

Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$53,500	\$341,000
Interior Architecture		\$789,200
Electrical	\$230,800	\$94,600
Mechanical	\$112,900	\$60,400
<b>Total</b>	<b>\$397,100</b>	<b>\$1,285,100</b>
Importance Code A	\$53,500	\$341,000
Importance Code B	\$343,600	\$944,200
<b>Total</b>	<b>\$397,100</b>	<b>\$1,285,100</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
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
<b>Total</b>	<b>\$127,300</b>	<b>\$12,000</b>	<b>\$85,900</b>	<b>\$12,400</b>
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			
<b>Total</b>	<b>\$127,300</b>	<b>\$12,000</b>	<b>\$85,900</b>	<b>\$12,400</b>



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

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

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

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

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

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

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

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

## Site Pavements

## Public Sidewalk

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

## On-Site Walkways

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

## Parking/Driveway

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

## Under 600 Volts

## Service Equipment

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

## Switchgear / Switchboard

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

## Raceway

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

## Panelboards

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

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

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

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

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

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

## Motor Controllers

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

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

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

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

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**ASTORIA DISTRICT HEALTH CENTER**  
**Asset # : 132**

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

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

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

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

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

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

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
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
<b>Total</b>	<b>\$154,600</b>	<b>\$182,600</b>	<b>\$18,400</b>	<b>\$12,000</b>
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			
<b>Total</b>	<b>\$154,600</b>	<b>\$182,600</b>	<b>\$18,400</b>	<b>\$12,000</b>



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

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

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

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

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

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



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%	Now	\$2,400	2044	**	5	\$3,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 3rd Floor Conference Room And Server Room</i>								
AcousTileSusp.Lay-In	20%	0-2	\$2,400	2036	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%			LIFE	**	5	\$9,300	
Metal Panel	10%			LIFE	**	5	\$4,600	
Plaster	30%	Now	\$6,600	LIFE	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof Stair Bulkhead</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	25%			2041	**			
Iron Picket	75%			2051	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	75%			2051	**			
Masonry: Fieldstone	25%			2051	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Rear Yard And Exterior Ramp</i>								
<i>Explanation : This Is Actually Granite</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2044	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	30%			2036	**			
Masonry: Granite	70%			LIFE	**			
<b>Parking/Driveway</b>								
Asphalt	100%			2034	\$1,178,100			
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2051	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2041	**	5	\$200	
<b>Raceway</b>								
Conduit	50%			2031	\$20,100	1		
Conduit	50%			2051	**	1		

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

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

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

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	2%			2026	\$2,100	2	\$500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Associated With Miscellaneous Split Units</i>						
	Dry Cooler	3%			2026	\$5,100	2	\$800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Roof</i>						
		<i>Explanation : Associated With Computer Room Units.</i>						
	No Component	95%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	40%	Now	\$13,000	LIFE	**	2-5	\$8,400
		<i>Insul. Deteriorating, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Air Handling Unit - 1, 2 And 3 Exterior Ductwork At Roof.</i>						
	No Component	60%						
<b>Exhaust Fans</b>								
	Roof	40%	Now	\$600	2026	\$28,600	2	\$400
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Roof Penthouse</i>						
		<i>Explanation : General Exhaust Fan Not In Operation Due To Fire Alarm Malfunction.</i>						
	No Component	60%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : First And Second Floors</i>						
		<i>Explanation : No Mechanical Ventilation On First And Second Floors</i>						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2031	\$473,700	1	
<b>Water Heater With Tanks</b>								
	Gas Fired	100%			2025	\$16,700	2	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : One 70 Gallon Tank</i>						
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2026	\$7,400	4	\$1,200
<b>Backflow Preventer</b>								
	Generic	100%			2031	\$16,500	1	\$2,300
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Chemical System								
	No Component	95%						
	Generic	5%			2026	\$800	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : I T Room</i>								
<i>Explanation : Fm-200</i>								

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$388,900	
Interior Architecture	\$280,400	\$714,100
Electrical		\$279,400
Site Pavements		\$314,300
<b>Total</b>	<b>\$669,300</b>	<b>\$1,307,800</b>
Importance Code A	\$388,900	
Importance Code B	\$71,400	\$993,500
Importance Code C	\$209,000	\$314,300
<b>Total</b>	<b>\$669,300</b>	<b>\$1,307,800</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$38,500			\$1,800
Interior Architecture	\$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			
<b>Total</b>	<b>\$201,300</b>	<b>\$3,200</b>	<b>\$5,700</b>	<b>\$15,600</b>
Importance Code A	\$45,900	\$600	\$600	\$2,400
Importance Code B	\$148,100	\$2,600	\$5,100	\$13,300
Importance Code C	\$7,300			
<b>Total</b>	<b>\$201,300</b>	<b>\$3,200</b>	<b>\$5,700</b>	<b>\$15,600</b>



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

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

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

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

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

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

## Site Pavements

## Parking/Driveway

## Asphalt

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

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

## Activity Yard

## Cast in Place Concrete

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

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

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2040 \* \* 5 \$100

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

## Switchgear / Switchboard

## Fused Disc Sw

100% 2040 \* \* 5 \$100

## Raceway

## Conduit

100% 2040 \* \* 1

## Panelboards

## Fused Disc Sw

10% 2038 \* \* 5

## Molded Case Bkrs

90% 2038 \* \* 5 \$300

## Wiring

## Thermoplastic

100% 2040 \* \* 1

## Motor Controllers

## Locally Mounted

100% 2035 \* \* 5 \$100

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$200

## Stand-by Power

## Transfer Switches

## Automatic

100% 2035 \* \* 1 \$3,700

## Generators

## Diesel

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

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

## Batteries

## Lead/Acid

100% 2025 \$2,400 5 \$400

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

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

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

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

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

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

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

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

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$510,700	
Interior Architecture	\$150,700	
Mechanical		\$8,169,200
<b>Total</b>	<b>\$661,400</b>	<b>\$8,169,200</b>
Importance Code A	\$510,700	
Importance Code B	\$150,700	\$8,169,200
<b>Total</b>	<b>\$661,400</b>	<b>\$8,169,200</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$68,100		\$16,700	\$6,000
Interior Architecture	\$78,500	\$200		\$5,600
Electrical	\$12,700	\$5,200	\$7,000	\$6,300
Mechanical	\$36,600	\$21,200	\$11,900	\$18,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$199,800</b>	<b>\$30,500</b>	<b>\$39,600</b>	<b>\$40,300</b>
Importance Code A	\$68,100	\$700	\$16,700	\$6,000
Importance Code B	\$131,700	\$29,600	\$22,900	\$34,300
Importance Code C		\$200		
<b>Total</b>	<b>\$199,800</b>	<b>\$30,500</b>	<b>\$39,600</b>	<b>\$40,300</b>



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	100%	Now	\$510,700	2037		**		1
<i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Roof By Exhaust Fan</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Roof By Exhaust Fan</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Roof By Exhaust Fan</i>								
Soffits								
Metal/Glass Curt Wall	40%			LIFE		**	5	\$1,000
Metal: Cage/Fence	60%			2045		**	5	\$3,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sunscreen</i>								
Interior								
Floors								
Carpet	15%	2-4	\$29,300	2031	\$146,300		3	\$12,700
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2nd Floor Offices</i>								
Cast in Place Concrete	5%			LIFE		**	5	\$6,200
Granite Panels	20%			LIFE		**	5	\$8,500
Sheet Vinyl/Rubber	5%	Now	\$9,000	2037		**	5	\$2,100
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Corridor</i>								
Steel Plate	10%	Now	\$150,700	LIFE		**	1	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Cold Box</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Cold Box</i>								
<i>Explanation : Panel Joint Failure, Leaking Below Floor</i>								
Terrazzo	5%	0-2	\$5,200	LIFE		**	5	\$2,200
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Morgue</i>								
Traffic Topping	20%	Now	\$26,300	2037		**	5	\$7,100
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Loading Docks, Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 7%</i>								
<i>Location : Loading Docks, Basement</i>								
Vinyl Tile	20%			2037		**	3	\$5,600
Interior Walls								
Ceramic Tile	5%			2041		**	5	\$400
Concrete Masonry Unit	20%			LIFE		**	5	\$700
Gypsum Board	50%			LIFE		**	5	\$2,700
SGFT/Glazed Masonry	25%			LIFE		**		

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

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

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

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2045	**	1	\$11,600	
Generators								
Diesel	100%			2041	**	1	\$14,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Emergency Generator Rated At 500 Kilowatts</i>						
Batteries								
Nickel Cadmium	100%			2025	\$2,400	5	\$8,400	
Fuel Storage								
Day Tank	6%			2048	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 275 Gallons Rated Capacity</i>						
Main Tank	94%			2060	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 4000 Gallons Rated Capacity</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	5%			2037	**	10	\$1,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Lobby</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
LED	95%			2040	**			
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, LED	50%			2060	**	1		
Exterior Lighting								
LED	30%			2040	**			
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$4,200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2037	**	1-3	\$23,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights, Horns</i>						

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

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

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

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

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

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

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

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

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$778,100	
Interior Architecture	\$283,700	\$562,000
Electrical		\$158,100
Mechanical	\$130,400	\$866,200
<b>Total</b>	<b>\$1,192,200</b>	<b>\$1,586,300</b>
Importance Code A	\$778,100	
Importance Code B	\$414,100	\$1,586,300
<b>Total</b>	<b>\$1,192,200</b>	<b>\$1,586,300</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$14,200		\$900	
Interior Architecture	\$102,500		\$5,800	\$6,700
Electrical	\$9,400	\$3,000	\$3,700	\$3,200
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
<b>Total</b>	<b>\$183,500</b>	<b>\$12,900</b>	<b>\$44,600</b>	<b>\$19,300</b>
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
<b>Total</b>	<b>\$183,500</b>	<b>\$12,900</b>	<b>\$44,600</b>	<b>\$19,300</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%	0-2	\$121,100	LIFE	**	5	\$30,100	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Level, Front Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East And West Side Wall</i>								
Masonry: Limestone	10%			LIFE	**	5	\$5,300	
Granite Panels	5%			LIFE	**	5	\$2,700	
<b>Windows</b>								
Aluminum	95%	Now	\$75,900	2042	**	5	\$1,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations, All Facades</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations, All Facades</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations, All Facades</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 344 And 346 At Lintels</i>								
Metal Louvers	5%			2037	**	10	\$900	
<b>Parapets</b>								
Masonry: Brick Cavity	95%	Now	\$414,700	LIFE	**	5	\$7,000	
<i>Efflorescence, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Perimeter Parapets</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Side</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$4,700	
<b>Roof</b>								
Built-Up (BUR)	15%	Now	\$2,600	2039	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
Modified Bitumen	85%	Now	\$166,300	2042	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Ponding, Extent : Light, Area Affected : 2%</i>								
<i>Location : Upper Roof</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Upper Roof</i>								
<i>Explanation : Repair Not Successful, Still Leaking</i>								
<b>Soffits</b>								
Cast in Place Concrete	100%			LIFE	**	5	\$10,500	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$30,400	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Mosaic Tile	10%			2047	**	5	\$11,600	
Sheet Vinyl/Rubber	15%	Now	\$221,800	2042	**	5	\$5,200	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Offices Area</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Offices Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor Offices Area</i>								
Terrazzo	15%	0-2	\$12,700	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Hallway 1st Floor; Basement</i>								
Vinyl Tile	45%			2034	\$562,000	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	40%	Now	\$15,600	LIFE	**	5	\$9,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
Ceilings								
AcousTileSusp.Lay-In	40%			2039	**	5	\$18,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Third Floor At Leaking Areas</i>								
Exposed Struc: Concrete	15%			LIFE	**	5-10	\$8,700	
Plaster	30%			LIFE	**	5-10	\$23,900	
Plaster	15%	Now	\$61,900	LIFE	**	5	\$4,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rooms 320, 344, 345 And 346</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Rooms 320, 344, 345 And 346</i>								
<i>Explanation : Repair Not Successful, Still Leaking</i>								
Site Enclosure								
Fence/Gates								
Chain Link	95%			2054	**			
Iron Picket	5%			2054	**			
Free Standing Walls								
Masonry: Brick	100%			2054	**			

