

Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

**Asset Name** : ASTORIA DISTRICT HEALTH CENTER  
**Address** : 12-26 31ST AVENUE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HEA0015.000 / 132 **Yr Built/Renovated** : 1937 / 2009  
**Area Sq Ft** : 28,372 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 24-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 518 **Lot** : 30 **BIN** : 4005758

<b>CAPITAL</b>	<b>FY 2022 - 2025</b>	<b>FY 2026 - 2031</b>
Exterior Architecture	\$53,500	\$93,200
Interior Architecture		\$230,100
Electrical	\$116,700	\$686,800
Mechanical	\$92,700	\$92,300
<b>Total</b>	<b>\$262,900</b>	<b>\$1,102,300</b>
Importance Code A	\$53,500	\$93,200
Importance Code B	\$209,400	\$1,009,200
<b>Total</b>	<b>\$262,900</b>	<b>\$1,102,300</b>

<b>EXPENSE</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>
Exterior Architecture	\$34,500		\$26,900	
Interior Architecture	\$9,400	\$3,200		\$500
Electrical	\$20,400	\$2,000	\$2,000	\$2,500
Mechanical	\$4,400	\$3,800	\$6,700	\$4,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$72,700</b>	<b>\$12,900</b>	<b>\$39,500</b>	<b>\$11,100</b>
Importance Code A	\$42,200	\$2,600	\$29,500	\$2,600
Importance Code B	\$26,400	\$10,300	\$10,000	\$8,500
Importance Code C	\$4,100			
<b>Total</b>	<b>\$72,700</b>	<b>\$12,900</b>	<b>\$39,500</b>	<b>\$11,100</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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$34,200	
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Pre-Cast Concrete	25%			LIFE	**	5	\$39,700	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Stucco Cement	5%			2042	**	5	\$6,100	
Windows									
	Steel	5%	Now	\$31,400	2054	**	5	\$3,500	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 75%							
		Location : Penthouse							
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : Penthouse							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 75%							
		Location : Penthouse							
	Wood	95%			2045	**	5	\$107,000	
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$3,900	
	Metal Security Bars	10%			2057	**			
	Pre-Cast Concrete	10%			LIFE	**	5	\$3,000	
Roof									
	Modified Bitumen	95%			2034	**	10	\$26,900	
	Skylight, Metal/Glass	5%			2039	**	10	\$4,700	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,300	
	Ceramic Tile	5%			2032	**	5	\$2,000	
	Terrazzo	15%			LIFE	**	5	\$4,600	
	Vinyl Tile	65%			2029	\$230,100	3	\$9,500	
		Recent Repair Evident, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Vinyl Tile	10%			2034	**	3	\$2,000	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Glass: Single Pane	5%			LIFE	* *	5	\$1,500	
	Gypsum Board	15%			LIFE	* *	5	\$3,600	
		Paint Peeling, Extent : Light, Area Affected : 5%							
		Location : Toilets							
		Recent Repair Evident, Extent : Light, Area Affected : 3%							
		Location : Toilets							
	Marble Panels	5%			LIFE	* *			
	Plaster	60%	0-2	\$4,100	LIFE	* *	5	\$7,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Penthouse Stairway							
		Paint Peeling, Extent : Light, Area Affected : 2%							
		Location : Penthouse Stairway							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Penthouse Stairway							
	SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	20%			2042	* *	5	\$7,800	
	Exposed Concrete	5%			LIFE	* *	5	\$300	
	Plaster	70%			LIFE	* *	5	\$17,100	
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Plaster	5%			LIFE	* *	5	\$1,200	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2064	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2049	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042	* *			
	On-Site Walkways								
	Cast in Place Concrete	50%			2034	* *			
	Masonry: Granite	50%			LIFE	* *			
	Parking/Driveway								
	Cast in Place Concrete	100%			2042	* *			

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%	2-4	\$5,200	2059	* *	5	\$100	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 600 Amperes							
	Switchgear / Switchboard								
	Fused Knife Sw	100%	2-4	\$78,300	2059	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Obsolete Equipment							
	Raceway								
	Conduit	90%			2029	\$33,900	1		
	Conduit	10%			2039	* *	1		
	Panelboards								
	Fused Toggle Switch	40%	2-4	\$12,800	2054	* *	5	\$100	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : 2nd And 3rd Floor Hallways							
	Molded Case Bkrs	30%			2028	\$9,600	5	\$200	
	Molded Case Bkrs	30%			2045	* *	5	\$200	
	Wiring								
	Braided Cloth	70%	2-4	\$38,500	2054	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2039	* *	1		
	Motor Controllers								
	Locally Mounted	50%			2027	\$30,000	5	\$100	
	Locally Mounted	50%			2034	* *	5	\$100	
	Ground								
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
	Lighting								

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**Asset # : 132**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	38%			2029	\$173,800	10	\$9,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	40%			2029	\$182,900	10	\$9,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2029	\$9,100	10	\$500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	20%			2029	\$257,100			
		Recent Installation, Extent : Light, Area Affected : 80%							
		Location : 2nd Floor							
Egress Lighting									
	Emergency, Battery	50%			2029	\$18,800	10	\$3,100	
	Exit, Service	50%			2029	\$4,600	1		
Exterior Lighting									
	HID	30%			2029	\$34,300	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$27,500	1	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm Only, Motion Sensors And Panic Doors							
Fire/Smoke Detection									
	Generic, Analog	100%			2034	* *	1-3	\$18,000	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2034	* *	1	\$25,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two Units							
	Distribution								
	Steam Piping/Pump	100%			2039	* *			

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**ASTORIA DISTRICT HEALTH CENTER**  
**Asset # : 132**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	10%			2029	\$36,600	1	\$1,600	
	Convactor/Radiator	90%			2034	**	1	\$7,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Split Unit	10%			2029	\$55,600			
	Window/Wall Unit	50%			2027	\$27,100	1		
	No Component	40%							
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2	\$3,400	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,500	
	Exhaust Fans								
	Interior	100%			2024	\$92,700	2	\$800	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$15,900	2	\$400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : 74 Gallon Tank								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2029	\$4,300	4	\$600	
	Sewage Ejector(s)								
	Electric	100%			2034	**	4	\$1,700	
	Backflow Preventer								
	Generic	100%			2037	**	1	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : One Unit								
Fire Suppression									

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**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>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression								
Sprinkler								
No Component		95%						
Generic		5%		2049	* *	1-2	\$400	

