300	
Vinyl Tile	55%			2031	\$787,600	3	\$14,600	
Interior Walls							,	
Ceramic Tile	-	-	\$7,700 Extent : Light, Are hroughout	2034 va Affecte	\$153,800 ed : 10%	5	\$1,400	
Concrete Masonry Unit	15%			LIFE	* *	5	\$3,400	
Plaster	35%		\$23,800 Extent : Light, Are	LIFE	* *	5	\$6,000	
SGFT/Glazed Masonry	35%	Through	out 2nd And 3rd Fl	LIFE	4b, 306b, 310a, 2n ** **			
Wood Ceilings	10%			LIFE		5	\$22,900	
AcousTile,Adhered			\$3,300 Extent : Light, Area out 1st Floor	2036 a Affected	* * 1 : 5%	5	\$2,700	
AcousTileSusp.Lay-In	25%			2044	* *	5	\$13,300	
AcousTileSusp.Lay-In Plaster	65%		\$20,500	LIFE	* *	5 5	\$13,300 \$21,600	
Plaster	65% Cracking/Cl Location : Water Penet	rumbling, Through tration, E:	\$20,500 Extent : Moderate out 2nd And 3rd Fl xtent : Moderate, A out 2nd And 3rd Fl	LIFE , Area Af oors. 304 rea Affec	* * fected : 5% 4b, 306b, 310a, 2n cted : 10%	5 d Floor (\$21,600 Conference Room	
Plaster Site Enclosure	65% Cracking/Cl Location : Water Penet	rumbling, Through tration, E:	Extent : Moderate out 2nd And 3rd Fl xtent : Moderate, A	LIFE , Area Af oors. 304 rea Affec	* * fected : 5% 4b, 306b, 310a, 2n cted : 10%	5 d Floor (\$21,600 Conference Room	
	65% Cracking/Cr Location : Water Penet Location : 25%	rumbling, Through tration, E: Through 4+ Rusting, E.	Extent : Moderate out 2nd And 3rd Fl xtent : Moderate, A out 2nd And 3rd Fl \$2,700 xtent : Light, Area	LIFE , Area Af oors. 304 rea Affec oors. 304 2041	* * fected : 5% 4b, 306b, 310a, 2n eted : 10% 4b, 306b, 310a, 2n * *	5 d Floor (\$21,600 Conference Room	
Plaster Site Enclosure Fence/Gates	65% Cracking/Cr Location : Water Penet Location : 25% Corrosion/R Location : 75%	rumbling, Through tration, E: Through 4+ Rusting, E: Rear Yar d Finish,	Extent : Moderate out 2nd And 3rd Fl xtent : Moderate, A out 2nd And 3rd Fl \$2,700 xtent : Light, Area d Extent : Light, Area	LIFE , Area Aff oors. 304 rea Affec oors. 304 2041 Affected 2051	* * fected : 5% 4b, 306b, 310a, 2n sted : 10% 4b, 306b, 310a, 2n * * : 15% * *	5 d Floor (\$21,600 Conference Room	

Site Pavements

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

Asset # : 1978

rchitecture		Current	Repair	Futur	e Replacement	Ma	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Pavements Public Sidewalk Cast in Place Concrete	Location Misaligne	: Below St	\$4,100 Extent : Light, Are idewalk Shed Throu Extent : Light, Area Pits	ighout				
On-Site Walkways Cast in Place Concrete Masonry: Granite		0-2 ar Miss/Ei : Main En	\$2,500 od, Extent : Moder try Stair	2044 LIFE vate, Area	* * * * 1 Affected : 15%			
Activity Yard Cast in Place Concrete	Cracking/	Now Crumbling, : Rear Yar	\$11,500 Extent : Moderate d	2036 , Area A <u>f</u>	* * ffected : 15%			
lectrical		Current	Repair	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
nder 600 Volts Service Equipment Fused Disc Sw	Location	: Electrico	Extent : N/A, Area A al Room Service Disconnec			5	\$200	
Switchgear / Switchboard Molded Case Bkrs	100%			2051	* *	5	\$900	
Raceway Conduit Conduit	90% 10%			2031 2051	\$36,300 * *	1 1		
Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs	10% 70% 20%			2030 2030 2047	\$5,800 \$40,900 * *	5 5 5	\$100 \$700 \$200	
Wiring Braided Cloth			\$28,500 ent : Severe, Area A out The Building	2056 ffected :	* *	1		
Thermoplastic	50%			2051	* *	1		
Motor Controllers Locally Mounted Locally Mounted	50% 40% 10%			2044 2036 2029	* * * * \$11,600	5 5 5	\$100 \$100	
Locally Mounted	1070			2027	φ 11 ,000			