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$10,700	2069		**		
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Ramp Area At Front Of Building</i>								
<i>Explanation : Staining Rust Marks</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$10,800	2047		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Front Of Property</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$900	2047		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Yard And Front Steps</i>								
Activity Yard								
Asphalt	100%	Now	\$9,600	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1,600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054		**	5	\$100
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
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Basement, Penthouse, Boiler Room</i>								
<i>Explanation : Panels Are Original And Are At End Of Life</i>								
Molded Case Bkrs	60%			2050		**	5	\$500
Wiring								
Thermoplastic	100%			2060		**	1	
Motor Controllers								
Locally Mounted	70%			2032	\$81,000		5	\$200
Variable Frequency Drive	30%			2039		**		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting LED	100%			2042	**			
Egress Lighting Emergency, Battery	50%			2042	**	10	\$3,900	
Exit, LED	50%			2069	**	1		
Exterior Lighting LED	20%			2042	**			
No Component	80%							
Lightning Protection								
Arresters/Cabling Generic	100%			2069	**	5	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Front Disk</i>						
		<i>Explanation : Cameras Security System</i>						
Alarm								
Security System Generic	100%			2029	\$59,500	1	\$12,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>						
Fire/Smoke Detection								
Generic, Digital	7%	Now	\$5,700	2042	**	1-3	\$1,300	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Boiler Room</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Control Panel Reports Trouble Condition For Boiler Room Heat Detector.</i>						
Generic, Digital	93%			2042	**	1-3	\$18,600	

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Furnace	40%			2039	**	1	\$6,400	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Roof Mounted</i>						
		<i>Explanation : 2 Large Units, 1 Small Unit</i>						
Steam Boiler	4%			2039	**	1	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Steam Boiler	56%			2039	**	1	\$18,000	
<b>Distribution</b>								
Steam Piping/Pump	60%			2044	**			
No Component	40%							
<b>Terminal Devices</b>								
Air Handler	40%			2034	\$238,700	1	\$8,000	
Convactor/Radiator	40%			2032	\$103,700	1	\$4,200	
No Component	20%							
<b>Controls</b>								
Electrical	100%			2032	\$176,300			
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2042	**	1		
<b>Conversion Equipment</b>								
Interior Pkg Unit - Cooling	26%			2028	\$130,400	2	\$500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 26%</i>						
		<i>Location : Basement Mechanical Equipment Room</i>						
Ext Pkg Unit - Heating/Cooling Split Unit	52%			2034	\$277,100	2	\$1,000	
Window/Wall Unit	2%			2034	\$15,100			
	20%			2027	\$24,000	1		
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	20%			2034	\$18,400	2	\$4,500	
No Component	80%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$22,900	
No Component	20%							
<b>Exhaust Fans</b>								
Interior	50%			2029	\$70,300	2	\$500	
Roof	50%			2034	\$30,800	2	\$500	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2044	**	1		
<b>Water Heater With Tanks</b>								
Gas Fired	100%			2029	\$16,700	2		

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

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

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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** : BUSHWICK DISTRICT HEALTH CTR.  
**Address** : 335 CENTRAL AVENUE @LINDEN ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0018.000 / 1986 **Yr Built/Renovated** : 1959 / 1996  
**Area Sq Ft** : 35,640 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 14-Nov-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3324 **Lot** : 1 **BIN** : 3076115

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$584,000	
Interior Architecture		\$2,882,800
Electrical		\$529,600
Mechanical	\$1,584,000	\$721,800
<b>Total</b>	<b>\$2,168,000</b>	<b>\$4,134,200</b>
Importance Code A	\$584,000	
Importance Code B	\$1,584,000	\$4,134,200
<b>Total</b>	<b>\$2,168,000</b>	<b>\$4,134,200</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
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
<b>Total</b>	<b>\$163,500</b>	<b>\$92,700</b>	<b>\$19,200</b>	<b>\$16,800</b>
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			
<b>Total</b>	<b>\$163,500</b>	<b>\$92,700</b>	<b>\$19,200</b>	<b>\$16,800</b>



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

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

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

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

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

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

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

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	2%			2039	**	5		
Molded Case Bkrs	98%			2039	**	5	\$900	
<b>Wiring</b>								
Thermoplastic	100%			2041	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2036	**	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$500	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	95%			2031	\$503,100	10	\$31,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2031	\$26,500	10	\$1,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2031	\$29,200	10	\$4,300	
Exit, LED	10%			2046	**	1		
Exit, Service	40%			2031	\$6,000	1		
<b>Exterior Lighting</b>								
HID	20%			2031	\$32,500	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Operated Via Timers</i>								
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2031	\$19,600	1	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Entry And Exit Doors</i>								
<i>Explanation : Surveillance Cameras And Intrusion Alarm System</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2031	\$26,900	1-3	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

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

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

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

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



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

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

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing									
	Sump Pump(s) Submersible	100%			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		**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Basement To 3rd Floor</i>					
				<i>Explanation : 2 Units</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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** : CENTRAL HARLEM DIST HEALTH CTR.  
**Address** : 2238 FIFTH AVENUE @W. 137 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0012.000 / 2788 **Yr Built/Renovated** : 1937 / 2013  
**Area Sq Ft** : 31,180 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 13-Dec-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1734 **Lot** : 34 **BIN** : 1053900

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$177,700	\$253,000
Interior Architecture	\$707,800	\$973,900
Electrical	\$278,000	\$451,200
Mechanical	\$1,877,500	\$153,800
<b>Total</b>	<b>\$3,040,900</b>	<b>\$1,831,900</b>
Importance Code A	\$177,700	\$253,000
Importance Code B	\$2,863,200	\$1,578,900
<b>Total</b>	<b>\$3,040,900</b>	<b>\$1,831,900</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$34,500			
Interior Architecture	\$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/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$110,700</b>	<b>\$21,500</b>	<b>\$31,200</b>	<b>\$71,600</b>
Importance Code A	\$37,600	\$3,100	\$3,100	\$3,200
Importance Code B	\$27,700	\$18,400	\$26,700	\$68,400
Importance Code C	\$45,400		\$1,400	
<b>Total</b>	<b>\$110,700</b>	<b>\$21,500</b>	<b>\$31,200</b>	<b>\$71,600</b>



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$161,800	
Interior Architecture	\$125,100	\$125,100
Electrical		\$11,400
Mechanical	\$51,200	\$156,700
<b>Total</b>	<b>\$338,100</b>	<b>\$293,100</b>
Importance Code A	\$161,800	
Importance Code B	\$176,200	\$293,100
<b>Total</b>	<b>\$338,100</b>	<b>\$293,100</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$29,900			
Interior Architecture	\$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/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$240,400</b>	<b>\$18,500</b>	<b>\$43,800</b>	<b>\$17,900</b>
Importance Code A	\$32,300	\$2,400	\$2,400	\$2,400
Importance Code B	\$144,600	\$16,100	\$41,400	\$15,600
Importance Code C	\$63,500			
<b>Total</b>	<b>\$240,400</b>	<b>\$18,500</b>	<b>\$43,800</b>	<b>\$17,900</b>



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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	50%			2047	**	5	\$17,900	
Gypsum Board	10%			LIFE	**	5-10	\$12,300	
Wood	40%			LIFE	**	5	\$250,100	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2069	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2069	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	4+	\$6,700	2047	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Hydrant</i>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	10%			2047	**			
Pavers/Stone	90%	Now	\$22,400	2043	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Electrical</b>								
<b>System Component Type</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2054	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2054	**	5	\$100	
Molded Case Bkrs	50%			2044	**	5	\$300	
<b>Raceway</b>								
Conduit	90%			2054	**	1		
Conduit	10%			2044	**	1		
<b>Panelboards</b>								
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	
<b>Wiring</b>								
Thermoplastic	20%			2034	\$11,400	1		
Thermoplastic	10%			2054	**	1		
Thermoplastic	70%			2060	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**  
**CHELSEA DISTRICT HEALTH CENTER**  
**Asset # : 1575**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	70%			2051	**	5	\$100	
Variable Frequency Drive	30%			2054	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2051	**	1	\$8,000	
Generators								
Diesel	100%			2047	**	1	\$10,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : One 250 Kilovolt Ampere Generator</i>					
Batteries								
Lead/Acid	100%			2029	\$2,400	5	\$1,000	
Fuel Storage								
Day Tank	50%			2056	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 324 Gallons Capacity</i>					
Main Tank	50%			2069	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Diesel Tank Installed In The Basement</i>					
<b>Lighting</b>								
Interior Lighting								
Fluorescent	20%			2042	**	10	\$4,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st, 2nd, 3rd Floor</i>					
			<i>Explanation : T-8 Lamps Installed This Year</i>					
Fluorescent	20%			2042	**	10	\$4,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement, 1st, 2nd Floor</i>					
			<i>Explanation : Compact Fluorescent Light Fixtures Installed This Year</i>					
LED	60%			2042	**			
Egress Lighting								
Emergency, Service	50%			2042	**	1		
Exit, Service	30%			2044	**	1		
Exit, Service	20%			2042	**	1		
Exterior Lighting								
LED	20%			2042	**			
No Component	80%							
<b>Alarm</b>								

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

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

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

## Alarm

Security System Generic	100%			2042	**	1	\$9,700	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Cameras Security System And Intrusion Alarm System*

Fire/Smoke Detection Generic, Digital	100%			2042	**	1-3	\$16,000	
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<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Heating

Energy Source Natural Gas	100%			2054	**	1		
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Conversion Equipment Steam Boiler	100%			2047	**	1	\$23,600	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement Boiler Room*

*Explanation : 2 Natural Gasoline Fired Steam Boilers*

Distribution Central Plant Steam Piping/Pmp	100%			2054	**	4	\$1,800	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout*

*Explanation : New*

Terminal Devices Convactor/Radiator	100%			2047	**	1	\$7,700	
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## Air Conditioning

Energy Source Electricity	100%			2056	**	1		
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Conversion Equipment Reciprocating Compr/Chiller	50%	Now	\$34,400	2039	**	1	\$5,000	
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*Malfunctioning, Extent : Moderate, Area Affected : 50%*

*Location : Roof. Two Of The Chillers Are Not Working Due To Bad Compressor*

Ext Pkg Unit - Heating/Cooling	40%	0-2	\$31,300	2034	\$156,700	2	\$500	
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*Not in Service, Extent : Moderate, Area Affected : 20%*

*Location : Roof. One External Package Unit Is Not Working Due To Bad Compressor*

Split Unit	10%			2039	**			
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Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$38,800	
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## 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.*

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

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

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
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
<b>Total</b>	<b>\$5,323,500</b>	<b>\$8,906,400</b>
Importance Code A	\$454,200	\$655,600
Importance Code B	\$4,869,300	\$8,198,800
Importance Code C		\$51,900
<b>Total</b>	<b>\$5,323,500</b>	<b>\$8,906,400</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
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
<b>Total</b>	<b>\$206,700</b>	<b>\$109,300</b>	<b>\$91,800</b>	<b>\$198,700</b>
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		
<b>Total</b>	<b>\$206,700</b>	<b>\$109,300</b>	<b>\$91,800</b>	<b>\$198,700</b>