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Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$103,200	\$1,162,900
Electrical		\$113,500
Mechanical	\$40,200	\$1,073,700
<b>Total</b>	<b>\$143,300</b>	<b>\$2,350,000</b>
Importance Code A	\$103,200	\$1,454,000
Importance Code B	\$40,200	\$896,000
<b>Total</b>	<b>\$143,300</b>	<b>\$2,350,000</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$51,200		\$10,500	
Interior Architecture	\$69,900		\$7,900	
Electrical	\$37,700	\$3,700	\$3,700	\$5,800
Mechanical	\$20,200	\$3,600	\$28,400	\$3,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$183,100</b>	<b>\$11,200</b>	<b>\$54,500</b>	<b>\$13,300</b>
Importance Code A	\$57,100	\$1,900	\$12,400	\$1,900
Importance Code B	\$97,300	\$9,400	\$40,900	\$11,500
Importance Code C	\$28,700		\$1,200	
<b>Total</b>	<b>\$183,100</b>	<b>\$11,200</b>	<b>\$54,500</b>	<b>\$13,300</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	**	5	\$23,300	
	Concrete Masonry Unit	2%			LIFE	**	5	\$1,900	
	Masonry: Brick	83%			LIFE	**	5	\$129,000	
	Masonry: Limestone	10%			LIFE	**	5	\$11,700	
	Granite Panels	2%			LIFE	**	5	\$2,300	
Windows									
	Aluminum	100%			2039	**	5	\$1,600	
Parapets									
	Masonry: Brick	75%			LIFE	**	5-10	\$45,300	
	Masonry: Limestone	10%			LIFE	**	5-10	\$10,800	
	Metal Panel	5%			2041	**	5	\$1,700	
	Metal Rail	10%			2044	**	5-10	\$16,000	
Roof									
	Modified Bitumen	95%	Now	\$22,000	2031	\$1,098,400			
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Main Roof At Hvac Duct Penetration							
	Skylight, Metal/Glass	5%			2041	**	10	\$13,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : 2 Skylights							
Soffits									
	Stucco Cement	100%			2036	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$12,200	
	Ceramic Tile	5%			2034	**	5	\$2,800	
	Terrazzo	15%			LIFE	**	5	\$13,100	
	Vinyl Tile	75%			2036	**	3	\$15,700	
Interior Walls									
	Ceramic Tile	5%			2034	**	5	\$2,400	
		Worn/Eroded, Extent : Light, Area Affected : 5%							
		Location : Bathrooms							
	Gypsum Board	35%			LIFE	**	5-10	\$28,900	
	Masonry: Brick	10%			LIFE	**	10	\$1,500	
	Metal Panel	5%			LIFE	**	10	\$1,100	
	Marble Panels	5%			LIFE	**	10	\$1,000	
	Plaster	20%	Now	\$1,700	LIFE	**	5	\$2,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Roof Stair Bulkhead							
	SGFT/Glazed Masonry	20%			LIFE	**	10	\$4,900	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	20%	Now	\$1,300	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	\$3,200	2036	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
	Gypsum Board	20%			LIFE	**	5-10	\$25,600	
	Metal Panel	10%			LIFE	**	5	\$9,300	
	Plaster	30%	Now	\$3,100	LIFE	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Roof Stair Bulkhead</i>									
Site Enclosure									
Fence/Gates									
	Chain Link	25%			2041	**			
	Iron Picket	75%			2051	**			
Retaining Walls									
	Cast in Place Concrete	75%			2051	**			
	Masonry: Fieldstone	25%			2051	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Rear Yard And Exterior Ramp</i>									
<i>Explanation : This Is Actually Granite</i>									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			
On-Site Walkways									
	Cast in Place Concrete	30%			2036	**			
	Masonry: Granite	70%			LIFE	**			
Parking/Driveway									
	Asphalt	100%			2034	**			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2051	**	5	\$200	
<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>									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2041	**	5	\$200	
Raceway									
	Conduit	50%			2031	\$18,800	1		
	Conduit	50%			2051	**	1		

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**BEDFORD DISTRICT HEALTH CENTER**  
**Asset # : 1980**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2030	\$2,400	5		
	Molded Case Bkrs	45%			2030	\$21,500	5	\$400	
	Molded Case Bkrs	50%			2047	**	5	\$500	
Wiring									
	Braided Cloth	50%	2-4	\$27,500	2056	**	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2041	**	1		
Motor Controllers									
	Locally Mounted	50%			2029	\$39,900	5	\$100	
	Variable Frequency Drive	50%			2036	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$11,600	
Generators									
	Diesel	100%			2040	**	1	\$14,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 600 Kilowatts							
Batteries									
	Lead/Acid	100%			2025	\$1,600	5	\$1,400	
Fuel Storage									
	Day Tank	50%	Now	\$300	2039	**	5	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallons Rated Capacity, Tank Remains In Alarm Due To Pump Failure							
	Underground Storage	50%			LIFE	**	5	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 4,000 Gallons Rated Capacity							
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	80%			2036	* *	10	\$27,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
Fluorescent	Fluorescent	10%			2036	* *	10	\$3,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Upper Floors							
		Explanation : T-5 Lamps							
Fluorescent	Fluorescent	5%			2026	\$33,100	10	\$1,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
Fluorescent	Fluorescent	5%			2036	* *	10	\$1,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Upper Floors							
Egress Lighting									
Emergency, Service	Emergency, Service	40%			2036	* *	1		
	Emergency, Battery	10%			2031	\$5,400	10	\$900	
	Exit, LED	45%			2059	* *	1		
	Exit, Service	5%			2031	\$700	1		
Exterior Lighting									
HID	HID	20%			2031	\$30,500	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Operated Via Timer							
No Component	No Component	80%							
Alarm									
Security System	No Component	70%							
	Generic	30%			2039	* *	1	\$4,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby And Entry And Exit Points							
		Explanation : Surveillance System And Intrusion Alarm System							
Fire/Smoke Detection									
No Component	No Component	70%							
	Generic, Digital	30%	Now	\$2,500	2036	* *	1-3	\$6,400	
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor, Panel Remain Trouble Mode, Smoke Pureg Not Working							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Basement							
		Explanation : Manual Pull Stations, Alarm Bells, Horns, Strobe Lights And Smoke Detectors							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2041	**	1		
Conversion Equipment	Hot Water Boiler	100%	Now	\$5,800	2029	\$291,100	1	\$16,800	
		Controller Not Working, Extent : Severe, Area Affected : 50%							
		Location : Heat Timer Control Malfunctioning. Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Gas Fired Hot Water Boilers							
Distribution	Hot Wtr Piping/Pump	100%			2030	\$58,900	4	\$2,800	
Terminal Devices	Air Handler	25%			2026	\$132,800	1	\$5,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Rooftop Units With Gas Heat. See Cooling Units.							
	Convactor/Radiator	70%			2029	\$141,500	1	\$8,500	
	Fan Coil Unit/Heat	5%			2026	\$28,300	1	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Near Auditorium							
		Explanation : Self Contained Unit With Hot Water Heat Serving Basement Auditorium. See Cooling Units.							
Air Conditioning									
Energy Source	Electricity	100%			2039	**	1		
Conversion Equipment	Int Pkg Unit - Heating/Cooling	5%			2025	\$40,200	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : With Hot Water Heat.							
	Exterior Pkg Unit - Cooling	25%	Now	\$7,600	2026	\$76,500	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 3 Units At Roof							
		Explanation : Defective Climate Control System.							
	Split Unit	5%			2026	\$40,300			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Indoor Cooling Only Units For Computer Room And Miscellaneous Spaces.							
	Window/Wall Unit	65%			2026	\$51,200	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	2%			2026	\$1,500	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Associated With Miscellaneous Split Units							
	Dry Cooler	3%			2026	\$6,200	2	\$800	
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Roof Explanation : Associated With Computer Room Units.							
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	40%	Now	\$2,800	LIFE	* *	2-5	\$8,400	
		Insul. Deteriorating, Extent : Severe, Area Affected : 100% Location : Air Handling Unit - 1, 2 And 3 Exterior Ductwork At Roof.							
	No Component	60%							
Exhaust Fans									
	Roof	40%	Now	\$500	2026	\$25,100	2	\$400	
		Other Observation, Extent : Severe, Area Affected : 100% Location : Roof Penthouse Explanation : General Exhaust Fan Not In Operation Due To Fire Alarm Malfunction.							
	No Component	60%							
		Other Observation, Extent : Light, Area Affected : 0% Location : First And Second Floors Explanation : No Mechanical Ventilation On First And Second Floors							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2031	\$281,500	1		
Water Heater									
	Gas Fired	100%			2024	\$23,000	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room Explanation : One 70 Gallon Tank							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2026	\$5,800	4	\$1,200	
Backflow Preventer									
	Generic	100%			2031	\$9,600	1	\$2,300	
Fixtures									
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : 1 Unit									
Fire Suppression									
Chemical System									
	No Component	95%							
	Generic	5%			2026	\$1,400	1-3	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : I T Room									
Explanation : F M-200									