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

Asset # : 1978

, , , , , , , , , , , , , , , , , , ,	ASSet # : 1978				
Current Re	pair Futi	ure Replacement	M	aintenance	
% of Fail Date E Total (Years)	stimated Cost Year FY	• Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
	• • •	·			
T-8 Lamps And Fixtures	, Extent : Light, Area Aj		10	\$16,300	
	es, Extent : Moderate, A	. ,	10	\$12,700	
9%	2036	. **	10	\$2,900	
T-5 Lamps And Fixtures Location : 1st Floor			-	·), · · ·	
1%			10	\$300	
-		a Affected : 100%			
1%	2026	5,800	2		
				\$4,300	
50%	2036) **	1		
200/	2021	¢22.200	10		
	2031	\$32,300	10		
80%					
70%					
	2036	**	1	\$4,000	
Other Observation, Exte Location : Hallways, S	ent : N/A, Area Affected Staircases, Outside		1	\$ 1,000	
Explanation : CCIV 5	ur ventanee Cameras				
40%					
60%	2031	\$53,600	1-3	\$13,500	
Location : Throughout	t The Building	d : 100%	rs, Horns		
Current Re	pair Fut	ire Replacement	М	aintenance	
					D • •
% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit
100%	2041	* *	1		
100% Other Observation, Exte Location : Basement E			1	\$17,500	
	Current Reg % of Fail Date E Total (Years) 50% 7-8 Lamps And Fixtures Location : Throughout 39% 7-12 Lamps And Fixtures Location : Throughout 9% 7-12 Lamps And Fixtures Location : Throughout 9% 7-5 Lamps And Fixtures Location : Ist Floor 1% Compact Fluorescent Lit Location : Elevator Compact Fluorescent Lit Location : Elevator Compact Fluorescent Lit 20% 50% 50% 50% 50% 20% 80% 70% 30% Other Observation, Extended and the extend and the extended and the extended and the extended an	% of Fail Date Estimated Cost Total (Years)Year FY50%20367-8 Lamps And Fixtures, Extent : Light, Area A, Location : Throughout The Building39%39%20267-12 Lamps And Fixtures, Extent : Moderate, A Location : Throughout The Building9%20367-5 Lamps And Fixtures, Extent : Light, Area A, Location : Ist Floor1%2036Compact Fluorescent Light, Extent : Light, Area Location : Elevator Cars1%203650%203650%203650%203650%203650%203650%203650%203650%203650%203650%203650%203620%203180%20360ther Observation, Extent : N/A, Area Affected Location : Hallways, Staircases, Outside Explanation : CCTV Surveillance Cameras40% 60%20310ther Observation, Extent : Light, Area Affected Location : Throughout The Building Explanation : CCTV Surveillance Cameras40% 60%20310ther Observation, Extent : Light, Area Affected Location : Throughout The Building Explanation : Alarm Bells, Manual Pull Static Lights10Current RepairFutt Fy	Current RepairFuture Replacement% of TotalFail Date Estimated Cost FYYear Vear FyEstimated Cost FY50%2036***7-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building 39%2026 2026 2026 2036\$205,5007-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building 9%2036 2036**7-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : 1st Floor2036 1%**1%2036**Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Elevator Cars2036 2036**20%2036**20%2031\$32,30080%2031\$32,30080%2031\$53,600Other Observation, Extent : Light, Area Affected : 100% Location : Hallways, Staircases, Outside Explanation : CCTV Surveillance Cameras**40% 60%2031\$53,600Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Alarm Bells, Manual Pull Stations, Smoke Detector LightsVo of Fail Date Fail Date Stimated Cost TotalYear Year Year Estimated Cost FY	Current RopairFuture RoplacementM% of TotalFail Date (Years)Year FYEstimated Cost (Yrs)Cycle (Yrs)50%2036***107-8 Lamps Location : Throughout The Building2026\$205,500107-12 Lamps Jose And Fixtures, Extent : Light, Area Location : Throughout The Building2026\$205,500107-12 Lamps Jose And Fixtures, Extent : Moderate, Area Location : Throughout The Building2036***107-5 Lamps Jose And Fixtures, Extent : Light, Area Location : Ist Floor2036***107-5 Lamps Location : Ist Floor2036***1070% S0%2036***1020962036***1020962036***1020962036***1020962036***1050%2036***1050%2036***1050%2036***1050%2036***1050%2036***1050%2036***120%2031\$32,3001080%2031\$53,6001-3Other Observation, Extent : Light, Area Affected : 100% Location : Hallways, Staircases, Outside Explanation : CCTV Surveillance Cameras40% 60%2031\$53,6001-3Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Alarm Bells, Manual Pull Stations, Smok	Current Repair Future Replacement Maintenance % of Fail Date Estimated Cost Total Year Estimated Cost FY Cycle Estimated Cost (Yrs) 50% 2036 ** 10 \$16,300 7-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building 39% 2026 \$205,500 10 \$12,700 7-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building 9% 2036 ** 10 \$2,900 7-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Ist Floor 9% 2036 ** 10 \$2,900 10 \$2,900 2036 ** 10 \$2,900 10 \$2,000 \$2036 ** 10 \$300 Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Elevator Cars 10 \$4,300 20% 2031 \$32,300 10 80% 2036 ** 1 \$4,000 Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways, Staircases, Outside Explanation : CCTV Surveillance Cameras \$33,600 1-