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



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

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

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

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

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

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

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

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Batteries</b>								
Lead/Acid	100%			2025	\$2,400	5	\$3,500	
<b>Fuel Storage</b>								
Day Tank	25%			2032	\$6,300	5		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 275 Gallons Rated Capacity</i>							
Day Tank	5%			2041	**	5		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 25 Gallons Rated Capacity</i>							
Main Tank	70%			2036	**	5		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1,000 Gallons Rated Capacity</i>							
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	10%			2028	\$140,100	10	\$8,600	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	78%			2033	\$1,092,400	10	\$67,400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	12%			2033	\$168,100	10	\$10,400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Compact Fluorescent Lights</i>							
<b>Egress Lighting</b>								
Emergency, Service	45%			2033	\$25,500	1		
Emergency, Battery	5%			2033	\$7,700	10	\$1,100	
Exit, LED	50%			2061	**	1		
<b>Exterior Lighting</b>								
HID	9%			2033	\$38,700	10		
Incandescent	1%			2028	\$4,900	2		
No Component	90%							
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2038	**	1	\$35,200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement, Hallways, Outside Perimeter</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							

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

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

## Alarm

Fire/Smoke Detection  
Generic, Analog

100% 2028 \$237,400 1-3 \$59,800

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

*Location : Throughout The Building*

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

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

## Heating

Energy Source  
Utility Steam

100% 2043 \* \* 1

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

*Location : Throughout*

*Explanation : Steam From Con Edison*

## Conversion Equipment

Pres. Reducing Valve/LP  
Steam

100% 2036 \* \* 5 \$5,600

*Other Observation, Extent : N/A, Area Affected : 50%*

*Location : 6th Floor East And Basement Mechanical Room*

*Explanation : 2 Heat Exchangers On Each Floor*

## Distribution

Hot Wtr Piping/Pump

30% 2041 \* \* 4 \$2,100

*Corroded, Extent : Moderate, Area Affected : 10%*

*Location : Various Locations*

Steam Piping/Pump

70% 2043 \* \*

*Corroded, Extent : Moderate, Area Affected : 10%*

*Location : Various Locations*

## Terminal Devices

Air Handler

20% Now \$346,500 2043 \* \* 1 \$10,500

*Corroded, Extent : Severe, Area Affected : 80%*

*Location : 1 Unit, Roof*

Air Handler

5% Now \$86,600 2043 \* \* 1 \$2,600

*Abandoned in Place, Extent : Severe, Area Affected : 100%*

*Location : 2nd Floor Mechanical Room Number 3*

*On Extended Life, Extent : Moderate, Area Affected : 20%*

*Location : 2nd Floor Mechanical Room Number 3*

Air Handler

35% 2028 \$606,300 1 \$20,400

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

*Location : Various Locations*

Convactor/Radiator

20% 2031 \$150,500 1 \$6,100

Fan Coil Unit/Heat

20% 2028 \$456,500 1 \$6,100

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

*Location : Various Locations*

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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	**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
<i>Location : One Unit From Cellar To 6th Floor; Two Units From 1st To 6th Floor</i>							
<i>Explanation : 3 Units</i>							
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

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$1,260,800	
Mechanical		\$193,100
<b>Total</b>	<b>\$1,260,800</b>	<b>\$193,100</b>
Importance Code A	\$1,260,800	
Importance Code B		\$193,100
<b>Total</b>	<b>\$1,260,800</b>	<b>\$193,100</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$85,300		\$500	
Interior Architecture	\$61,900	\$2,000		\$3,700
Electrical	\$12,600	\$700	\$52,400	\$1,200
Mechanical	\$25,700	\$6,300	\$19,900	\$6,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$189,500</b>	<b>\$13,000</b>	<b>\$76,700</b>	<b>\$15,000</b>
Importance Code A	\$87,400	\$2,100	\$2,600	\$2,100
Importance Code B	\$98,300	\$9,900	\$74,100	\$13,000
Importance Code C	\$3,800	\$1,000		
<b>Total</b>	<b>\$189,500</b>	<b>\$13,000</b>	<b>\$76,700</b>	<b>\$15,000</b>



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Parapets</b>								
Masonry: Brick	55%	0-2	\$66,200	LIFE	**	5	\$2,700	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Perimeter Flashing At Roof</i>								
Masonry: Marble	20%	Now	\$51,300	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	5%			2052	**	5	\$900	
Metal Rail	5%			2045	**	5-10	\$4,400	
Metal: Cage/Fence	15%	Now	\$5,100	2045	**	5	\$2,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Lower Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<b>Roof</b>								
Modified Bitumen	95%	Now	\$173,900	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor</i>								
Skylight, Metal/Glass	5%	0-2	\$78,400	2052	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stir Bulk Head</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$4,300	
Ceramic Tile	5%			2041	**	5	\$2,000	
<i>Recent Installation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 3rd Floor</i>								
Terrazzo	15%	Now	\$26,900	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front And East Stairs</i>								
Vinyl Tile	75%			2037	**	3	\$14,700	

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

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

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CORONA DISTRICT HEALTH CENTER**  
**Asset # : 133**

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

**Alarm**

## Security System

No Component

80%

Generic

10%

2027

\$5,200

1

\$1,100

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

Generic

10%

2037

\* \*

1

\$1,100

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

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

\* \*

1-3

\$5,500

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

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

**Heating**

## Energy Source

Natural Gas

100%

2042

\* \*

1

## Conversion Equipment

Furnace

25%

2032

\$20,000

1

\$3,300

Hot Water Boiler

15%

2037

\* \*

1

\$2,000

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

Steam Boiler

60%

2052

\* \*

1

\$15,600

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

## Distribution

Ductwork/Diffusers

40%

LIFE

\* \*

2-5

\$5,900

Central Plant Steam

60%

2042

\* \*

4

\$1,200

Piping/Pmp

## Terminal Devices

Air Handler

40%

2032

\$193,100

1

\$6,500

Convactor/Radiator

60%

Now

\$2,500

2037

\* \*

1

\$4,600

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

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

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

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

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

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

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

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

*Location : Basement To 3rd Floor*

*Explanation : One Unit*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$340,100	
Interior Architecture	\$158,100	
Mechanical		\$403,600
<b>Total</b>	<b>\$498,200</b>	<b>\$403,600</b>
Importance Code A	\$340,100	
Importance Code B		\$403,600
Importance Code C	\$158,100	
<b>Total</b>	<b>\$498,200</b>	<b>\$403,600</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$48,400		\$2,000	
Interior Architecture	\$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/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$141,800</b>	<b>\$9,400</b>	<b>\$18,600</b>	<b>\$13,300</b>
Importance Code A	\$49,200	\$900	\$2,900	\$900
Importance Code B	\$51,500	\$8,400	\$12,100	\$11,400
Importance Code C	\$41,100	\$200	\$3,600	\$1,000
<b>Total</b>	<b>\$141,800</b>	<b>\$9,400</b>	<b>\$18,600</b>	<b>\$13,300</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$22,000	LIFE	**	5	\$5,500	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Left Side And Rear Elevations</i>								
Masonry: Brick Cavity	5%			LIFE	**	5	\$2,700	
Masonry: Limestone	25%	Now	\$52,600	LIFE	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Window Surrounds</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Facade</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
Metal/Glass Curt Wall	40%			LIFE	**	5	\$41,000	
Granite Panels	5%			LIFE	**	5	\$2,100	
Window Wall	5%			2054	**	5	\$5,100	
Windows								
Aluminum	58%			2050	**	5	\$2,400	
Aluminum	2%	Now	\$2,300	2050	**	5		
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Room No. 3</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Room No. 3</i>								
Special Gauge/Ballistic	40%	Now	\$117,600	LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Street Facade</i>								
<i>Explanation : Bullet Proof Glass, 3 Locations Inoperable</i>								
Parapets								
Metal Panel	5%			2054	**	5	\$900	
Metal Rail	85%			2039	**	5-10	\$68,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout, Bottom Rail</i>								
Metal: Cage/Fence	10%			2047	**	5-10	\$3,500	
Roof								
Fiberglass Panel	5%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Polycarbonate Paneling Covering Egress Stair</i>								
Modified Bitumen	95%	Now	\$169,900	2044	**			
<i>Alligatoring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%			2047	**	5		

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

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

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

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

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

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

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Water Main</i>						
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2047	**	1	\$5,400	
<b>Generators</b>								
Natural Gas	100%			2043	**	1	\$6,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Area Outside The Building</i>						
		<i>Explanation : One 25 Kilowatts</i>						
<b>Batteries</b>								
Lead/Acid	100%			2028	\$2,400	5	\$600	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	5%			2039	**	10	\$800	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Room B11, Storage, B15a, Mechanical Room</i>						
LED	95%			2042	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2039	**	10	\$2,100	
Exit, LED	50%			2062	**	1		
<b>Exterior Lighting</b>								
LED	25%			2039	**			
LED	5%			2044	**			
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof Perimeter Facing Parking Lot</i>						
No Component	70%							
<b>Alarm</b>								
Security System								
Generic	50%			2039	**	1	\$3,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm</i>						
Generic	50%			2039	**	1	\$3,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside The Building</i>						
		<i>Explanation : CCTV Surveillance Camera</i>						

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

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

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

**Alarm**

Fire/Smoke Detection  
Generic, Digital

100%

2039

\* \*

1-3

\$10,700

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

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

**Heating**

Energy Source

Natural Gas

100%

2044

\* \*

1

Conversion Equipment

Furnace

70%

2034

\$37,000

1

\$6,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 5 Rooftop Package Units*

Hot Water Boiler

30%

2039

\* \*

1

\$2,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : 2 Gasoline Fired Hot Water Boilers*

Distribution

Hot Wtr Piping/Pump

30%

2042

\* \*

4

\$400

No Component

70%

Terminal Devices

Convactor/Radiator

20%

2047

\* \*

1

\$1,100

Fan Coil Unit/Heat

10%

2039

\* \*

1

\$600

No Component

70%

Controls

Electrical

100%

2032

\$94,500

**Air Conditioning**

Energy Source

Electricity

100%

2050

\* \*

1

Conversion Equipment

Ext Pkg Unit -  
Heating/Cooling

80%

0-2

\$4,600

2034

\$228,400

2

\$700

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 5 Package Units On Roof**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : Inefficient Units*

Split Unit

20%

2034

\$80,700

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

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

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

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

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

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Terminal Devices								
Fan Coil - 2 Pipe	20%			2039	**	1	\$1,100	
No Component	80%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	20%			2034	\$9,800	2	\$2,400	
No Component	80%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,400	
Exhaust Fans								
Interior	10%			2039	**	2	\$100	
Roof	90%			2039	**	2	\$500	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2054	**	1		
Water Heater With Tanks								
Gas Fired	100%			2032	\$33,400	2		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : One 175 Gallons Unit</i>					
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%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement To Second Floor</i>					
			<i>Explanation : 1 Unit</i>					
<b>Fire Suppression</b>								
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.