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Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$375,000	
Interior Architecture	\$243,200	\$202,900
Electrical	\$66,600	\$206,400
<b>Total</b>	<b>\$684,800</b>	<b>\$409,300</b>
Importance Code A	\$375,000	
Importance Code B	\$147,800	\$409,300
Importance Code C	\$162,000	
<b>Total</b>	<b>\$684,800</b>	<b>\$409,300</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$38,500	\$1,800		
Interior Architecture	\$22,600	\$500		\$200
Electrical	\$3,100	\$3,600	\$1,600	\$2,100
Mechanical	\$56,900	\$1,500	\$4,200	\$12,500
Site Pavements	\$28,000			
<b>Total</b>	<b>\$149,100</b>	<b>\$7,400</b>	<b>\$5,800</b>	<b>\$14,800</b>
Importance Code A	\$44,200	\$2,400	\$600	\$600
Importance Code B	\$97,900	\$5,000	\$5,200	\$14,200
Importance Code C	\$7,100			
<b>Total</b>	<b>\$149,100</b>	<b>\$7,400</b>	<b>\$5,800</b>	<b>\$14,800</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$5,600	LIFE	**	5	\$4,600		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : West Side								
Metal Coiling Doors	8%	Now	\$17,900	2035	**	5	\$2,300		
	Air Infiltration, Extent : Severe, Area Affected : 25%								
	Location : All Doors								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Rear Doors								
Stucco Cement	84%	Now	\$96,000	2035	**	5	\$19,400		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Rear Facade								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : This Is An EIFS System								
Window Wall	3%	0-2	\$2,800	2040	**	5	\$1,000		
	Air Infiltration, Extent : Moderate, Area Affected : 25%								
	Location : Main Entrance								
Windows									
Fiberglass Panel	100%			2038	**	5	\$3,600		
Roof									
IRMA/Protected Membrane	97%	Now	\$279,100	2040	**			1	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Southern Perimeter								
	Broken Paver Blocks, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 35%								
	Location : Perimeter Edges								
	Vegetation Growth, Extent : Severe, Area Affected : 50%								
	Location : At Paver Seams And Roof Drains								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : At Roof Penetrations Over Garage Dock, Room 11/12								
Metal Panel	3%	Now	\$12,200	2050	**				
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Entry Vestibule								
	Water Penetration, Extent : Moderate, Area Affected : 50%								
	Location : Entry Vestibule								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Ceramic Tile	5%			2033	**	5	\$900	
	Traffic Topping	85%	Now	\$81,200	2030	\$202,900	5	\$9,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Main Lobby, Exam Rooms, Dock Areas And Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 75%									
Location : Main Lobby, Exam Rooms, Dock Areas And Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Main Lobby, Exam Rooms, Dock Areas And Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Main Lobby, Exam Rooms, Dock Areas And Throughout									
	Vinyl Tile	10%	Now	\$800	2030	\$16,400	3	\$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Locker Room, Lunch Room And Throughout									
Interior Walls									
	Concrete Masonry Unit	100%	4+	\$162,000	LIFE	**	5	\$9,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Diagonal Cracks, Extent : Moderate, Area Affected : 15%									
Location : Medical Offices And Throughout									
Vertical Cracks, Extent : Moderate, Area Affected : 15%									
Location : Mechanical Room And Throughout									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Explanation : Paint Peeling									
Ceilings									
	AcousTileSusp.Lay-In	70%	Now	\$21,800	2035	**	5	\$6,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Exposed Concrete	10%			LIFE	**	5	\$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	\$18,300	2035	**			
Cracking/Crumbling, Extent : Light, Area Affected : 25%									
Location : East Side Of Property									
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$1,500	2043	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									

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

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

## Site Pavements

## Parking/Driveway

## Asphalt

100% Now \$5,600 2033 \* \*

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

## Activity Yard

## Cast in Place Concrete

100% 0-2 \$2,600 2043 \* \*

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

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2040 \* \* 5 \$100

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

## Switchgear / Switchboard

## Fused Disc Sw

100% 2040 \* \* 5 \$100

## Raceway

## Conduit

100% 2040 \* \* 1

## Panelboards

## Fused Disc Sw

10% 2038 \* \* 5

## Molded Case Bkrs

90% 2038 \* \* 5 \$300

## Wiring

## Thermoplastic

100% 2040 \* \* 1

## Motor Controllers

## Locally Mounted

100% 2035 \* \* 5 \$100

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$200

## Stand-by Power

## Transfer Switches

## Automatic

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

## Generators

## Diesel

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

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

## Batteries

## Lead/Acid

100% 2023 \$1,600 5 \$400

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Main Tank	100%			2045	* *	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : 400 Gallons Rated Capacity									
Lighting									
	Interior Lighting								
	Fluorescent	99%			2030	\$72,500	10	\$10,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : T-8 Lamps									
	Fluorescent	1%			2030	\$700	10	\$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Entrance									
Egress Lighting									
	Emergency, Service	50%			2030	\$3,200	1		
	Exit, Service	50%	Now	\$2,100	2040	* *	1		
Not Functioning, Extent : Severe, Area Affected : 50%									
Location : Throughout The Building									
Exterior Lighting									
	HID	20%			2030	\$9,700	10		
	HID	10%			2040	* *	10		
Recent Replace Evident, Extent : Light, Area Affected : 25%									
Location : Front Of The Building									
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	\$11,700	1	\$1,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Inside And Outside									
Explanation : CCTV Surveillance Camera									
Fire/Smoke Detection									
	Generic, Digital	100%	Now	\$66,600	2030	\$133,200	1-3	\$6,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Frequent Trouble Signals Reported.									

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment Furnace	100%	Now	\$5,700	2030	\$28,400	1	\$5,400	
		Other Observation, Extent : Severe, Area Affected : 90%							
		Location : Roof							
		Explanation : 5 Units. Computer Temperature Control System Not Working							
	Terminal Devices Convactor/Radiator	10%			2028	\$6,400	1	\$400	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Lunchroom							
		Explanation : Electric Radiators							
	No Component	90%							
Air Conditioning									
	Energy Source Electricity	100%			2038	* *	1		
	Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%	0-2	\$22,600	2040	* *	2	\$100	
		Malfunctioning, Extent : Severe, Area Affected : 15%							
		Location : Roof							
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Roof							
		Explanation : 1 Package Unit. R-22. For Medical Area							
	No Component	85%							
	Terminal Devices Air Handler/Cool/Ht	100%	0-2	\$20,300	2040	* *	1	\$6,700	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	Heat Rejection Air Cooled Condenser Unit	100%	Now	\$3,600	2025	\$3,600	2	\$6,700	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : 2 Units Of 5 Malfunctioning							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : On Extended Life							
Ventilation									
	Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
	Exhaust Fans Roof	100%			2030	\$20,000	2	\$400	
Plumbing									
	H/C Water Piping Brass/Copper	100%	Now	\$4,500	2040	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 20%							
		Location : Ceiling Of The 1st Floor							

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

Estimates are rounded to the nearest hundred dollars.

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

\*\* 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**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2025	\$7,300	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Two 100 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2030	\$3,100	1	\$700	
	Fixtures								
	Generic	100%							

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

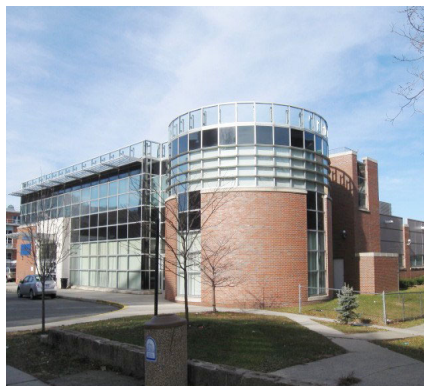
Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

**Asset Name** : BROOKLYN OCME  
**Address** : 599 WINTHROP STREET @ ALBANY AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0033.000 / 14653 **Yr Built/Renovated** : 2005 / 2008  
**Area Sq Ft** : 37,718 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 22-Aug-2017 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 4812 **Lot** : 1 **BIN** : 3831514