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

Asset # : 1978

		A3361 # . I	010				
Mechanical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating							
Distribution	200/		2020	* *	4	¢ 400	
Hot Wtr Piping/Pump	20% 80% 4+	¢1 200	2039 2030		4	\$400 \$1,400	
Hot Wtr Piping/Pump	80% 4+ Corroded, Extent : 1	\$1,200		\$60,600	4	\$1,400	
		ter Return Piping To					
Terminal Devices							
Convector/Radiator	100%		2029	\$283,200	1	\$11,500	
	On Extended Life, E	xtent : Moderate, A	rea Affec	ted : 100%			
	Location : Throug	hout					
ir Conditioning							
Energy Source	1000/		2020	* *	1		
Electricity	100%		2039	* *	1		
Conversion Equipment Split Unit	30%		2031	\$246,700			
Split Ollit	Other Observation,	Fritent · Light Area					
	Location : 1st Floo	-	njjeeteu	. 10070			
		or Units Serve 1st I	Floor And	d Basement.			
Window/Wall Unit	70%		2026	\$91,800	1		
Heat Rejection				· ·)			
Air Cooled Condenser Unit	30%		2031	\$30,100	2	\$7,400	
	Other Observation,		Affected	: 100%			
	Location : Courty	-					
		e 1st Floor And Bas	sement U	nits			
No Component	70%						
Ventilation							
Distribution Ductwork/Diffusers	100% Now	\$30,400	LIFE	* *	2-5	\$19,800	
Ductwork/Diffusers	Obsolete Equipment				2-3	\$19,800	
		ent Mechanical Equi					
Exhaust Fans			-				
Interior	100% Now	\$15,400	2026	\$153,600	2	\$900	
	Broken, Extent : Sev	00					
		Toilet Exhaust Fans.			т		
	On Extended Life, E						
	Location : Pentho	use Mechanical Equ	ipment F	loom			
lumbing							
H/C Water Piping Galvanized Steel	100% 0-2	¢22 100	2026	* *	1		
Galvanized Steel	Corroded, Extent : 1	\$22,100	2036 ctad : 5%		1		
		ervice Valve In Base)			
	Damaged, Extent : 1			%			
		on On Cold Water I					
	Other Observation,						
	Location : Various		55 -				
	Explanation : Pinh	ole Leaks Reported					