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$66,000	
Interior Architecture		\$1,796,600
Electrical		\$322,300
Mechanical	\$114,400	\$794,600
<b>Total</b>	<b>\$180,300</b>	<b>\$2,913,500</b>
Importance Code A	\$66,000	
Importance Code B	\$114,400	\$2,788,000
Importance Code C		\$125,600
<b>Total</b>	<b>\$180,300</b>	<b>\$2,913,500</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
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
<b>Total</b>	<b>\$151,000</b>	<b>\$72,300</b>	<b>\$11,900</b>	<b>\$12,800</b>
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			
<b>Total</b>	<b>\$151,000</b>	<b>\$72,300</b>	<b>\$11,900</b>	<b>\$12,800</b>



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

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

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

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

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

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



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

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

## Interior

## Ceilings

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

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

*Location : Stairwell Y*

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

*Location : Stairwell Y*

## Site Enclosure

## Fence/Gates

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

## Retaining Walls

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

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

*Location : Areaways On North Elevation*

*Explanation : This Is Actually Granite*

## Site Pavements

## Public Sidewalk

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

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

**Electrical**

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

## Under 600 Volts

## Service Equipment

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

*Location : Basement / Boiler Room*

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

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

*Location : Basement*

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

## Switchgear / Switchboard

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

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

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

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

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

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

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

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

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

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

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

## Alarm

## Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2036

\* \*

1-3

\$11,700

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

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

## Heating

## Energy Source

Natural Gas

100%

2041

\* \*

1

## Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$26,200

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

## Distribution

Steam Piping/Pump

75%

2031

\$154,900

Steam Piping/Pump

25%

2051

\* \*

## Terminal Devices

Convactor/Radiator

100%

2029

\$210,900

1

\$8,500

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

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

## Conversion Equipment

Window/Wall Unit

100%

2029

\$97,700

1

## Ventilation

## Distribution

Ductwork/Diffusers

20%

LIFE

\* \*

2-5

\$2,900

No Component

80%

## Exhaust Fans

Interior

100%

2026

\$114,400

2

\$800

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

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2031

\$331,200

1

## Water Heater With Tanks

Gas Fired

100%

2026

\$16,700

2

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

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

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

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

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

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

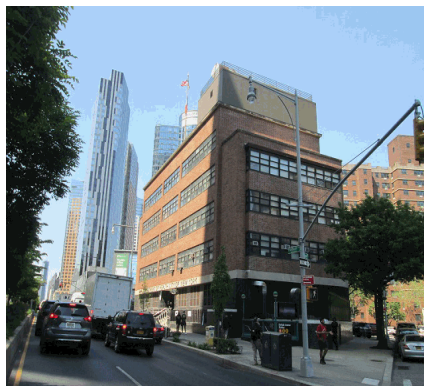
Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

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

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$76,100		\$13,100	\$5,600
Interior Architecture	\$51,600	\$7,800		\$4,400
Electrical	\$21,100	\$2,500	\$74,100	\$2,500
Mechanical	\$7,800	\$7,500	\$35,800	\$8,000
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
<b>Total</b>	<b>\$171,400</b>	<b>\$32,600</b>	<b>\$137,900</b>	<b>\$35,300</b>
Importance Code A	\$79,400	\$3,300	\$16,500	\$8,900
Importance Code B	\$60,400	\$24,900	\$121,400	\$26,300
Importance Code C	\$31,600	\$4,400		
<b>Total</b>	<b>\$171,400</b>	<b>\$32,600</b>	<b>\$137,900</b>	<b>\$35,300</b>



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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	80%			LIFE	**	5	\$64,200	
Masonry: Brick	3%	Now	\$9,700	LIFE	**	5	\$2,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Regional Director Office On Fifth Floor</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,000	
Metal Panel	8%			2052	**	5-10	\$44,200	
Granite Panels	4%	Now	\$38,600	LIFE	**	5	\$2,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Ramp</i>								
<b>Windows</b>								
Aluminum	30%	Now	\$5,200	2048	**	5	\$2,800	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : 5th Floor Office</i>								
Aluminum	60%			2048	**	5	\$11,300	
Metal Louvers	5%			2035	**	10	\$5,900	
Steel	5%	Now	\$13,800	2057	**	5	\$5,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<b>Parapets</b>								
Masonry: Brick	80%			LIFE	**	5	\$4,300	
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal Panel	10%			2052	**	5	\$2,100	
Metal Rail	5%			2045	**	5-10	\$4,900	
<b>Roof</b>								
Modified Bitumen	100%	4+	\$154,600	2037	**			
<i>Alligatoring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<b>Soffits</b>								
Cast in Place Concrete	40%			LIFE	**	5		
Cement - Fiber Panel	60%			2037	**	10		
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$11,400	
Ceramic Tile	13%			2041	**	5	\$6,800	
Terrazzo	10%			LIFE	**	5	\$4,100	
Vinyl Tile	67%			2037	**	3	\$17,500	

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

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

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

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

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

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

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

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

**Alarm**

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

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

## Alarm

## Security System

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

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

*Location : First Floor*

## Fire/Smoke Detection

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

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

*Location : First Floor*

*Explanation : Trouble Signal Visible On Fire Alarm Control Panel*

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

## Heating

## Energy Source

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

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

*Location : Sub-basement Boiler Room, Penthouse*

*Explanation : 3 Units, Summer Boiler*

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

*Location : Sub-basement Boiler Room*

*Explanation : 2 Units*

## Distribution

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

## Terminal Devices

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

## Air Conditioning

## Energy Source

Electricity	100%			2040	**	1		
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## Conversion Equipment

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

*Location : One Chiller On Roof*

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

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

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

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

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
<b>Total</b>	<b>\$241,700</b>	<b>\$7,800</b>	<b>\$11,800</b>	<b>\$9,100</b>
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			
<b>Total</b>	<b>\$241,700</b>	<b>\$7,800</b>	<b>\$11,800</b>	<b>\$9,100</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Glass Block	1%			LIFE	**	5	\$200		
Masonry: Brick Cavity	94%			LIFE	**	5	\$34,100		
		<i>Efflorescence, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
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	**				
		<i>Blisters, Extent : Moderate, Area Affected : 2%</i>							
		<i>Location : Throughout Upper Roof</i>							
		<i>Ponding, Extent : Moderate, Area Affected : 2%</i>							
		<i>Location : Canopy Roof: Improper Pitch</i>							
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		
Interior									
Floors									
Cast in Place Concrete	7%	4+	\$2,900	LIFE	**	5	\$3,800		
		<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>							
		<i>Location : Basement</i>							
Ceramic Tile	8%	Now	\$5,500	2043	**	5	\$1,000		
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Toilets Throughout</i>							
Mosaic Tile	3%			2039	**	5	\$1,900		
Terrazzo	5%			LIFE	**	5	\$2,000		
Vinyl Tile	17%	Now	\$5,700	2034	\$114,500	3	\$1,600		
		<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : 2nd Floor Offices</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : 2nd Floor Offices</i>							
Vinyl Tile	50%			2039	**	3	\$4,700		
Vinyl Tile 9" X 9"	10%	Now	\$29,300	2044	**	3	\$900		
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout Basement</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout Basement</i>							

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	10%	Now	\$8,300	LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Storage Room</i>								
Ceramic Tile	7%	Now	\$1,700	2043	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Glass Block	3%			LIFE	**	10	\$300	
Gypsum Board	15%			LIFE	**	5-10	\$5,700	
Plaster	65%	Now	\$17,400	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staircase And 2nd Floor Offices</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2047	**	5	\$3,700	
Gypsum Board	10%			LIFE	**	5-10	\$8,600	
Plaster	75%			LIFE	**	5-10	\$32,200	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	75%	Now	\$10,100	2054	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof, Remote Terminal Unit Enclosure</i>								
Iron Picket	25%			2069	**			
<b>Free Standing Walls</b>								
Masonry: Brick	100%	2-4	\$800	2054	**			
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Main Entrance</i>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2069	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2047	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2047	**			

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Conversion Equipment Steam Boiler	100%			2039	**	1	\$16,500	
<i>Repairs In Progress, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Unit No. 2 In Boiler Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Steam Piping/Pump	100%			2044	**			
Terminal Devices Convactor/Radiator	90%			2039	**	1	\$4,900	
Unit Heater - Steam	10%			2034	\$9,300	4	\$200	
Controls Electrical	100%			2029	\$90,600			
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2042	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	20%	0-2	\$35,700	2044	**	2	\$200	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rooftop Unit Is Very Noisy Due To Malfunction</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit, Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : On Extended Life Time</i>								
Window/Wall Unit	70%			2029	\$43,200	1		
No Component	10%							
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	30%			LIFE	**	2-5	\$4,400	
No Component	70%							
Exhaust Fans Roof	30%	0-2	\$9,500	2044	**	2	\$100	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2 Units, Roof</i>								
No Component	70%							
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%	Now	\$4,200	2044	**	1		
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Main Valve</i>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Water Heater With Tanks Gas Fired	100%			2032	\$16,700	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit 75 Gallons</i>								
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	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : The Housing, Boiler Room</i>								
Backflow Preventer Generic	100%			2039	**	1	\$1,000	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : One Unit</i>								

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

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

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
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
<b>Total</b>	<b>\$138,300</b>	<b>\$81,800</b>	<b>\$33,300</b>	<b>\$33,400</b>
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			
<b>Total</b>	<b>\$138,300</b>	<b>\$81,800</b>	<b>\$33,300</b>	<b>\$33,400</b>



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

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

**Interior**

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

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

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

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

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

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

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

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

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

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	60%	0-2	\$1,900	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : During Heavy Rains At Parking Lot Drain.</i>							
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	**			
	<i>Other Observation, Extent : N/A, Area Affected : 70%</i>							
	<i>Location : Basement To 4th Floor</i>							
	<i>Explanation : Two Passenger Units</i>							
Hydraulic	20%			LIFE	**			
	<i>Other Observation, Extent : N/A, Area Affected : 30%</i>							
	<i>Location : Sub-basement To 1st Floor And 1st To 3rd Floor</i>							
	<i>Explanation : One Freight Unit And One Passenger Elevator In The Annex</i>							

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$85,000	
Electrical		\$101,900
Mechanical	\$58,800	
Site Pavements	\$53,300	
<b>Total</b>	<b>\$197,100</b>	<b>\$101,900</b>
Importance Code A	\$85,000	
Importance Code B	\$58,800	\$101,900
Importance Code C	\$53,300	
<b>Total</b>	<b>\$197,100</b>	<b>\$101,900</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
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
<b>Total</b>	<b>\$119,800</b>	<b>\$17,700</b>	<b>\$10,700</b>	<b>\$8,300</b>
Importance Code A	\$67,500	\$800	\$800	\$800
Importance Code B	\$5,700	\$16,900	\$7,500	\$6,200
Importance Code C	\$46,600	\$100	\$2,300	\$1,300
<b>Total</b>	<b>\$119,800</b>	<b>\$17,700</b>	<b>\$10,700</b>	<b>\$8,300</b>



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

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

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

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

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

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

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

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

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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** : MANHATTAN ANIMAL SHELTER  
**Address** : 326 EAST 110TH STREET @1ST - 2ND AVENUES  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0020.000 / 13721 **Yr Built/Renovated** : 1989 / 2009  
**Area Sq Ft** : 15,347 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 22-Dec-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 1681 **Lot** : 37 **BIN** : 1052845

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$79,000	\$460,000
Interior Architecture	\$315,400	\$160,600
Electrical		\$12,800
Mechanical		\$486,200
<b>Total</b>	<b>\$394,400</b>	<b>\$1,119,600</b>
Importance Code A	\$79,000	\$460,000
Importance Code B	\$96,400	\$659,600
Importance Code C	\$219,100	
<b>Total</b>	<b>\$394,400</b>	<b>\$1,119,600</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$36,400	\$13,100		\$11,500
Interior Architecture	\$85,000			
Electrical	\$1,400	\$1,900	\$1,400	\$14,100
Mechanical	\$86,400	\$1,000	\$7,300	\$49,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$213,200</b>	<b>\$19,900</b>	<b>\$12,700</b>	<b>\$78,900</b>
Importance Code A	\$53,000	\$13,800	\$800	\$12,400
Importance Code B	\$159,600	\$6,100	\$11,900	\$66,400
Importance Code C	\$600			
<b>Total</b>	<b>\$213,200</b>	<b>\$19,900</b>	<b>\$12,700</b>	<b>\$78,900</b>



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

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

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

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

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

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

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.