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$63,800
Interior Architecture	\$165,000	
Electrical		\$152,100
Mechanical	\$445,400	\$143,100
<b>Total</b>	<b>\$610,400</b>	<b>\$359,000</b>
Importance Code A		\$63,800
Importance Code B	\$610,400	\$295,200
<b>Total</b>	<b>\$610,400</b>	<b>\$359,000</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$34,100			\$16,700
Interior Architecture	\$32,900		\$6,400	\$1,400
Electrical	\$6,300	\$5,200	\$45,600	\$7,800
Mechanical	\$33,500	\$13,800	\$21,200	\$14,900
Site Pavements	\$4,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$114,800</b>	<b>\$23,000</b>	<b>\$77,100</b>	<b>\$44,700</b>
Importance Code A	\$34,300	\$1,200	\$200	\$16,900
Importance Code B	\$76,300	\$21,800	\$77,000	\$27,800
Importance Code C	\$4,200			
<b>Total</b>	<b>\$114,800</b>	<b>\$23,000</b>	<b>\$77,100</b>	<b>\$44,700</b>



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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 OCME**  
**Asset # : 14653**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
Exterior Walls									
	Masonry: Brick	50%			LIFE	**	5	\$29,600	
	Metal Panel	27%	4+	\$2,500	2049	**	5	\$30,000	
Deformed/Dented, Extent : Moderate, Area Affected : 2%									
Location : Above Loading Dock Door									
	Metal Coiling Doors	3%			2046	**	5	\$5,600	
	Pre-Cast Concrete	5%	Now	\$2,100	LIFE	**	5	\$9,600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Sill Joint Sealant									
	Window Wall	15%			2055	**	5	\$33,300	
Windows									
	Aluminum	95%			2051	**	5	\$11,900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Fixed Windows									
	Metal Louvers	5%			2042	**	10	\$3,900	
Parapets									
	Masonry: Brick	35%			LIFE	**	5	\$2,700	
	Metal Panel	25%	4+	\$15,700	2055	**	5	\$3,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
	Metal Rail	15%			2046	**	5-10	\$20,700	
	Metal Rail	20%	4+	\$5,400	2046	**	5	\$10,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%									
Location : Support Posts									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Over Second Floor At South Facade									
Explanation : Metal Rail With Glass									
	Pre-Cast Concrete	5%	Now	\$2,900	LIFE	**	5	\$2,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Roof									
	Single Ply Membrane	100%			2037	**	10	\$63,800	
Soffits									
	Metal/Glass Curt Wall	40%			LIFE	**	5	\$1,000	
	Metal: Cage/Fence	60%			2042	**	5	\$3,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Sunscreen									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2030	\$115,400	3	\$12,700	
	Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
	Ceramic Tile	5%			2042	**	5	\$2,800	
	Granite Panels	20%			LIFE	**	5	\$8,500	
		Uneven Surface, Extent : Moderate, Area Affected : 2%							
		Location : Lobby							
	Sheet Vinyl/Rubber	5%			2034	**	5	\$4,200	
	Steel Plate	10%	Now	\$165,000	LIFE	**	1		
		Deformed/Dented, Extent : Moderate, Area Affected : 30%							
		Location : Cold Box							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Cold Box							
		Explanation : Panel Joint Failure, Leaking Below Floor							
	Traffic Topping	20%	Now	\$29,900	2034	**	5	\$7,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Loading Docks, Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 7%							
		Location : Loading Docks, Basement							
	Vinyl Tile	20%			2037	**	3	\$5,600	
Interior Walls									
	Ceramic Tile	5%			2042	**	5	\$400	
	Concrete Masonry Unit	20%			LIFE	**	5	\$700	
	Gypsum Board	50%			LIFE	**	5	\$2,700	
	SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	40%			2046	**	5	\$22,600	
	Exposed Struc: Steel	20%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$3,500	
	Metal Panel	35%			LIFE	**	5	\$24,700	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2049	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 1%							
		Location : Winthrop Street							
On-Site Walkways									
	Cast in Place Concrete	100%			2042	**			
Parking/Driveway									
	Asphalt	100%	2-4	\$4,000	2038	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2055	**	5	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Main Service Switch Rated At 4,000 Amperes						
Transformers									
	Dry Type	100%			2046	**	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : 112.5 Kilovolt-ampere, 480/ 277/120 Volts						
Switchgear / Switchboard									
	Fused Disc Sw	100%			2049	**	5	\$200	
Raceway									
	Conduit	100%			2055	**	1		
Panelboards									
	Fused Disc Sw	30%			2045	**	5	\$300	
	Molded Case Bkrs	70%			2051	**	5	\$700	
Wiring									
	Thermoplastic	100%			2055	**	1		
Motor Controllers									
	Locally Mounted	100%			2042	**	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	**	1	\$11,600	
Generators									
	Diesel	100%			2038	**	1	\$14,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : Generator Rated At 500 Kilowatts						
Batteries									
	Nickel Cadmium	100%			2024	\$1,600	5	\$8,400	
Fuel Storage									
	Day Tank	50%			2045	**	5	\$3,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 275 Gallon Capacity						
	Main Tank	50%			2057	**	5	\$600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 4,000 Gallon Capacity						
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	50%			2034	* *	10	\$17,300	
				T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Offices					
	Fluorescent	50%			2034	* *	10	\$17,300	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
Egress Lighting									
	Emergency, Service	50%			2034	* *	1		
	Exit, LED	50%			2057	* *	1		
Exterior Lighting									
	HID	100%			2029	\$152,100	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$4,200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallways					
				Explanation : CCTV Surveillance Cameras					
Fire/Smoke Detection									
	Generic, Analog	100%			2034	* *	1-3	\$23,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Manual Pull Station, Strobe Lights , Alarm Bells And Smoke Detectors					
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2055	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Entrance At The Basement					
				Explanation : Steam Is Provided From Kings County Hospital					
Conversion Equipment									
	Heat Exchanger, Plate & Frame	10%			2038	* *	1	\$1,900	
	Pres. Reducing Valve/LP Steam	90%			2038	* *	5	\$2,000	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution	Hot Wtr Piping/Pump	10%			2045	**	4	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Used For Hydronic Loop							
	Central Plant Steam Piping/Pmp	90%			2049	**	4	\$1,700	
Terminal Devices									
	Air Handler	90%			2034	**	1	\$21,000	
	Fan Coil Unit/Heat	10%			2034	**	1	\$1,200	
Air Conditioning									
Energy Source	Steam/HW System	100%			2055	**	1		
Conversion Equipment	Absorption Chiller/Steam/HW	100%	Now	\$445,400	2038	**	1	\$36,700	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Basement Mechanical Room - 1 Chiller Not Working							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Chillers - Lithium- Bromide And Water Used As Refrigerant							
Distribution	CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$1,900	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2034	**	1	\$23,300	
Heat Rejection	Water Cooling Tower	100%			2030	\$143,100	2	\$38,000	
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,000	
Exhaust Fans	Roof	100%	Now	\$18,800	2034	**	2	\$900	
		Malfunctioning, Extent : Severe, Area Affected : 30%							
		Location : Rooftop - One Unit Has Faulty Motor							
Plumbing									
H/C Water Piping	Brass/Copper	100%			2055	**	1		
HW Heat Exchanger	Steam Fired	100%			2049	**	4	\$3,700	
Sanitary Piping	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)	Submersible	100%			2023	\$1,300	4	\$1,200	

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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 OCME**  
**Asset # : 14653**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2034	* *	4	\$2,300	
	Backflow Preventer								
	Generic	100%			2034	* *	1	\$2,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2049	* *	1-2	\$10,600	
		Dry System, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fire Pump								
	Generic	100%			2038	* *	1	\$7,000	