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

Asset # : 1978

			///////////////////////////////////////	010				
Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing								
Water Heater With Tanks Gas Fired	Location			2029 Affected	\$16,700 : 100%	2		
Sanitary Piping	· 1 · · · ·							
Cast Iron	Leak Evia	Now lent, Extent n : Boiler R	\$5,200 : Severe, Area Affe oom	LIFE cted : 10	**	1		
Cast Iron			tent : Moderate, A out	LIFE rea Affect	* * ted : 100%	1		
Storm Drain Piping								
Cast Iron	Blockage	Now /Clogged, 1 n : Backyar	\$3,700 Extent : Severe, Are d Leaders	LIFE ea Affecte	* * d : 100%	1		
Cast Iron			tent : Moderate, A out	LIFE rea Affect	* * ted : 100%	1		
Sump Pump(s)								
Submersible	100%	I		2025	\$1,100	4	\$1,100	
Backflow Preventer								
Generic	Location	servation, E n : First Flo	Extent : Light, Area oor oonent Observed Ir			1	\$2,200	
Fixtures								
Generic			ctent : Moderate, A out	rea Affec	ted : 50%			
Vertical Transport Elevators								
Geared Traction	Location Explana	servation, E		LIFE Affected	**			

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

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

Print Date: 22-Aug-2023 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey		9.000 / 1987		: N/A : 1936 / 2007 : HEALTH AND MENTAL HYGIENE : NONE		
Areas Surveyed		t, Roof, Floors 1,2,3				
Block	: 2788	Lot : 33	BIN	: 3069604		
CAPITAL			FY 2025 - 2028		FY 2029 - 2034	
Exterior Architect	ture		\$251,000			
Interior Architect	ure		\$355,200			
Electrical			\$370,800		\$239,000	
Mechanical			\$108,700		\$448,200	
Total			\$1,085,700		\$687,200	
Importance Code	А		\$251,000			
Importance Code	В		\$834,700		\$687,200	
Total			\$1,085,700		\$687,200	
EXPENSE		FY 2025	FY 2026	FY 2027	FY 2028	
Exterior Architect	ture	\$39,300				
Interior Architect	ure	\$13,600			\$3,300	
Electrical		\$700	\$1,100	\$74,400	\$600	
Mechanical		\$2,800	\$2,300	\$54,600	\$2,300	
Site Pavements		\$1,800				
Elevators/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900	
Total		\$62,100	\$7,400	\$133,000	\$10,100	
Importance Code	А	\$40,600	\$1,200	\$1,300	\$1,200	
Importance Code		\$15,600	\$6,100	\$131,700	\$8,900	
Importance Code	С	\$6,000				
Total		\$62,100	\$7,400	\$133,000	\$10,100	



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

Asset # : 1987

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls						_	• • • • • • • •	
Masonry: Brick	90%			LIFE	* *	5	\$42,100	
Granite Panels	2%			LIFE	* *	5	\$700	
Pre-Cast Concrete	8%			LIFE	~ ~	5	\$12,200	
Windows Aluminum	Location	: 2nd And	\$251,000 ents, Extent : Mod 3rd Floors ent : Moderate, Ar			5	\$5,400	
	-		3rd Floors					
Parapets Masonry: Brick	Location	: Various				5	\$4,200	
	Location	: Lower Ro	-					
		racks, Exte : Lower Ro	nt : Moderate, Area oof	a Affected	d : 2%			
Metal Rail	3%			2045	* *	5-10	\$2,500	
Pre-Cast Concrete	7%			LIFE	* *	5	\$2,000	
Roof								
Fiberglass Panel	5%			2045	* *	1		
Modified Bitumen		0-2 aged Flash : Upper Ro	\$27,500 ings, Extent : Ligh oof	2037 t, Area A	* * ffected : 10%			
	Water Pen	~ ~	xtent : Moderate, A	rea Affeo	cted : 10%			
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
erior								
Floors Cast in Place Concrete	10%			LIFE	* *	5	\$8,200	
Ceramic Tile	8%	4+	\$8,200	2035	* *	5 5	\$1,500	
	Broken/M	issing Elem	ents, Extent : Ligh throom In Baseme	t, Area A	ffected : 5%	5	ψ1,500	
Terrazzo	12%			LIFE	* *	5	\$3,500	
Vinyl Tile		4+ led, Extent : 2nd And	\$55,400 : Moderate, Area A 3rd Floor	2037 Affected :	* *	3	\$7,700	
Vinyl Tile	Location	: Staircase				3	\$2,100	
	Location		Extent : Light, Area r And Some Section Inits					