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MANHATTAN ANIMAL SHELTER**  
**Asset # : 13721**

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

## Alarm

Fire/Smoke Detection  
Generic, Digital

100%

2038

\* \*

1-3

\$9,500

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

*Location : Throughout The Building*

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

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

## Heating

Energy Source

Natural Gas

100%

2043

\* \*

1

Conversion Equipment

Furnace

90%

2038

\* \*

1

\$6,800

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

*Location : Roof*

*Explanation : 4 Rooftop Package Units*

Hot Water Boiler

10%

0-2

\$15,900

2053

\* \*

1

\$700

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

*Location : 1st Floor*

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

*Location : 1st Floor Boiler Room*

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

Distribution

Hot Wtr Piping/Pump

15%

2041

\* \*

4

\$200

No Component

85%

Terminal Devices

Fan Coil Unit/Heat

15%

2033

\$55,700

1

\$700

No Component

85%

Controls

Digital

100%

Now

\$43,000

2031

\$430,500

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

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

## Air Conditioning

Energy Source

Electricity

100%

2049

\* \*

1

Conversion Equipment

Ext Pkg Unit -  
Heating/Cooling

90%

Now

\$22,700

2038

\* \*

2

\$700

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

*Location : One Rooftop Unit Has Broken Motor*

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

*Location : Roof*

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

Split Unit

10%

2038

\* \*

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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** : MANHATTANVILLE DIST. HEALTH CTR.  
**Address** : 21 OLD BROADWAY BTWN: W.126 ST. - W.129 ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0021.000 / 13728 **Yr Built/Renovated** : 1950 / 2009  
**Area Sq Ft** : 15,260 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 14-Oct-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1983 **Lot** : 3 **BIN** : 1059720

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$230,800	
Interior Architecture	\$191,000	
Electrical		\$113,400
<b>Total</b>	<b>\$421,700</b>	<b>\$113,400</b>
Importance Code A	\$230,800	
Importance Code B	\$191,000	\$113,400
<b>Total</b>	<b>\$421,700</b>	<b>\$113,400</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$71,500			
Interior Architecture	\$75,100	\$7,400		\$2,400
Electrical	\$2,000	\$1,400	\$1,700	\$1,400
Mechanical	\$39,800	\$2,000	\$2,200	\$2,400
Site Pavements	\$3,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$196,200</b>	<b>\$14,800</b>	<b>\$7,900</b>	<b>\$10,200</b>
Importance Code A	\$73,000	\$1,500	\$1,500	\$1,500
Importance Code B	\$76,600	\$13,300	\$6,400	\$8,300
Importance Code C	\$46,700			\$400
<b>Total</b>	<b>\$196,200</b>	<b>\$14,800</b>	<b>\$7,900</b>	<b>\$10,200</b>



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

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

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

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

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

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2054	**			
Iron Picket	75%			2069	**			
Free Standing Walls								
Masonry: Brick	100%			2054	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$3,800	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Handicap Ramp</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$100	
Raceway								
Conduit	50%			2060	**	1		
Conduit	50%			2044	**	1		
Panelboards								
Molded Case Bkrs	100%			2050	**	5	\$400	
Wiring								
Thermoplastic	50%			2054	**	1		
Thermoplastic	50%			2044	**	1		
Motor Controllers								
Locally Mounted	60%			2047	**	5	\$100	
Locally Mounted	40%			2039	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	49%			2034	\$111,100	10	\$6,900	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st And 2nd Floor</i>						
Fluorescent	1%			2029	\$2,300	10	\$100	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Boiler Room</i>						
LED	30%			2042	* *			
Under Construction	20%							
<b>Egress Lighting</b>								
Emergency, Battery	50%			2042	* *	10	\$1,800	
Exit, LED	50%			2062	* *	1		
<b>Exterior Lighting</b>								
HID	20%			2029	\$13,900	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2034	\$28,000	1	\$5,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Cameras Security System And Intrusion Alarm System</i>						
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2039	* *	1-3	\$9,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : The Fire Alarm System Is For The Gasoline Tank Only. It Consists Of Alarm Bells, Strobe Lights, Manual Pull Stations.</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2054	* *	1		
<b>Conversion Equipment</b>								
Steam Boiler	100%			2039	* *	1	\$15,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	100%			2044	* *	4	\$800	
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2039	* *	1	\$4,900	

**Air Conditioning**

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

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

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$378,300	
Interior Architecture	\$1,227,600	\$833,500
Electrical	\$252,700	\$369,300
Mechanical	\$222,300	\$1,183,400
<b>Total</b>	<b>\$2,080,900</b>	<b>\$2,386,100</b>
Importance Code A	\$378,300	
Importance Code B	\$1,502,300	\$1,762,200
Importance Code C	\$200,400	\$624,000
<b>Total</b>	<b>\$2,080,900</b>	<b>\$2,386,100</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$34,100	\$12,200		
Interior Architecture	\$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/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$136,900</b>	<b>\$77,400</b>	<b>\$28,700</b>	<b>\$28,900</b>
Importance Code A	\$36,700	\$15,400	\$2,500	\$2,500
Importance Code B	\$93,300	\$62,000	\$26,100	\$26,300
Importance Code C	\$6,900			
<b>Total</b>	<b>\$136,900</b>	<b>\$77,400</b>	<b>\$28,700</b>	<b>\$28,900</b>



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

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

## Interior

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	0-2	\$700	2036		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%	0-2	\$6,900	2036		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Parking/Driveway</b>								
Asphalt	70%			2040		**		
Cast in Place Concrete	30%			2036		**		
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2051		**	5	\$1,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated At 1,200 And 800 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	100%			2031	\$127,000		5	\$300
<b>Raceway</b>								
Conduit	80%			2031	\$47,000		1	
Conduit	20%			2051		**	1	
<b>Panelboards</b>								
Molded Case Bkrs	30%			2047		**	5	\$400
Molded Case Bkrs	70%			2030	\$61,400		5	\$900
<b>Wiring</b>								
Braided Cloth	20%			2030	\$17,100		1	
Thermoplastic	80%			2041		**	1	
<b>Motor Controllers</b>								
Locally Mounted	50%			2029	\$86,800		5	\$200
Locally Mounted	40%			2044		**	5	\$100
Variable Frequency Drive	10%			2044		**		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE		**	5	\$800
<b>Lighting</b>								

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2036	**	1	\$25,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Natural Gas Fired Hot Water Boilers</i>								
Distribution 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	
Air 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 Air Handler/Cool/Ht	40%			2031	\$389,900	1	\$12,700	
No Component	60%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$28,700	
Exhaust Fans Interior	40%			2026	\$89,100	2	\$600	
Roof	30%			2031	\$29,200	2	\$500	
No Component	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : First Floor Mechanical Equipment Room</i>								
<i>Explanation : These Components Are Already Accounted For Under The Cooling Section Of This Report</i>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2041	**	1		
Water Heater With Tanks Gas Fired	100%			2029	\$16,700	2		
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		

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

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

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
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	
<b>Total</b>	<b>\$16,436,300</b>	<b>\$24,283,000</b>
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
<b>Total</b>	<b>\$16,436,300</b>	<b>\$24,283,000</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
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
<b>Total</b>	<b>\$4,458,100</b>	<b>\$326,000</b>	<b>\$428,500</b>	<b>\$418,900</b>
Importance Code A	\$85,700		\$4,500	
Importance Code B	\$4,279,500	\$326,000	\$424,000	\$418,900
Importance Code C	\$92,900			
<b>Total</b>	<b>\$4,458,100</b>	<b>\$326,000</b>	<b>\$428,500</b>	<b>\$418,900</b>



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

**Asset # : 14212**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Granite	5%			LIFE	**	5	\$43,400	
Metal/Glass Curt Wall	40%			LIFE	**	5	\$867,300	
Metal Panel	10%	Now	\$74,900	2054	**	5	\$108,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 14th Floor Roof At Cooling Tower</i>								
Metal Sect. OHD	5%	2-4	\$51,200	2047	**	5	\$45,200	
<i>Deformed/Dented, Extent : Light, Area Affected : 2%</i>								
<i>Location : Along East 26th Street</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Along East 26th Street</i>								
<i>Explanation : Weather Stripping Around Doors Deteriorating</i>								
Pre-Cast Concrete	40%	4+	\$327,700	LIFE	**	5	\$751,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Main Entrance</i>								
Windows								
Metal Louvers	99%			2043	**	10		
No Component	1%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : No Windows - All Glazed Openings Are Reported As Extra Walls: Metal/glass Curt Wall</i>								
<i>Explanation : Report Clarification</i>								
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5-10	\$34,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 9th Floor Roof</i>								
<i>Explanation : A Rubber Membrane Covers This Portion Of Parapet</i>								
Metal/Glass Curt Wall	30%	4+	\$36,400	2044	**	5	\$12,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : 14th Floor Roof Deck At Cooling Tower</i>								
Metal Panel	40%			2044	**	5	\$32,800	
Roof								
IRMA/Protected Membrane	100%			2034		10	\$67,600	
Soffits								
Metal Panel	100%	0-2	\$131,500	2044	**	5	\$31,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : East Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Above Drive Through Entrance</i>								

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.

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

**Asset # : 14212**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Floors</b>								
Carpet	33%	0-2	\$1,613,300	2030	\$3,226,500	3	\$280,200	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	5%	Now	\$47,000	LIFE	**	5	\$61,900	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout All Mechanical Rooms</i>							
	<i>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i>							
	<i>Location : 14th And 15th Floor Mechanical Rooms</i>							
Ceramic Tile	5%			2043	**	5	\$28,300	
Raised Access Floor	1%			2030	\$319,300	5	\$21,200	
Sheet Vinyl/Rubber	6%			2034	\$2,170,100	5	\$50,900	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Within DNA Laboratories On Floors 4 - 8</i>							
	<i>Explanation : Reported By The Chief Engineer But Access Not Permitted For Inspectors</i>							
Terrazzo	30%			LIFE	**	5	\$265,300	
Vinyl Tile	20%	2-4	\$61,100	2034	\$3,054,300	3	\$42,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Basement And Storage Rooms</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Storage Rooms Throughout</i>							
<b>Interior Walls</b>								
Concrete Masonry Unit	5%	4+	\$87,500	LIFE	**	5	\$7,600	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Various Locations In Basement And Sub-basement</i>							
Glass: Single Pane	15%			LIFE	**	5	\$85,800	
Gypsum Board	55%	Now	\$143,300	LIFE	**	5	\$125,800	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Stair B At Various Levels</i>							
	<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Stair B At Various Levels</i>							
Metal Panel	5%			LIFE	**	10	\$8,600	
Panel: Limestone	15%			LIFE	**	10	\$22,900	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Main Lobby And Laboratories Floors 4 - 8</i>							
	<i>Explanation : Material Is A Manufactured Stone Panel</i>							
Wood	5%			LIFE	**	5	\$152,500	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	60%	4+	\$110,300	2047	**	5	\$169,800	
	<i>Worn/Eroded, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Bathrooms</i>							
Gypsum Board	20%			LIFE	**	5-10	\$389,100	
Metal Panel	20%			LIFE	**	5	\$283,000	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Aluminum Picket	100%			2054	**			