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

Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$121,500	
Interior Architecture	\$520,000	\$147,100
Electrical		\$334,100
Mechanical	\$373,400	\$463,600
<b>Total</b>	<b>\$1,014,900</b>	<b>\$944,800</b>
Importance Code A	\$121,500	
Importance Code B	\$748,500	\$944,800
Importance Code C	\$144,900	
<b>Total</b>	<b>\$1,014,900</b>	<b>\$944,800</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$22,100	\$900		
Interior Architecture	\$28,600		\$2,000	\$9,300
Electrical	\$60,500	\$2,800	\$2,300	\$33,800
Mechanical	\$29,600	\$17,700	\$7,300	\$24,600
Site Pavements	\$21,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$166,300</b>	<b>\$25,300</b>	<b>\$15,600</b>	<b>\$71,600</b>
Importance Code A	\$29,600	\$3,500	\$2,600	\$2,600
Importance Code B	\$121,300	\$21,900	\$13,000	\$69,000
Importance Code C	\$15,400			
<b>Total</b>	<b>\$166,300</b>	<b>\$25,300</b>	<b>\$15,600</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**  
**BROWNSVILLE DISTRICT HEALTH CTR.**  
**Asset # : 1985**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	Now	\$48,500	LIFE	* *	5	\$30,100	
		Efflorescence, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : East And West Side Wall							
		Vertical Cracks, Extent : Light, Area Affected : 2%							
		Location : North West Corner							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : East And West Side Wall And Stair W							
	Masonry: Limestone	10%			LIFE	* *	5	\$2,700	
	Granite Panels	5%			LIFE	* *	5	\$1,300	
Windows									
	Aluminum	95%	Now	\$73,000	2038	* *	5	\$1,400	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Hardware Missing, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Rooms 344 And 346 At Lintels							
	Metal Louvers	5%			2033	* *	10	\$900	
Parapets									
	Masonry: Brick Cavity	95%			LIFE	* *	5	\$7,000	
		Efflorescence, Extent : Light, Area Affected : 15%							
		Location : Interior Parapet Wall							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : West Side							
	Pre-Cast Concrete	5%			LIFE	* *	5	\$2,300	
Roof									
	Built-Up (BUR)	15%	Now	\$3,300	2035	* *			
		Drains Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Lower Roof							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Lower Roof							
	Modified Bitumen	85%	Now	\$18,800	2035	* *			
		Blisters, Extent : Moderate, Area Affected : 5%							
		Location : Upper Roof							
		Ponding, Extent : Light, Area Affected : 2%							
		Location : Upper Roof							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Upper Roof							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Upper Roof							
		Explanation : Water Logged Insulation Below Roof							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$10,100	
	Mosaic Tile	5%	Now	\$88,700	2043	**	5	\$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Toilets Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Toilets Throughout									
	Quarry Tile	15%	Now	\$213,100	2050	**	5	\$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor Dentist Area									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor Dentist Area									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor Dentist Area									
	Sheet Vinyl/Rubber	5%	Now	\$73,300	2040	**	5	\$1,700	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor Dentist Area									
Seams Open/Split, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor Dentist Area									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor Dentist Area									
	Terrazzo	15%			LIFE	**	5	\$5,400	
	Vinyl Tile	35%			2030	\$147,100	3	\$6,100	
	Under Construction	15%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : 2nd Floor									
Explanation : Interior Renovation									

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	10%	Now	\$144,900	2039	**	5	\$4,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Toilets Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Toilets Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
		Location : Toilets Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Toilets Throughout							
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,600	
	Glass: Single Pane	15%			LIFE	**	5	\$9,200	
	Gypsum Board	15%			LIFE	**	5	\$7,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : 1st Floor Waiting Area							
	Plaster	40%	Now	\$14,000	LIFE	**	5	\$9,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Bulkhead							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Bulkhead							
	Under Construction	15%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : 2nd Floor							
		Explanation : Interior Construction							
Ceilings									
	AcousTileSusp.Lay-In	40%			2035	**	5	\$18,500	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Exposed Concrete	15%			LIFE	**	5	\$1,100	
	Plaster	45%	Now	\$14,600	LIFE	**	5	\$13,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : East And West Side Windows							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : East And West Side Windows							
Site Enclosure									
Fence/Gates									
	Chain Link	95%			2050	**			
	Iron Picket	5%			2050	**			
Free Standing Walls									
	Masonry: Brick	100%			2050	**			
Retaining Walls									
	Cast in Place Concrete	100%			2065	**			
Site Pavements									

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

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	0-2	\$11,300	2043	**
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
<i>Location : Throughout Along Bristol Street</i>					

## On-Site Walkways

Cast in Place Concrete	100%	Now	\$1,400	2043	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
<i>Location : Rear Yard And Front Steps</i>					

## Activity Yard

Asphalt	100%	Now	\$8,900	2033	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
<i>Location : Rear Yard</i>					

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

## Under 600 Volts

## Service Equipment

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

## Switchgear / Switchboard

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

Conduit	50%			2050	**	1	
Conduit	50%			2030	\$18,800	1	

## Panelboards

Fused Disc Sw	10%			2046	**	5	\$100
Molded Case Bkrs	30%			2029	\$14,400	5	\$300

*Other Observation, Extent : Moderate, Area Affected : 75%*  
*Location : Basement, Penthouse, Boiler Room*  
*Explanation : Panels Are Original And Are At End Of Life*

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

Braided Cloth	30%	2-4	\$16,500	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Upper Floors</i>							

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	50%	0-2	\$16,000	2043	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 33%							
		Location : Penthouse							
		Explanation : Fuses Supplying Air Conditioning 1 Compressors Frequently Blow And Require Replacement							
	Locally Mounted	20%			2028	\$16,000	5		
	Variable Frequency Drive	30%			2035	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	40%			2030	\$228,000	10	\$11,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2030	\$57,000	10	\$3,000	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Offices, Corridors							
	Fluorescent	20%			2038	* *	10	\$6,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	30%			2038	* *			
	Egress Lighting								
	Emergency, Battery	50%			2030	\$23,400	10	\$3,900	
	Exit, Service	50%			2030	\$5,800	1		
	Exterior Lighting								
	HID	80%	Now	\$20,900	2038	* *			
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Parapet And Exterior Walls							
	No Component	20%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2025	\$31,500	1	\$3,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Intrusion Alarm Only; Motion Sensors							

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

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

## Alarm

## Fire/Smoke Detection

Generic, Digital

7% Now

\$5,000

2038

\* \*

1-3

\$1,300

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

Generic, Digital

93%

2038

\* \*

1-3

\$18,600

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

## Heating

## Energy Source

Natural Gas

100%

2050

\* \*

1

## Conversion Equipment

Furnace

40%

2035

\* \*

1

\$6,400

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

Steam Boiler

4%

0-2

\$5,000

2035

\* \*

1

\$1,200

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

Steam Boiler

56%

2035

\* \*

1

\$18,000

## Distribution

Steam Piping/Pump

60%

2040

\* \*

No Component

40%

## Terminal Devices

Air Handler

40%

2030

\$182,600

1

\$8,000

Convactor/Radiator

40%

2028

\$69,500

1

\$4,200

No Component

20%

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	26%			2024	\$315,700	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 26% Location : Basement Mechanical Equipment Room							
	Ext Pkg Unit - Heating/Cooling	52%	2-4	\$10,600	2030	\$211,400	2	\$800	
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Compressors And Fuses At Units. R-22 Refrigerant, Extent : Light, Area Affected : 60% Location : 2 Rooftop Units							
	Split Unit	2%			2030	\$13,900			
	Window/Wall Unit	20%			2023	\$13,500	1		
Heat Rejection									
	Air Cooled Condenser Unit	20%			2030	\$13,100	2	\$4,500	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$14,500	
	No Component	20%							
	Exhaust Fans								
	Interior	50%			2025	\$57,800	2	\$500	
	Roof	50%			2030	\$27,000	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$19,800	2	\$500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$3,400	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 100% Location : Roof							
	Sump Pump(s)								
	Non-Submersible	100%	0-2	\$5,000	2040	* *	4	\$700	
		On Extended Life, Extent : Severe, Area Affected : 100% Location : Basement							
	Sewage Ejector(s)								
	Electric	100%			2030	\$9,400	4	\$1,900	
	Backflow Preventer								
	Generic	100%			2030	\$8,300	1	\$2,000	
	Fixtures								
	Generic	100%							