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

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

Asset # : 1987

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Interior Walls								
Ceramic Tile	5%			2035	* *	5	\$1,900	
Gypsum Board	10%	0-2	\$2,600	LIFE	* *	5	\$2,300	
	Location	: 2nd And				%		
			: Moderate, Area A out 2nd And 3rd Fl		15%			
Marble Panels	5%	········		LIFE	* *			
	5% 63%				* *	5	\$7.200	
Plaster	03% 2%	N	¢1 000	LIFE	* *	5 5	\$7,200	
Plaster			\$1,800 e, Extent : Moderat	LIFE		5	\$200	
		am Surjace : Third Fle		e, Area A	jjecieu . 100%			
			oor xtent : Severe, Arec	Affaata	1.1000/			
		etration, E. : Third Flo						
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In		Now	\$145,600	2052	* *	5	\$7,500	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 50%			
			3rd Hloor					
			3rd Floor Extent : Moderate	Area A	facted · 50%			
	Staining/L	oiscoloring,	Extent : Moderate	, Area Aj	ffected : 50%			
	Staining/L Locatior	Discoloring, 1 : 2nd And	Extent : Moderate 3rd Floor					
	Staining/L Location Worn/Eroo	Discoloring, 2 : 2nd And led, Extent	Extent : Moderate 3rd Floor : Moderate, Area A					
	Staining/L Location Worn/Erod Location	Discoloring, 1 : 2nd And	Extent : Moderate 3rd Floor : Moderate, Area A	Iffected :	50%		* (0.0	
Exposed Struc: Concrete	Staining/L Location Worn/Erod Location 10%	Discoloring, 2 : 2nd And led, Extent	Extent : Moderate 3rd Floor : Moderate, Area A	Iffected : LIFE	50%	5	\$600	
Plaster	Staining/L Location Worn/Erod Location	Discoloring, 2 : 2nd And led, Extent	Extent : Moderate 3rd Floor : Moderate, Area A	Iffected :	50%	55	\$600 \$11,700	
Plaster ite Enclosure	Staining/L Location Worn/Erod Location 10%	Discoloring, 2 : 2nd And led, Extent	Extent : Moderate 3rd Floor : Moderate, Area A	Iffected : LIFE	50%			
Plaster ite Enclosure Fence/Gates	Staining/L Location Worn/Erow Location 10% 50%	Discoloring, 2 : 2nd And led, Extent	Extent : Moderate 3rd Floor : Moderate, Area A	lffected : LIFE LIFE	50% ** **			
Plaster ite Enclosure Fence/Gates Cast in Place Concrete	Staining/L Location Worn/Erod Location 10%	Discoloring, 2 : 2nd And led, Extent	Extent : Moderate 3rd Floor : Moderate, Area A	Iffected : LIFE	50%			
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls	Staining/L Location Worn/Eroo Location 10% 50%	Discoloring, 2 : 2nd And led, Extent	Extent : Moderate 3rd Floor : Moderate, Area A	lffected : LIFE LIFE 2067	50% ** ** **			
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete	Staining/L Location Worn/Erow Location 10% 50%	Discoloring, 2 : 2nd And led, Extent	Extent : Moderate 3rd Floor : Moderate, Area A	lffected : LIFE LIFE	50% ** **			
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls	Staining/L Location Worn/Erod Location 100% 100%	Discoloring, 2 : 2nd And led, Extent	Extent : Moderate 3rd Floor : Moderate, Area A	lffected : LIFE LIFE 2067 2067	50% ** ** **			
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete	Staining/L Location Worn/Erod Location 100% 100% 100%	Discoloring, 2 : 2nd And led, Extent 2 : 2nd And	Extent : Moderate 3rd Floor : Moderate, Area A 3rd Floor	LIFE LIFE 2067 2067 2067	50% ** ** **			
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls	Staining/L Location Worn/Erod Location 100% 100% 100% 0ther Obs	Discoloring, 2 : 2nd And led, Extent 2 : 2nd And	Extent : Moderate 3rd Floor : Moderate, Area A 3rd Floor 	lffected : LIFE LIFE 2067 2067 2067 Affected	50% ** ** ** ** : 100%			
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls	Staining/L Location Worn/Eroc Location 100% 100% 100% 0ther Obs Location	Discoloring, 2 2nd And led, Extent 2 2nd And 2 2nd And ervation, E	Extent : Moderate 3rd Floor : Moderate, Area A 3rd Floor Srd Floor Stent : Light, Area ns With Disabilitie:	lffected : LIFE LIFE 2067 2067 2067 Affected	50% ** ** ** ** : 100%			
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete	Staining/L Location Worn/Eroc Location 100% 100% 100% 0ther Obs Location	Discoloring, 2 : 2nd And led, Extent 2 : 2nd And	Extent : Moderate 3rd Floor : Moderate, Area A 3rd Floor Srd Floor Stent : Light, Area ns With Disabilitie:	lffected : LIFE LIFE 2067 2067 2067 Affected	50% ** ** ** ** : 100%			