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

**Asset # : 14212**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%	2-4	\$10,800	2069		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Exit Enclosure At East End Of Building</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	90%	2-4	\$3,400	2047		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along East 26th Street</i>								
Pavers/Stone	10%			2043		**		
<b>On-Site Walkways</b>								
Cast in Place Concrete	40%			2047		**		
Pavers/Stone	60%	4+	\$18,500	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entrance Courtyard</i>								
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%	2-4	\$61,400	2047		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Drive Through Entrance Area</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2054		**	5	\$1,600
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Switchgear Room</i>								
<i>Explanation : Three 2,000 Amperes, Two 1,600 Amperes And One 1,200 Amperes Main Disconnect Switches</i>								
<b>Transformers</b>								
Dry Type	100%			2047		**	5	\$1,400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building Mechanical And Electrical Spaces</i>								
<i>Explanation : Various Capacity Ratings</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2054		**	5	\$1,600
<b>Raceway</b>								
Conduit	100%			2054		**	1	
<b>Panelboards</b>								
Fused Disc Sw	30%			2050		**	5	\$2,600
Molded Case Bkrs	70%			2050		**	5	\$7,000
<b>Wiring</b>								
Thermoplastic	100%			2054		**	1	

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

**Asset # : 14212**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	20%			2047	**	5	\$500	
Motor Control Center	60%			2047	**	5	\$6,200	
Variable Frequency Drive	20%	Now	\$7,100	2047	**			
<i>Not Functioning, Extent : Light, Area Affected : 10%</i> <i>Location : Mechanical Rooms On 3rd, 9th And 14th Floors</i>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$11,100	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2047	**	1	\$116,400	
Generators								
Diesel	100%			2043	**	1	\$146,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : 14th Floor Generator Room</i> <i>Explanation : 2,400 Kilowatt Rated Capacity</i>								
Batteries								
Lead/Acid	100%			2028	\$2,400	5	\$14,000	
Fuel Storage								
Day Tank								
	10%			2050	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Generator Room</i> <i>Explanation : The Tank Is Rated 250 Gallons.</i>								
Main Tank								
	90%			2069	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Basement Vault</i> <i>Explanation : The Tank Capacity Is Rated 12,000 Gallons.</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent								
	28%			2034	\$1,541,600	10	\$97,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout The Building</i>								
Fluorescent								
	50%			2034	\$2,752,900	10	\$173,400	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout The Building</i>								
Fluorescent								
	20%			2034	\$1,101,200	10	\$69,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> <i>Location : Corridors And Offices</i>								
LED								
	2%			2039	**			
<b>Egress Lighting</b>								
Emergency, Service								
	50%			2034	\$113,800	1		
Exit, Service								
	40%			2034	\$63,700	1		
Exit, Battery								
	10%			2034	\$52,300	10	\$2,600	

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

**Asset # : 14212**

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

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

**Asset # : 14212**

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Distribution								
CW & CHW Wtr Pipe/Pump	74%			2054	**	4	\$20,700	
No Component	26%							
Terminal Devices								
Air Handler/Cool/Ht	74%			2029	\$5,303,300	1	\$173,100	
No Component	26%							
Heat Rejection								
Water Cooling Tower	100%			2028	\$1,865,600	2	\$380,600	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : 14th Floor</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 14th Floor</i>								
<i>Explanation : Tower Provides Condenser Water To Chillers And To Water Cooled Packaged Units Via Plate And Frame Heat Exchangers</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$333,900	
Exhaust Fans								
Interior	99%			2029	\$1,621,700	2	\$11,500	
Wall Unit	1%			2029	\$1,600	2	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 15th Floor Mechanical Room, Sub-basement Fire Pump Room</i>								
<i>Explanation : Location Noted</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2054	**	1		
HW Heat Exchanger								
Steam Fired	100%			2054	**	4	\$56,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 9th Floor Mechanical Room</i>								
<i>Explanation : 4 Units, Instantaneous With No Storage</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$26,100	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Sub-basement Storage Room</i>								
Sump Pump(s)								
Submersible	100%			2025	\$11,400	4	\$12,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Sub-basement - Garage, Other Locations</i>								
<i>Explanation : Location Noted</i>								

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

**Asset # : 14212**

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

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$114,200	\$380,800
Interior Architecture	\$72,100	
Electrical		\$78,300
Mechanical		\$152,800
<b>Total</b>	<b>\$186,300</b>	<b>\$611,900</b>
Importance Code A	\$114,200	\$380,800
Importance Code B	\$72,100	\$231,100
<b>Total</b>	<b>\$186,300</b>	<b>\$611,900</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$85,200			
Interior Architecture	\$62,000			\$1,000
Electrical	\$18,400	\$4,600	\$2,400	\$2,500
Mechanical	\$5,200	\$1,000	\$46,200	\$1,000
Site Enclosure	\$5,500			
Site Pavements	\$17,800			
<b>Total</b>	<b>\$194,100</b>	<b>\$5,600</b>	<b>\$48,600</b>	<b>\$4,500</b>
Importance Code A	\$85,600	\$400	\$400	\$400
Importance Code B	\$56,800	\$5,200	\$48,200	\$4,100
Importance Code C	\$51,700			
<b>Total</b>	<b>\$194,100</b>	<b>\$5,600</b>	<b>\$48,600</b>	<b>\$4,500</b>



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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY**

**Asset # : 13730**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Concrete Masonry Unit	8%			LIFE	**	5	\$2,700		
Glass Block	5%	Now	\$13,400	LIFE	**	5	\$800		
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : West Facade At Fascia Panel And Window Sill</i>									
Masonry: Brick	85%			LIFE	**	5	\$46,000		
Metal Coiling Doors	2%			2039	**	5	\$1,700		
Windows									
Aluminum	100%	0-2	\$47,400	2050	**	5	\$800		
<i>Air Infiltration, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
Roof									
Modified Bitumen	100%	Now	\$114,200	2034	\$380,800				1
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Central Pharmacy, Front Entry, Admin Area, 2nd Floor Rear Office And Toilet Room, And Throughout Warehouse</i>									
Interior									
Floors									
Carpet	10%			2030	\$35,300	3	\$4,100		
Cast in Place Concrete	85%	4+	\$72,100	LIFE	**	5	\$38,000		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout Warehouse</i>									
Mosaic Tile	5%			2039	**	5	\$2,600		
Interior Walls									
Cast in Place Concrete	5%	2-4	\$13,200	LIFE	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Warehouse</i>									
Concrete Masonry Unit	90%	2-4	\$29,300	LIFE	**	5	\$6,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>									
<i>Location : Receiving Bay</i>									
Gypsum Board	5%			LIFE	**	5-10	\$1,500		
Ceilings									
AcousTileSusp.Lay-In	10%	4+	\$700	2039	**	5	\$1,000		
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>									
<i>Location : 2nd Floor Rear Office</i>									
Exposed Struc: Steel	5%			LIFE	**	10	\$2,000		
Gypsum Board	85%	2-4	\$14,800	LIFE	**	5	\$21,700		
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 2nd Floor Entry Stair And Adjacent Office</i>									
Site Enclosure									
Fence/Gates									
Chain Link	70%			2044	**				
Metal, Corrugated	30%	4+	\$5,500	LIFE	**	1			
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>									
<i>Location : 42nd Street</i>									

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY**

**Asset # : 13730**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2054		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$15,100	2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 42nd Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2047		**		
Parking/Driveway								
Cast in Place Concrete	100%	2-4	\$2,800	2039		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Driveway</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044		**	5	\$100
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044		**	5	\$100
Raceway								
Conduit	100%			2044		**	1	
Panelboards								
Fused Disc Sw	5%			2042		**	5	
Molded Case Bkrs	95%			2042		**	5	\$300
Wiring								
Thermoplastic	100%			2044		**	1	
Motor Controllers								
Locally Mounted	100%			2039		**	5	\$100
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$400
Stand-by Power								
Transfer Switches								
Automatic	100%			2039		**	1	\$4,200
Generators								
Diesel	100%			2037		**	1	\$5,300
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room Roof</i>								
<i>Explanation : One 125 Kilowatt</i>								

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816  
PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY**

**Asset # : 13730**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Batteries</b>								
Nickel Cadmium	100%			2026	\$2,400	5	\$3,000	
<b>Fuel Storage</b>								
Day Tank	50%			2050	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room Roof</i>						
		<i>Explanation : One 100 Gallons</i>						
Main Tank	50%			2062	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
		<i>Explanation : One 350 Gallons</i>						
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	75%			2034	\$70,800	10	\$9,400	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	8%			2034	\$7,600	10	\$1,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	15%	Now	\$14,200	2044	**			
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
HID	2%			2034	\$3,200	10		
<b>Egress Lighting</b>								
Emergency, Service	60%			2034	\$4,900	1		
Exit, Service	30%			2034	\$1,400	1		
Exit, Battery	10%			2029	\$1,500	10	\$100	
<b>Exterior Lighting</b>								
HID	10%			2034	\$6,200	10		
No Component	90%							
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2034	\$25,000	1	\$5,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Intrusion Alarm And Cameras</i>						
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2034	\$34,400	1-3	\$8,700	

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

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY**

**Asset # : 13730**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Furnace	60%			2034	\$24,900	1	\$4,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Gas Fired Space Heater Serving Warehouse Space</i>						
		<i>Explanation : 5 Gas Fire Space Heaters</i>						
		<i>1 On Roof And 4 In The Building</i>						
No Component	40%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Rooftop Heating And Cooling Units</i>						
		<i>Explanation : See Air Conditioning Section</i>						
<b>Controls</b>								
Electrical	100%			2027	\$44,400			
<b>Air Conditioning</b>								
Energy Source								
Electricity	65%			2050	**	1		
No Component	35%							
<b>Conversion Equipment</b>								
Ext Pkg Unit - Heating/Cooling	40%			2029	\$89,500	2	\$300	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Rooftop Units, Roof</i>						
Split Unit	20%			2029	\$63,300			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : 1 Unit. R-407a Refrigerant</i>						
Window/Wall Unit	5%			2029	\$2,500	1		
No Component	35%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,000	
<b>Exhaust Fans</b>								
Roof	100%			2034	\$25,800	2	\$400	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
<b>Water Heater With Tanks</b>								
Electric	100%			2032	\$23,100	4		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Two 40 Gallon Units</i>						
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Fixtures</b>								
Generic	100%							

**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.*

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

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY**

**Asset # : 13730**

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

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
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
<b>Total</b>	<b>\$58,974,200</b>	<b>\$29,296,600</b>
Importance Code A	\$7,757,200	\$845,400
Importance Code B	\$50,546,900	\$28,220,600
Importance Code C	\$670,100	\$230,600
<b>Total</b>	<b>\$58,974,200</b>	<b>\$29,296,600</b>