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

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

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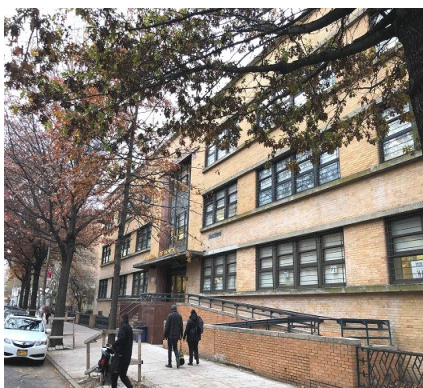
Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$411,500	\$361,500
Interior Architecture		\$1,429,300
Electrical		\$743,700
Mechanical		\$1,472,000
<b>Total</b>	<b>\$411,500</b>	<b>\$4,006,500</b>
Importance Code A	\$411,500	\$361,500
Importance Code B		\$3,645,000
<b>Total</b>	<b>\$411,500</b>	<b>\$4,006,500</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$70,300		\$7,500	
Interior Architecture	\$30,800			\$4,100
Electrical	\$1,700	\$1,000	\$1,500	\$1,200
Mechanical	\$23,400	\$7,600	\$10,500	\$7,600
Site Enclosure	\$7,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$141,600</b>	<b>\$16,500</b>	<b>\$27,400</b>	<b>\$20,800</b>
Importance Code A	\$72,000	\$1,800	\$9,300	\$1,800
Importance Code B	\$50,500	\$14,700	\$18,100	\$17,600
Importance Code C	\$19,100			\$1,400
<b>Total</b>	<b>\$141,600</b>	<b>\$16,500</b>	<b>\$27,400</b>	<b>\$20,800</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	3%			LIFE	**	10	\$15,000	
Cast in Place Concrete	5%	Now	\$19,300	LIFE	**	5	\$8,000	
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Spandrels								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Spandrels								
Masonry: Brick	82%	Now	\$253,700	LIFE	**	5	\$26,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair Bulkheads								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkheads								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkheads								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 2%								
Location : West Stair Tower								
Explanation : Safety Netting Has Been Installed At Top Of Tower								
Granite Panels	5%			LIFE	**	5	\$2,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$10,400	
Windows								
Aluminum	95%			2039	**	5	\$15,000	
Glass Block	5%	Now	\$8,400	LIFE	**	5	\$500	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parapets								
Masonry: Brick	88%	Now	\$49,300	LIFE	**	5	\$4,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$10,200	LIFE	**	5	\$600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Coping								
Metal Security Bars	2%			2059	**			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	100%	Now	\$108,400	2026	\$361,500			
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Soffits									
	Cast in Place Concrete	65%	Now	\$11,000	LIFE	* *	5	\$4,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Under Balcony At Rear Of Building							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
		Location : Under Balcony At Rear Of Building							
		Paint Peeling, Extent : Moderate, Area Affected : 100%							
		Location : Under Balcony At Rear Of Building							
	Metal Panel	35%			2041	* *	5-10	\$3,400	
Interior									
Floors									
	Ceramic Tile	10%			2040	* *	5	\$5,300	
	Sheet Vinyl/Rubber	85%			2031	\$1,429,300	5	\$67,700	
	Terrazzo	5%			LIFE	* *	5	\$4,100	
Interior Walls									
	Ceramic Tile	5%			2040	* *	5	\$2,900	
	Concrete Masonry Unit	5%	Now	\$3,400	LIFE	* *	5	\$1,100	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Roof Stair Bulkhead							
	Glass: Single Pane	2%			LIFE	* *	5	\$1,700	
	Gypsum Board	50%	4+	\$2,500	LIFE	* *	5	\$17,200	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 3rd Floor Corridor							
	Plaster	23%	Now	\$5,600	LIFE	* *	5	\$3,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Roof Stair And Elevator Bulkheads							
	SGFT/Glazed Masonry	15%			LIFE	* *	10	\$4,300	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	80%			2036	**	5	\$42,500	
	Exposed Concrete	10%	Now	\$9,100	LIFE	**	5	\$800	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Roof Stair And Elevator Bulkheads							
	Gypsum Board	10%	Now	\$2,900	LIFE	**	5	\$6,600	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 3rd Floor Corridor							
Site Enclosure									
	Fence/Gates								
	Chain Link	40%			2041	**			
	Iron Picket	30%			2051	**			
	Masonry: Brick	30%	Now	\$2,400	2041	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Southeast Corner Of Property							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Retaining Walls								
	Masonry: Brick	100%	Now	\$5,200	2041	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Handicap Ramp							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Handicap Ramp							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2036	**			
	On-Site Walkways								
	Cast in Place Concrete	50%			2036	**			
	Masonry: Granite	50%			LIFE	**			
	Parking/Driveway								
	Asphalt	100%			2034	**			

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	2%			2039	**	5		
	Molded Case Bkrs	98%			2039	**	5	\$900	
Wiring									
	Thermoplastic	100%			2041	**	1		
Motor Controllers									
	Locally Mounted	100%			2036	**	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,000	
Lighting									
Interior Lighting									
	Fluorescent	95%			2031	\$594,200	10	\$31,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2031	\$31,300	10	\$1,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	50%			2031	\$25,700	10	\$4,300	
	Exit, LED	10%			2046	**	1		
	Exit, Service	40%			2031	\$5,100	1		
Exterior Lighting									
	HID	20%			2031	\$28,700	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior							
		Explanation : Operated Via Timers							
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2031	\$34,500	1	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Entry And Exit Doors							
		Explanation : Surveillance Cameras And Intrusion Alarm System							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2031	\$118,200	1-3	\$6,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors							

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

## Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2036	**	1	\$17,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Gas Fired Hot Water Boilers								
	Distribution								
	Hot Wtr Piping/Pump	100%			2030	\$55,500	4	\$2,600	
	Terminal Devices								
	Air Handler	50%			2026	\$250,600	1	\$11,000	
	Convactor/Radiator	50%			2029	\$95,400	1	\$5,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2026	\$302,500	1	\$16,500	
	R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
	Location : Two Units At Roof								
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$900	2031	\$43,500	4	\$1,800	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
	Location : Piping And Pumps At Roof								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2026	\$399,700	1	\$22,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,500	
	Exhaust Fans								
	Roof	100%			2026	\$59,200	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$265,700	1		
	Water Heater								
	Gas Fired	100%			2029	\$21,700	2	\$500	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Two 75 Gallon Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Submersible	100%			2022	\$1,200	4	\$1,100	
	Sewage Ejector(s)								
	Electric	100%			2026	\$10,300	4	\$2,100	
	Backflow Preventer								
	Generic	100%			2031	\$9,100	1	\$2,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		**		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 2 Units							

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Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

**Asset Name** : CENTRAL HARLEM DIST HEALTH CTR.  
**Address** : 2238 FIFTH AVENUE @W. 137 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0012.000 / 2788 **Yr Built/Renovated** : 1937 / 2013  
**Area Sq Ft** : 31,180 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 11-Jul-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1734 **Lot** : 34 **BIN** : 1053900