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete ite Pavements	Staining/L Location Worn/Eroc Location 100% 100% 100% 0ther Obs Location	Discoloring, 2 2nd And led, Extent 2 2nd And 2 2nd And ervation, E	Extent : Moderate 3rd Floor : Moderate, Area A 3rd Floor Srd Floor Stent : Light, Area ns With Disabilitie:	lffected : LIFE LIFE 2067 2067 2067 Affected	50% ** ** ** ** : 100%			
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete ite Pavements Public Sidewalk	Staining/L Location Worn/Erod Location 50% 100% 100% 100% 0ther Obs Location Explana	Discoloring, 2 2nd And led, Extent 2 2nd And 2 2nd And 2 2nd And 4 2nd And 2 2nd	Extent : Moderate 3rd Floor : Moderate, Area A 3rd Floor Stent : Light, Area ns With Disabilitie: ite Panels	lffected : LIFE LIFE 2067 2067 2067 Affected	50% ** ** ** ** : 100% mp			
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete ite Pavements	Staining/L Location Worn/Erod Location 100% 50% 100% 100% 0ther Obs Location Explana 100%	Discoloring, 2 2nd And led, Extent 2 2nd And ervation, E 2 America tion : Gran 0-2	Extent : Moderate 3rd Floor : Moderate, Area A 3rd Floor xtent : Light, Area ns With Disabilitie. ite Panels \$1,200	Iffected : LIFE LIFE 2067 2067 2067 Affected Affected Act Ran 2037	50% ** ** ** : 100% mp **			
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete ite Pavements Public Sidewalk	Staining/L Location Worn/Erod Location 100% 50% 100% 100% Other Obs Location Explana 100% Cracking/	Discoloring, 2 : 2nd And led, Extent 2 : 2nd And 2 : 2nd And 4 : 2nd And 5 : 2nd And 4 : 2nd And 5 :	Extent : Moderate 3rd Floor : Moderate, Area A 3rd Floor xtent : Light, Area ns With Disabilitie, ite Panels \$1,200 Extent : Moderate	Iffected : LIFE LIFE 2067 2067 2067 Affected Affected Act Ran 2037	50% ** ** ** : 100% mp **			
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete ite Pavements Public Sidewalk Cast in Place Concrete	Staining/L Location Worn/Erod Location 100% 50% 100% 100% Other Obs Location Explana 100% Cracking/	Discoloring, 2 2nd And led, Extent 2 2nd And ervation, E 2 America tion : Gran 0-2	Extent : Moderate 3rd Floor : Moderate, Area A 3rd Floor xtent : Light, Area ns With Disabilitie, ite Panels \$1,200 Extent : Moderate	Iffected : LIFE LIFE 2067 2067 2067 Affected Affected Act Ran 2037	50% ** ** ** : 100% mp **			
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete ite Pavements Public Sidewalk Cast in Place Concrete On-Site Walkways	Staining/L Location Worn/Eroc Location 100% 50% 100% 100% 0ther Obs Location Explana 100% Cracking/ Location	Discoloring, 2 2nd And led, Extent 2 2nd And 2 2nd And 2 2nd And 4 2nd And And 4 2nd And 4 2nd And 4 2nd And 4 2nd And 4	Extent : Moderate 3rd Floor : Moderate, Area A 3rd Floor Extent : Light, Area ns With Disabilitie: ite Panels \$1,200 Extent : Moderate out	Iffected : LIFE LIFE 2067 2067 2067 Affected Affected Act Ran 2037 , Area Aj	50% *** ** ** ** ** ** ** ** ** ffected : 5%			
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete ite Pavements Public Sidewalk Cast in Place Concrete	Staining/L Location Worn/Eroc Location 100% 50% 100% 100% 0ther Obs Location Explana 100% Cracking/ Location 100%	Discoloring, 2 2nd And led, Extent 2 2nd And 2 2nd And ervation, E Crumbling, 2-4	Extent : Moderate 3rd Floor : Moderate, Area A 3rd Floor Extent : Light, Area ns With Disabilities ite Panels \$1,200 Extent : Moderate out \$600	LIFE LIFE 2067 2067 2067 Affected Affected Act Ran 2037 , Area Aj 2045	50% ** ** ** : 100% mp Gected : 5% **			
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete ite Pavements Public Sidewalk Cast in Place Concrete On-Site Walkways	Staining/L Location Worn/Erod Location 100% 50% 100% 100% Other Obs Location Explana 100% Cracking/ Location 100% Cracking/	Discoloring, 2 2nd And led, Extent 2 2nd And 2 2nd And ervation, E Crumbling, 2-4	Extent : Moderate 3rd Floor : Moderate, Area A 3rd Floor Extent : Light, Area ns With Disabilitie. ite Panels \$1,200 Extent : Moderate out \$600 Extent : Moderate	LIFE LIFE 2067 2067 2067 Affected Affected Act Ran 2037 , Area Aj 2045	50% ** ** ** : 100% mp Gected : 5% **			