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



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

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	2%			2029	\$173,400	3	\$15,100	
Cast in Place Concrete	11%	Now	\$229,400	LIFE	**	5	\$120,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$69,100	2036	**	5	\$12,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Toilet Rooms And Locker Rooms</i>								
Sheet Vinyl/Rubber	2%	Now	\$128,300	2033	\$641,500	5	\$7,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 6th And 7th Floors Where Cabinetry Was Removed</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Observed On 6th And 7th Floors</i>								
<i>Explanation : Rubber And Sheet Vinyl Flooring</i>								
Terrazzo	5%			LIFE	**	5	\$19,600	
Vinyl Tile	20%			2033	\$2,708,800	3	\$37,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2038	**	3	\$9,400	
Vinyl Tile 9" X 9"	50%	Now	\$3,920,900	2028	\$19,604,600	3	\$94,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	25%	0-2	\$270,700	LIFE	**	5	\$59,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Column 8n, Stairwell B Exit, Stair A At 14th Floor</i>								
Gypsum Board	5%	Now	\$8,100	LIFE	**	5	\$17,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 5th Floor Room 543</i>								
Metal Panel	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	57%	0-2	\$399,400	LIFE	**	5	\$100,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 6th Floor And Other Areas Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Windows Throughout</i>								
Wood	3%			LIFE	**	5	\$70,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 6th And 7th Floors</i>								
<i>Explanation : Location Noted</i>								

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

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

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

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

## Site Pavements

## On-Site Walkways

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

## Parking/Driveway

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

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

## Under 600 Volts

## Service Equipment

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

## Transformers

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

## Switchgear / Switchboard

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

## Raceway

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

## Panelboards

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

## Wiring

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	50%			2033	\$100,900	1		
Exit, Service	10%			2033	\$14,100	1		
Exit, Battery	40%			2033	\$185,600	10	\$9,100	
Exterior Lighting								
Fluorescent	1%			2033	\$13,800	10	\$300	
HID	4%			2033	\$64,300	10		
Incandescent	2%	Now	\$37,000	2043	**	2		
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Main Entrance Soffit</i>						
LED	3%			2038	**			
No Component	90%							
<b>Alarm</b>								
Security System								
Generic	100%			2033	\$647,200	1	\$131,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$266,800	2038	**	1-3	\$197,800	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Manual Pull Stations, Smoke Detection</i>						
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Utility Steam	98%			2033	\$102,600	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : Steam From Con Edison</i>						
Electricity	2%			2053	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Parking Garage Building Entrance</i>						
		<i>Explanation : Electric Air Curtain Service</i>						

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

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

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



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

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Controls								
Digital	95%	Now	\$9,406,600	2033	\$9,406,600			
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Except Areas Served By Ac-4 / Ac-12 Systems: Digital And Pneumatic Components</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Except Areas Served By Ac-4 / Ac-12 Systems</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Direct Digital Controls System With Pneumatic Field Devices</i>								
Digital	5%			2032	\$495,100			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room: Controls For Ac-4 / Ac-12 Systems Serving 2nd Floor And Building Perimeter Heat Controller</i>								
Air Conditioning								
Energy Source								
Utility Steam	40%			2033	\$54,300	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 14th Floor Mechanical Room</i>								
<i>Explanation : Absorption Chillers Service</i>								
Electricity	10%			2055	**	1		
<i>Recent Installation, Extent : N/A, Area Affected : 15%</i>								
<i>Location : 5th, 6th, 7th Floors - Variable Refrigerant Flow Systems</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 5th, 6th, 7th Floors And Other Locations</i>								
<i>Explanation : Variable Refrigerant Flow Systems And Various Split Units Service</i>								
Electricity	10%			2041	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Explanation : Air Cooled Condensing Units With Dx Air Handlers For Elevator Machine Rooms And 10th Floor Service</i>								
Under Construction	40%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Explanation : Under-construction Chilled Water System Service</i>								

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

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
HW Heat Exchanger Steam Fired	100%			2059	**	4	\$33,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 14th Floor Mechanical Room</i>								
<i>Explanation : Location Noted</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2026	\$10,600	4	\$11,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Ejector Systems Pits</i>								
<i>Explanation : Location Noted</i>								
Sewage Ejector(s) Compressed Air	100%	0-2	\$55,700	2053	**	4	\$3,600	
<i>Corroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement - 4 Systems</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - 4 Systems</i>								
<b>Fixtures</b>								
Generic	100%							
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Passenger - Cellar To 13th Floor And Freight - Cellar To 14th Floor</i>								
<i>Explanation : 4 Passenger 2 Freight Units</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2043	**	1-5	\$175,400	
<b>Sprinkler</b>								
No Component Generic	80%			2033	\$906,000	1-2	\$18,800	
Generic	20%							
<b>Fire Pump</b>								
Generic	100%			2036	**	1	\$62,600	

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$63,800	
Interior Architecture	\$253,800	
Mechanical	\$119,500	\$186,100
<b>Total</b>	<b>\$437,100</b>	<b>\$186,100</b>
Importance Code A	\$63,800	
Importance Code B	\$373,300	\$186,100
<b>Total</b>	<b>\$437,100</b>	<b>\$186,100</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$63,300		\$18,900	\$3,400
Interior Architecture	\$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/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$130,600</b>	<b>\$27,100</b>	<b>\$66,700</b>	<b>\$178,200</b>
Importance Code A	\$63,800	\$1,300	\$19,400	\$3,900
Importance Code B	\$54,300	\$24,400	\$47,300	\$174,300
Importance Code C	\$12,400	\$1,300		
<b>Total</b>	<b>\$130,600</b>	<b>\$27,100</b>	<b>\$66,700</b>	<b>\$178,200</b>



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

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

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**QUEENS OCME**  
**Asset # : 14654**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Floors</b>								
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	5%	Now	\$150,700	LIFE	**	1		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Freezers</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Freezers</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Freezers</i>								
Terrazzo	20%	Now	\$103,100	LIFE	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Traffic Topping	25%			2037	**	5	\$17,600	
Vinyl Tile	25%			2037	**	3	\$7,100	
<b>Interior Walls</b>								
Cast in Place Concrete	5%	Now	\$1,600	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Electric Room</i>								
Ceramic Tile	30%			2041	**	5	\$2,700	
Concrete Masonry Unit	20%			LIFE	**	5	\$700	
Gypsum Board	45%			LIFE	**	5	\$2,400	
<b>Ceilings</b>								
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	
<b>Site Enclosure</b>								
<b>Free Standing Walls</b>								
Masonry: Brick	100%	0-2	\$1,300	2052	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2045	**			
<b>Parking/Driveway</b>								
Asphalt	100%	0-2	\$9,500	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Driveway And Parking Lot</i>								

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

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

**Lighting**

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	3%			2037	**	10	\$1,000	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Compact Fluorescent Lights</i>							
Fluorescent	22%			2037	**	10	\$7,600	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : T-8 Lamps</i>							
LED	75%			2040	**			
<b>Egress Lighting</b>								
Emergency, Service	50%			2037	**	1		
Exit, LED	50%			2060	**	1		
<b>Exterior Lighting</b>								
LED	10%			2040	**			
No Component	90%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2037	**	1	\$4,200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
<b>Fire/Smoke Detection</b>								
Generic, Analog	100%			2037	**	1-3	\$23,900	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Plant Campus Steam / PRV	100%			2052	**	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : From Queens Hospital Center</i>							
<b>Conversion Equipment</b>								
Heat Exchanger, Plate & Frame	25%			2041	**	1	\$4,700	
Pres. Reducing Valve/LP Steam	75%			2041	**	5	\$1,700	

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

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

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

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
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%							
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
<b>Fire Suppression</b>								
Sprinkler Generic	100%			2052	**	1-2	\$10,600	
Fire Pump Generic	100%			2035	**	1	\$7,000	

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$253,700	\$58,600
Interior Architecture	\$66,700	
Mechanical	\$100,400	
<b>Total</b>	<b>\$420,800</b>	<b>\$58,600</b>
Importance Code A	\$253,700	\$58,600
Importance Code B	\$100,400	
Importance Code C	\$66,700	
<b>Total</b>	<b>\$420,800</b>	<b>\$58,600</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$23,500		\$23,300	
Interior Architecture	\$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/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$147,800</b>	<b>\$22,200</b>	<b>\$83,200</b>	<b>\$23,100</b>
Importance Code A	\$25,200	\$1,700	\$25,000	\$1,700
Importance Code B	\$114,100	\$20,500	\$58,100	\$19,700
Importance Code C	\$8,400			\$1,700
<b>Total</b>	<b>\$147,800</b>	<b>\$22,200</b>	<b>\$83,200</b>	<b>\$23,100</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%	Now	\$10,400	LIFE	**	5	\$30,500	
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Facades</i>								
<i>Explanation : Glazed Terracotta Units</i>								
Masonry: Brick	90%			LIFE	**	5	\$117,200	
Windows								
Aluminum	100%	Now	\$195,100	2050	**	5	\$7,000	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	45%	Now	\$11,800	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Roof Level</i>								
Metal Rail	50%			2047	**	5-10	\$38,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,700	
Roof								
Green, Roof Inaccessible	10%			LIFE	**			
Modified Bitumen	90%			2039	**	10	\$16,400	
Soffits								
Metal: Cage/Fence	50%			2047	**	5		
Stucco Cement	50%			2047	**	5		
Interior								
Floors								
Carpet	2%			2033	\$14,300	3	\$1,200	
Cast in Place Concrete	5%			LIFE	**	5	\$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	65%			LIFE	**	5-10	\$33,600	
Gypsum Board	30%			LIFE	**	5-10	\$42,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								

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

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

## Site Pavements

## Public Sidewalk

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

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

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

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	100%			2054	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : The Main Disconnect Switch Is Rated 1,600 Amperes. It Is In Good Condition.*

## Switchgear / Switchboard

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

Conduit	100%			2054	**	1		
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## Panelboards

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

Thermoplastic	100%			2054	**	1		
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## Motor Controllers

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

## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$1,000	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Water Main*

## Stand-by Power

## Transfer Switches

Automatic	100%			2047	**	1	\$10,500	
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**RIVERSIDE HEALTH CENTER**  
**Asset # : 1984**

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**RIVERSIDE HEALTH CENTER**  
**Asset # : 1984**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2047	**	1	\$16,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2050	**	4	\$2,500	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler	20%			2039	**	1	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 11 Units</i>								
Convector/Radiator	50%			2047	**	1	\$5,500	
Fan Coil Unit/Heat	30%			2039	**	1	\$3,300	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%	0-2	\$100,400	2039	**	2	\$1,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof. Unit 1, 3, 4, And 9 Stucked In Heating Mode</i>								
<i>R-410a Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Split Unit	10%			2039	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$55,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2039	**	1	\$21,000	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,000	
Exhaust Fans								
Roof	100%			2039	**	2	\$1,000	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2054	**	1		
Water Heater With Tanks								
Gas Fired	100%			2032	\$16,700	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 100 Gallon Unit</i>								

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

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	**			
			<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Penthouse</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 2 Units</i>					
<b>Fire Suppression</b>								
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	
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : 2nd Floor Training Kitchen</i>					
			<i>Explanation : Over Range</i>					
No Component	95%							

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

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

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
<b>Total</b>	<b>\$122,400</b>	<b>\$33,600</b>	<b>\$23,500</b>	<b>\$20,000</b>
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			
<b>Total</b>	<b>\$122,400</b>	<b>\$33,600</b>	<b>\$23,500</b>	<b>\$20,000</b>