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$92,000	
Interior Architecture	\$275,000	\$231,000
Electrical	\$328,300	\$132,500
Mechanical	\$419,000	\$118,300
<b>Total</b>	<b>\$1,114,300</b>	<b>\$481,900</b>
Importance Code A	\$92,000	
Importance Code B	\$1,022,300	\$481,900
<b>Total</b>	<b>\$1,114,300</b>	<b>\$481,900</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$1,300		\$30,800	
Interior Architecture	\$57,300	\$3,800	\$10,000	\$700
Electrical	\$3,600	\$3,300	\$46,000	\$3,500
Mechanical	\$11,500	\$14,600	\$10,700	\$16,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$77,600</b>	<b>\$25,600</b>	<b>\$101,400</b>	<b>\$25,100</b>
Importance Code A	\$4,300	\$3,100	\$34,000	\$3,100
Importance Code B	\$53,700	\$21,100	\$67,400	\$22,000
Importance Code C	\$19,600	\$1,400		
<b>Total</b>	<b>\$77,600</b>	<b>\$25,600</b>	<b>\$101,400</b>	<b>\$25,100</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	93%	Now	\$48,000	LIFE	**	5	\$29,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout, Mostly At Lower Level Adjacent To Sidewalk							
	Masonry: Limestone	5%			LIFE	**	5	\$1,200	
	Masonry: Sandstone	2%			LIFE	**	5	\$500	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Windows									
	Aluminum	90%			2054	**	5	\$14,200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Metal Louvers	5%	0-2	\$1,300	2032	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Steel	5%	Now	\$44,000	2054	**	5	\$4,900	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Basement, Second And Third Floors							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Basement, Second And Third Floors							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Basement, Second And Third Floors							
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,500	
	Masonry: Brick	90%			LIFE	**	5	\$4,100	
Roof									
	Modified Bitumen	95%			2034	**	10	\$23,700	
	Skylight, Metal/Glass	5%			2049	**	10	\$4,200	
Soffits									
	Cement-Fiber Panel	100%			2034	**	10		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$11,600	
	Ceramic Tile	5%			2032	**	5	\$2,700	
	Sheet Vinyl/Rubber	25%			2034	**	5	\$19,900	
	Terrazzo	10%			LIFE	**	5	\$4,100	
	Vinyl Tile	35%			2029	\$168,600	3	\$7,000	
	Vinyl Tile 9" X 9"	10%	2-4	\$31,200	2029	\$62,400	3	\$2,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Wood	5%			2057	**	5	\$5,000	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2038	* *	5	\$2,900	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$2,300	
	Gypsum Board	25%			LIFE	* *	5	\$8,600	
	Metal Panel	5%			LIFE	* *			
	Plaster	40%	0-2	\$19,600	LIFE	* *	5	\$6,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement									
	SGFT/Glazed Masonry	10%			LIFE	* *			
	Wood	5%			LIFE	* *	5	\$11,400	
Ceilings									
	AcousTileConcealSpLn	60%	0-2	\$275,000	2049	* *	5	\$19,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Second And Third Floors									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Second And Third Floors									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Second And Third Floors									
	AcousTileSusp.Lay-In	10%			2042	* *	5	\$5,300	
	Exposed Concrete	10%			LIFE	* *	5	\$800	
	Gypsum Board	10%			LIFE	* *	5	\$6,600	
	Metal Panel	5%			LIFE	* *	5	\$3,300	
	Plaster	5%			LIFE	* *	5	\$1,700	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2049	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2042	* *			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2049	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1,200 Ampere Main Service Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2049	* *	5	\$800	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	70%			2029	\$26,400	1		
	Conduit	30%			2049	* *	1		
Panelboards									
	Molded Case Bkrs	90%			2028	\$43,100	5	\$700	
	Molded Case Bkrs	10%			2045	* *	5	\$100	
Wiring									
	Braided Cloth	30%			2028	\$16,500	1		
	Thermoplastic	70%			2049	* *	1		
Motor Controllers									
	Locally Mounted	20%			2042	* *	5		
	Locally Mounted	79%			2027	\$63,100	5	\$200	
	Variable Frequency Drive	1%			2042	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
Interior Lighting									
	Fluorescent	60%			2024	\$328,300	10	\$17,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : 2nd And 3rd Floors							
	Fluorescent	35%			2034	* *	10	\$10,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	2%			2034	* *	10	\$600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : 1st Floor Lobby And Corridors							
	Incandescent	2%			2024	\$10,900	2		
	LED	1%			2039	* *			
		Recent Installation, Extent : Light, Area Affected : 1% Location : Basement							
Egress Lighting									
	Emergency, Battery	35%			2029	\$15,700	10	\$2,600	
	Emergency, Battery	15%			2034	* *	10	\$1,100	
	Exit, Battery	40%			2029	\$15,200	10	\$800	
	Exit, Battery	10%			2034	* *	10	\$200	
Exterior Lighting									
	Fluorescent	90%			2034	* *	10	\$2,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Building Perimeter							
	HID	10%			2034	* *	10		

**Alarm**

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

<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>Alarm</b>								
Security System								
Generic	50%			2034	**	1	\$5,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Generic	50%			2034	**	1	\$5,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$19,800	
<i>Other Observation, Extent : Light, 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>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								
Natural Gas	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : There Is No Vent For Gas Meter Room</i>								
Conversion Equipment								
Steam Boiler	100%			2046	**	1	\$30,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2055	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 1 New Unit</i>								
Terminal Devices								
Air Handler	20%			2037	**	1	\$3,900	
Air Handler	30%			2024	\$131,500	1	\$5,800	
Convactor/Radiator	50%			2034	**	1	\$5,000	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2034	**	1	\$14,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$1,500	
Terminal Devices									
	Air Handler/Cool/Ht	40%			2034	**	1	\$7,700	
		Other Observation, Extent : Light, Area Affected : 5% Location : 2nd Floor Room 202 Explanation : There Is No Air Conditioning For Computer Server Room							
	Air Handler/Cool/Ht	60%			2024	\$209,800	1	\$11,600	
Heat Rejection									
	Water Cooling Tower	100%			2027	\$118,300	2	\$31,400	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,400	
Exhaust Fans									
	Interior	70%			2024	\$77,600	2	\$700	
	Roof	30%			2029	\$15,500	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2039	**	1		
Water Heater									
	Gas Fired	100%			2027	\$19,000	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 85-gallon Unit							
HW Heat Exchanger									
	Steam Fired	100%			2049	**	4	\$3,100	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$3,200	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 10% Location : Water Backup From Sewage In Boiler Room							
Backflow Preventer									
	Generic	100%			2034	**	1	\$1,900	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 3rd Floor Explanation : One Unit							
Fire Suppression									
Sprinkler									
	No Component	95%							
	Generic	5%			2039	**	1-2	\$400	

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$40,300
Interior Architecture		\$125,100
Electrical	\$104,800	\$11,000
Mechanical		\$119,500
<b>Total</b>	<b>\$104,800</b>	<b>\$295,800</b>
Importance Code A		\$40,300
Importance Code B	\$104,800	\$255,600
<b>Total</b>	<b>\$104,800</b>	<b>\$295,800</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$5,800			\$29,400
Interior Architecture	\$18,800	\$10,000		\$1,800
Electrical	\$3,000	\$2,700	\$2,800	\$6,600
Mechanical	\$4,000	\$4,300	\$14,200	\$4,100
Site Pavements	\$37,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$77,100</b>	<b>\$24,900</b>	<b>\$24,900</b>	<b>\$49,700</b>
Importance Code A	\$8,100	\$2,400	\$2,400	\$31,800
Importance Code B	\$32,500	\$22,600	\$22,500	\$17,900
Importance Code C	\$36,400			
<b>Total</b>	<b>\$77,100</b>	<b>\$24,900</b>	<b>\$24,900</b>	<b>\$49,700</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**  
**CHELSEA DISTRICT HEALTH CENTER**  
**Asset # : 1575**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%			LIFE	**	5	\$40,300	
	Masonry: Granite	8%			LIFE	**	5	\$2,700	
	Pre-Cast Concrete	2%			LIFE	**	5	\$2,900	
Windows									
	Aluminum	80%			2046	**	5	\$8,300	
	Steel	20%	4+	\$5,800	2046	**	5	\$12,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%									
Location : Penthouse Windows									
Parapets									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
	Masonry: Brick	40%			LIFE	**	5	\$1,800	
	Metal Panel	50%			2050	**	5	\$8,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Material Is Plastic Panel Screen									
	Metal Panel	5%			2040	**	5	\$900	
Roof									
	Modified Bitumen	95%			2035	**	10	\$24,700	
	Skylight, Metal/Glass	5%			2050	**	10	\$4,300	
Interior									
Floors									
	Carpet	10%			2031	\$48,700	3	\$7,100	
	Cast in Place Concrete	5%			LIFE	**	5	\$3,900	
	Ceramic Tile	40%			2043	**	5	\$14,300	
	Traffic Topping	5%			2038	**	5	\$2,200	
	Vinyl Tile	40%			2038	**	3	\$5,400	
Interior Walls									
	Gypsum Board	65%			LIFE	**	5	\$14,200	
	Mosaic Tile	25%			LIFE	**			
	Plaster	5%	Now	\$1,600	LIFE	**	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Penthouse									
	Wood	5%			LIFE	**	5	\$7,300	
Ceilings									
	AcousTileSusp.Lay-In	50%	Now	\$15,400	2035	**	5	\$8,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : First Floor									
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%									
Location : First Floor									
	Gypsum Board	10%			LIFE	**	5	\$4,500	
	Wood	40%			LIFE	**	5	\$125,100	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2065	**			