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

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

Asset # : 1987

Electrical	Curr	ent Repair	e Replacement	placement Maintenance						
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts										
Service Equipment										
Fused Disc Sw	100%		2032	\$14,700	5	\$100				
		on, Extent : N/A, Area A	Iffected :	100%						
	Location : Elec									
	Explanation : C	One 800 Ampere Main I	Disconne	ct Switch.						
Switchgear / Switchboard Molded Case Bkrs	100%		2032	\$95,300	5	\$700				
Raceway	10070		2032	\$95,500	5	\$700				
Conduit	100%		2032	\$40,300	1					
Panelboards	10070		2052	\$10,500	1					
Molded Case Bkrs	100%		2031	\$39,000	5	\$700				
Wiring	10070		2001	\$27,000	U	\$700				
Thermoplastic	100%		2032	\$56,900	1					
Motor Controllers				. ,						
Locally Mounted	100%		2030	\$86,800	5	\$200				
Ground										
Grounding Devices										
Generic	100%		LIFE	* *	5	\$400				
		on, Extent : N/A, Area A	Iffected :	100%						
	Location : Wate		_							
T * 1.	Explanation : C	Connected To Main Wat	er Pipe.							
Lighting										
Interior Lighting Fluorescent	30%		2027	\$111,200	10	\$6,900				
Fluorescent		on, Extent : N/A, Area A			10	\$0,900				
		oughout Building	gjeereu .	10070						
		Jsing T-8 Lamps.								
Fluorescent	65% Nov		2042	* *						
Thorescent		on, Extent : N/A, Area A		100%						
		oughout Building	55							
	Explanation : T									
Fluorescent	5% 0-2		2042	* *						
1 fuor electric		on, Extent : N/A, Area A		100%						
		ughout Building								
	Explanation : C	Compact Fluorescent								
Egress Lighting										
Emergency, Service	50%		2027	\$7,500	1					
Exit, Battery	50%		2027	\$17,300	10	\$800				
Exterior Lighting										
HID	25%		2027	\$31,000	10					
No Component	75%									
Alarm										
Security System	000/									
No Component	80%		2027	Ø10.000	1	#2 000				
Generic	20%		2027	\$10,000	1	\$2,000				