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

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

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

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

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

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

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

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

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

## Alarm

Fire/Smoke Detection  
Generic, Digital

100% 2036 \* \* 1-3 \$25,800

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

*Location : Throughout The Building*

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

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

## Heating

Energy Source

Natural Gas

100% 2041 \* \* 1

Conversion Equipment

Hot Water Boiler

100% 2029 \$241,800 1 \$11,500

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

*Location : Basement Boiler Room*

*Explanation : 8 Natural Gas Fired Modular Hot Water Boilers*

Distribution

Hot Wtr Piping/Pump

100% 2039 \* \* 4 \$1,100

Terminal Devices

Convactor/Radiator

50% 2044 \* \* 1 \$3,800

Fan Coil Unit/Heat

50% 2031 \$282,100 1 \$3,800

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

*Location : Throughout Air Distribution System*

*Explanation : Variable Air Volume Boxes With Reheat Coils In The Ductwork*

## Air Conditioning

Energy Source

Electricity

100% 2047 \* \* 1

Conversion Equipment

Exterior Pkg Unit -

Cooling

100% 2031 \$249,500 2 \$1,400

## Ventilation

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$13,000

Exhaust Fans

Interior

40% 2031 \$40,400 2 \$300

Roof

10% 2031 \$4,400 2 \$100

No Component

50%

*Other Observation, Extent : Light, Area Affected : 0%*

*Location : Roof*

*Explanation : Component Accounted For Under The Cooling Section Of This Report*

## Plumbing

H/C Water Piping

Brass/Copper

100% 2051 \* \* 1

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Gas Fired	100%			2029	\$16,700	2		
<i>Abandoned in Place, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement Older Unit Has Been Disconnected</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2031	\$8,200	4	\$900	
Backflow Preventer Generic	100%			2036	**	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Reduced Pressure Zone Device</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	75%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : Two Units</i>								
Hydraulic	25%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2051	**	1-5	\$11,700	
Sprinkler								
Generic	100%			2041	**	1-2	\$6,500	

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Print Date : 22-Aug-2023

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$1,013,800	\$328,100
Interior Architecture		\$551,000
Electrical	\$338,400	\$285,100
Mechanical	\$420,900	\$1,074,800
<b>Total</b>	<b>\$1,773,100</b>	<b>\$2,238,900</b>
Importance Code A	\$1,013,800	\$328,100
Importance Code B	\$759,300	\$1,910,900
<b>Total</b>	<b>\$1,773,100</b>	<b>\$2,238,900</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$28,100	\$24,300		
Interior Architecture	\$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/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
<b>Total</b>	<b>\$274,100</b>	<b>\$136,500</b>	<b>\$30,600</b>	<b>\$20,000</b>
Importance Code A	\$29,100	\$24,400		
Importance Code B	\$185,300	\$112,100	\$30,600	\$20,000
Importance Code C	\$59,600			
<b>Total</b>	<b>\$274,100</b>	<b>\$136,500</b>	<b>\$30,600</b>	<b>\$20,000</b>



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

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

**Asset # : 1999**

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

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

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

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	4+	\$3,900	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along 168th Street And Broadway</i>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	85%	Now	\$3,300	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Southside Of Building</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Southside Of Building</i>								
Masonry: Granite	15%	Now	\$5,300	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance Stair</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2041	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2041	**	5	\$200	
<b>Raceway</b>								
Conduit	30%			2041	**	1		
Conduit	65%			2031	\$38,200	1		
Conduit	5%			2057	**	1		
<b>Panelboards</b>								
Fused Toggle Switch	35%	2-4	\$20,500	2056	**	5	\$200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement 1,2,3,4 Stairway</i>								
Molded Case Bkrs	30%			2030	\$17,500	5	\$300	
Molded Case Bkrs	5%			2053	**	5	\$100	
Molded Case Bkrs	30%			2039	**	5	\$300	
<b>Wiring</b>								
Braided Cloth	35%	2-4	\$29,900	2056	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2031	\$25,700	1		
Thermoplastic	5%			2057	**	1		
Thermoplastic	30%			2041	**	1		

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

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

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

**Asset # : 1999**

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

**Alarm**

Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2031

\$42,300

1-3

\$10,700

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

*Location : Throughout The Building*

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

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

**Heating**

Energy Source

Plant Campus Steam /

100%

2041

\*\*

1

PRV

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

*Location : Columbia University - Adjacent Building*

*Explanation : From Outside Source*

Conversion Equipment

Pres. Reducing Valve/LP

100%

2040

\*\*

5

\$2,100

Steam

Distribution

Steam Piping/Pump

100%

Now

\$5,500

2031

\$274,000

*Malfunctioning, Extent : Moderate, Area Affected : 50%*

*Location : Controls Allowing For Equal Heat On East And West Sides Are Not Working Properly*

*On Extended Life, Extent : Light, Area Affected : 100%*

*Location : Throughout*

Terminal Devices

Air Handler

40%

2026

\$257,500

1

\$8,700

Convactor/Radiator

60%

2029

\$167,900

1

\$6,800

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

*Location : Throughout*

**Air Conditioning**

Energy Source

Electricity

100%

2047

\*\*

1

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

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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** : WESTCHESTER DISTRICT HEALTH CTR  
**Address** : 2527 GLEBE AVENUE @OVERING STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HEA0006.000 / 1978 **Yr Built/Renovated** : 1955 / 2011  
**Area Sq Ft** : 35,461 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 21-Nov-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3986 **Lot** : 34 **BIN** : 2041911

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$749,100	
Interior Architecture		\$1,087,500
Electrical	\$205,500	\$106,100
Mechanical	\$245,400	\$590,500
<b>Total</b>	<b>\$1,200,100</b>	<b>\$1,784,100</b>
Importance Code A	\$749,100	
Importance Code B	\$451,000	\$1,630,400
Importance Code C		\$153,800
<b>Total</b>	<b>\$1,200,100</b>	<b>\$1,784,100</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$19,300	\$23,700	\$7,900	
Interior Architecture	\$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/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$237,200</b>	<b>\$75,300</b>	<b>\$162,800</b>	<b>\$12,700</b>
Importance Code A	\$21,100	\$25,500	\$9,700	\$1,800
Importance Code B	\$179,500	\$49,700	\$153,100	\$10,900
Importance Code C	\$36,700			
<b>Total</b>	<b>\$237,200</b>	<b>\$75,300</b>	<b>\$162,800</b>	<b>\$12,700</b>



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

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

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

**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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2027	\$137,500	3	\$11,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$5,800	
Ceramic Tile	5%			2034	\$146,100	5	\$2,700	
Terrazzo	20%	0-2	\$19,400	LIFE	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
Vinyl Tile	55%			2031	\$787,600	3	\$14,600	
Interior Walls								
Ceramic Tile	5%	Now	\$7,700	2034	\$153,800	5	\$1,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$3,400	
Plaster	35%	Now	\$23,800	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 2nd And 3rd Floors. 304b, 306b, 310a, 2nd Floor Conference Room</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 2nd And 3rd Floors. 304b, 306b, 310a, 2nd Floor Conference Room</i>								
SGFT/Glazed Masonry	35%			LIFE	**			
Wood	10%			LIFE	**	5	\$22,900	
Ceilings								
AcousTile,Adhered	10%	4+	\$3,300	2036	**	5	\$2,700	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 1st Floor</i>								
AcousTileSusp.Lay-In	25%			2044	**	5	\$13,300	
Plaster	65%	Now	\$20,500	LIFE	**	5	\$21,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 2nd And 3rd Floors. 304b, 306b, 310a, 2nd Floor Conference Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 2nd And 3rd Floors. 304b, 306b, 310a, 2nd Floor Conference Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	25%	4+	\$2,700	2041	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Rear Yard</i>								
Iron Picket	75%			2051	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	0-2	\$4,100	2044		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Below Sidewalk Shed Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Tree Pits</i>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	90%			2044		**		
Masonry: Granite	10%	0-2	\$2,500	LIFE		**		
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entry Stair</i>								
<b>Activity Yard</b>								
Cast in Place Concrete	100%	Now	\$11,500	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Yard</i>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2051		**	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2051		**	\$900	
<b>Raceway</b>								
Conduit	90%			2031	\$36,300	1		
Conduit	10%			2051		**		
<b>Panelboards</b>								
Fused Disc Sw	10%			2030	\$5,800	5	\$100	
Molded Case Bkrs	70%			2030	\$40,900	5	\$700	
Molded Case Bkrs	20%			2047		**	\$200	
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$28,500	2056		**		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2051		**		
<b>Motor Controllers</b>								
Locally Mounted	50%			2044		**	\$100	
Locally Mounted	40%			2036		**	\$100	
Locally Mounted	10%			2029	\$11,600	5		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE		**	\$500	

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

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

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

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

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

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

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

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

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

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

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



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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Plumbing</b>								
Water Heater With Tanks Gas Fired	100%			2029	\$16,700	2		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 70 Gallons</i>							
<hr/>								
Sanitary Piping Cast Iron	2%	Now	\$5,200	LIFE	**	1		
	<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Boiler Room</i>							
Cast Iron	98%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Storm Drain Piping Cast Iron	5%	Now	\$3,700	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Backyard Leaders</i>							
Cast Iron	95%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Sump Pump(s) Submersible	100%			2025	\$1,100	4	\$1,100	
<hr/>								
Backflow Preventer Generic	100%			2031	\$15,500	1	\$2,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First Floor</i>							
	<i>Explanation : Component Observed In Closet On The First Floor</i>							
<hr/>								
Fixtures Generic	100%							
	<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
<hr/>								
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : One Unit.</i>							
	<i>Defective Elevator Controller</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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** : WILLIAMSBURG DISTRICT HEALTH CTR  
**Address** : 151 MAUJER STREET (NEAR GRAHAM AVE.)  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0019.000 / 1987 **Yr Built/Renovated** : 1936 / 2007  
**Area Sq Ft** : 27,172 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 25-Feb-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2788 **Lot** : 33 **BIN** : 3069604

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$251,000	
Interior Architecture	\$355,200	
Electrical	\$370,800	\$239,000
Mechanical	\$108,700	\$448,200
<b>Total</b>	<b>\$1,085,700</b>	<b>\$687,200</b>
Importance Code A	\$251,000	
Importance Code B	\$834,700	\$687,200
<b>Total</b>	<b>\$1,085,700</b>	<b>\$687,200</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$39,300			
Interior Architecture	\$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/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$62,100</b>	<b>\$7,400</b>	<b>\$133,000</b>	<b>\$10,100</b>
Importance Code A	\$40,600	\$1,200	\$1,300	\$1,200
Importance Code B	\$15,600	\$6,100	\$131,700	\$8,900
Importance Code C	\$6,000			
<b>Total</b>	<b>\$62,100</b>	<b>\$7,400</b>	<b>\$133,000</b>	<b>\$10,100</b>



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

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

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

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

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

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

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

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

## Alarm

## Fire/Smoke Detection

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

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

## Heating

## Energy Source

Natural Gas	100%			2042	**	1		
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## Conversion Equipment

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

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

*Location : Basement*

*Explanation : 2 Gas Fired Steam Boilers*

## Distribution

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

## Terminal Devices

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

## Energy Source

Electricity	100%			2048	**	1		
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## Conversion Equipment

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

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

*Location : Elevator Machine Room*

*Explanation : 1 Unit*

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

## Distribution

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

## Terminal Devices

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

*Location : Lower Roof*

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

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

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

<b>CAPITAL</b>		<b>FY 2025 - 2028</b>		<b>FY 2029 - 2034</b>	
Miscellaneous Buildings		520,900		436,900	
<b>EXPENSE</b>		<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Miscellaneous Buildings		14,000	6,400	7,400	6,300

<b>ASSET #</b>	<b>NAME</b>	<b>SQFT</b>	<b>CAPITAL</b>	<b>EXPENSE</b>
13731	PEST CONTROL	2,185	294,300	10,500
13733	STATEN ISLAND ANIMAL SHELTER	4,927	663,500	23,700

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