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

Asset # : 1987

			A3561#.1	507					
Electrical	Current Repair			Futur	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm									
Fire/Smoke Detection No Component	75%								
Generic, Analog	25%			2032	\$17,100	1-3	\$4,200		
	2370			2032	\$17,100	1-5	φτ,200		
Mechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ieating									
Energy Source	1000/			0040					
Natural Gas	100%			2042	* *	1			
Conversion Equipment Heat Exchanger, Shell &	50%			2035	* *				
Tube	30%			2055					
Steam Boiler	50%			2037	* *	1	\$12,400		
			xtent : Light, Area		: 100%	1	¢12,100		
		ı : Basemer	-	55					
	Explana	tion : 2 Ga	s Fired Steam Boile	ers					
Distribution	_								
Hot Wtr Piping/Pump	90%			2031	\$48,000	4	\$1,100		
Steam Piping/Pump	10%			2042	* *				
Terminal Devices									
Convector/Radiator	100%			2030	\$199,300	1	\$8,100		
Air Conditioning									
Energy Source	1000/			2040					
Electricity	100%			2048	* *	1			
Conversion Equipment	150/			2027	¢40,100	2	\$200		
Exterior Pkg Unit -	15%			2027	\$40,100	2	\$200		
Cooling Split Unit	1%			2032	\$5,800				
			Extent : Light, Area						
			Machine Room	njjecieu	. 10070				
		tion : 1 Uni							
Window/Wall Unit	60%			2027	\$55,400	1			
No Component	24%			2021	φ55,400	1			
Distribution	21/0								
Ductwork/Diffusers	15%			LIFE	* *	2	\$4,900		
No Component	85%								
Terminal Devices									
Air Handler/Dir	15%			2027	\$53,300	1			
Expansion									
		ed in Place, 1 : Lower Ro	Extent : Light, Area oof	a Affecte	d : 100%				
No Component	85%								
1									

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

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

Asset # : 1987

Mechanical	Current Repair Future Repla					placement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Heat Rejection Air Cooled Condenser Unit	15%			2027	\$8,000	2	\$2,600		
		ed in Place, 1 : Lower R	Extent : Light, Are oof	a Affecte	d : 100%				
No Component	85%								
Ventilation									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,900		
Exhaust Fans Roof	100%			2032	\$47,300	2	\$800		
Plumbing									
H/C Water Piping	200/			20.42	* *	1			
Brass/Copper Galvanized Steel	20% 80%			2042 2030		1 1			
Galvanized Steel			tent : Moderate, A		\$248,900	1			
	Location		The Boiler Room. T			Water P	iping Are Beyond		
Water Heater With Tanks									
Gas Fired		servation, E	Extent : Light, Area 1t Boiler Room	2030 Affected	\$16,700 : 100%	2			
	Explana	tion : 1 Un	it Capacity 100 Ga	llons					
Sanitary Piping	1		1 7						
Cast Iron	75%			LIFE	* *	1			
			tent : Light, Area A out. The Sanitary F			heir Usef	ûl Life Cycle		
Cast Iron	25%			LIFE	* *	1			
Storm Drain Piping	2370			L 11 L		1			
Cast Iron	100%			LIFE	* *	1			
		v	tent : Light, Area A out. The Storm Pip			Useful Li	fe Cycle Rating		
Backflow Preventer									
Generic	100%			2037	* *	1	\$1,500		
Fixtures Generic	100%								
Vertical Transport									
Elevators									
Hydraulic		servation, E	Extent : Light, Area 1t Through 3rd Floo		* * : 100%				
			ment Through 3rd						

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816

Project: HEALTH AND MENTAL HYGIENE

CAPITAL		F	Y 2025 - 2028			FY 2029 - 2034	
Miscellar	neous Buildings		520,900	436,900			
EXPENSE		FY 2025	FY 2026		FY 2027	FY 2028	
Miscellar	neous Buildings	14,000	6,400		7,400	6,300	
ASSET #	NAME			SQFT	CAPITAL	EXPENSE	
13731	PEST CONTROL			2,185	294,300	10,500	
13733	STATEN ISLAND ANIMA	L SHELTER		4,927	663,500	23,700	

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.