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

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

## Site Enclosure

## Retaining Walls

Cast in Place Concrete	100%				2065	* *			
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## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	4+	\$2,800		2043	* *			
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : At Hydrant*

## On-Site Walkways

Cast in Place Concrete	10%				2043	* *			
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Pavers/Stone	90%	Now	\$34,900		2039	* *			
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*Sinking/Subsiding, Extent : Moderate, Area Affected : 10%**Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%				2050	* *	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,200 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

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

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

Fused Disc Sw	10%				2029	\$3,200	5	\$100	
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Molded Case Bkrs	20%				2046	* *	5	\$100	
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Molded Case Bkrs	40%				2029	\$12,800	5	\$300	
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Molded Case Bkrs	30%				2052	* *	5	\$200	
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## Wiring

Thermoplastic	20%				2030	\$11,000	1		
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Thermoplastic	10%				2050	* *	1		
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Thermoplastic	70%				2056	* *	1		
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## Motor Controllers

Locally Mounted	70%				2047	* *	5	\$100	
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Locally Mounted	30%				2050	* *	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Rooms**Explanation : New Motor Controllers Installed This Year*

## Ground

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : New Grounding Installed This Year.							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2050	**	1	\$8,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : New Transfer Switch Installed This Year							
	Generators								
	Diesel	100%			2045	**	1	\$10,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : New Generator Installed This Year							
	Batteries								
	Lead/Acid	100%			2025	\$1,600	5	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : New Generator Installed This Year							
	Fuel Storage								
	Day Tank	50%			2055	**	5	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Day Tank Is Under Generator							
	Main Tank	50%			2070	**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : New Diesel Tank Installed In The Basement							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2040	**	10	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st, 2nd, 3rd Floor							
		Explanation : T-8 Lamps Installed This Year							
	Fluorescent	20%			2040	**	10	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, 1st, 2nd Floor							
		Explanation : Compact Fluorescent Light Fixtures Installed This Year							
	LED	60%			2040	**			
	Egress Lighting								
	Emergency, Battery	50%			2040	**	10	\$2,900	
	Exit, LED	20%			2070	**	1		
	Exit, Service	30%			2040	**	1		
	Exterior Lighting								
	HID	100%			2025	\$104,800	10	\$100	

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

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

## Alarm

## Security System

No Component

70%

Generic

30%

2038

\* \*

1

\$2,900

## Fire/Smoke Detection

No Component

60%

Generic, Analog

40%

2040

\* \*

1-3

\$6,600

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

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

## Heating

## Energy Source

Natural Gas

100%

2050

\* \*

1

## Conversion Equipment

Steam Boiler

100%

2043

\* \*

1

\$23,600

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

## Distribution

Central Plant Steam

100%

2056

\* \*

4

\$1,200

Piping/Pmp

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

## Terminal Devices

Convactor/Radiator

100%

2047

\* \*

1

\$7,700

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

## Air Conditioning

## Energy Source

Electricity

100%

2052

\* \*

1

## Conversion Equipment

Reciprocating

50%

2038

\* \*

1

\$5,500

Compr/Chiller

Ext Pkg Unit -

40%

2030

\$119,500

2

\$600

Heating/Cooling

Split Unit

10%

2035

\* \*

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2

\$31,100

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$13,300

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**  
**CHELSEA DISTRICT HEALTH CENTER**  
**Asset # : 1575**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	25%			2035	**	2	\$200	
	Roof	75%			2035	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2050	**	1		
	Galvanized Steel	70%			2047	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement, Water Main Piping								
	Explanation : New								
	Water Heater								
	Gas Fired	100%			2029	\$14,600	2	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 98 Gallon Unit								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout, The Sanitary Piping Is New								
	Explanation : New								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout, The Storm Piping Is New								
	Explanation : New								
	Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$800	
	Backflow Preventer								
	Generic	100%			2038	**	1	\$1,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearred Traction	50%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : 1 Unit								
	Hydraulic	50%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : 1 Unit								

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

Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

**Asset Name** : CHIEF MEDICAL EXAMINERS BUILDING  
**Address** : 520 FIRST AVENUE @ E.30 ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-139  
**Program / Asset #** : DGS0012.000 / 1572 **Yr Built/Renovated** : 1960 / 1992  
**Area Sq Ft** : 94,251 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 07-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,Ph  
**Block** : 962 **Lot** : 1 **BIN** : 1022053

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$181,900	\$817,800
Interior Architecture	\$252,800	\$87,200
Electrical	\$623,700	\$1,881,900
Mechanical	\$1,449,900	\$760,900
<b>Total</b>	<b>\$2,508,200</b>	<b>\$3,547,800</b>
Importance Code A	\$181,900	\$857,300
Importance Code B	\$2,326,300	\$2,638,600
Importance Code C		\$51,900
<b>Total</b>	<b>\$2,508,200</b>	<b>\$3,547,800</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$47,900	\$14,900
Interior Architecture	\$12,300	\$19,400		\$11,500
Electrical	\$17,200	\$11,900	\$42,300	\$9,200
Mechanical	\$23,300	\$21,100	\$50,100	\$30,200
Site Pavements	\$3,300			
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
<b>Total</b>	<b>\$87,700</b>	<b>\$84,000</b>	<b>\$171,800</b>	<b>\$97,300</b>
Importance Code A	\$2,800		\$48,100	\$14,900
Importance Code B	\$81,600	\$71,600	\$123,800	\$82,400
Importance Code C	\$3,300	\$12,400		
<b>Total</b>	<b>\$87,700</b>	<b>\$84,000</b>	<b>\$171,800</b>	<b>\$97,300</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**  
**CHIEF MEDICAL EXAMINERS BUILDING**  
**Asset # : 1572**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	40%	Now	\$181,900	LIFE	**	5	\$56,500	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%								
	Location : West And South Facades								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Metal/Glass Curt Wall	45%			LIFE	**	5	\$119,100	
	Metal Panel	10%			2049	**	5-10	\$97,100	
	Window Wall	5%			2049	**	5	\$26,500	
Windows									
	Aluminum	95%			2045	**	5	\$29,800	
	Metal Louvers	5%			2038	**	10	\$9,800	
Parapets									
	Masonry: Brick	50%			LIFE	**	5	\$4,200	
	Metal/Glass Curt Wall	45%			2049	**	5	\$14,700	
	Metal Panel	5%			2049	**	5	\$1,600	
Roof									
	Modified Bitumen	95%			2029	\$534,700	10	\$36,900	
	Patching Evident, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Skylight, Metal/Glass	3%			2039	**	10	\$3,900	
	Skylight, Plastic	2%			2042	**	1		
Soffits									
	Stucco Cement	100%			2034	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$30,900	
	Ceramic Tile	10%			2038	**	5	\$14,100	
	Quarry Tile	10%			2042	**	5	\$21,200	
	Terrazzo	5%	Now	\$35,000	LIFE	**	5	\$5,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Lobby								
	Vinyl Tile	10%			2034	**	3	\$7,100	
	Vinyl Tile 9" X 9"	55%	4+	\$182,500	2034	**	3	\$29,100	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Patching Evident, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	10%			2038	* *	5	\$24,700	
	Concrete Masonry Unit	15%			LIFE	* *	5	\$14,800	
	Glass: Single Pane	2%			LIFE	* *	5	\$3,700	
	Gypsum Board	35%			LIFE	* *	5	\$51,900	
	Marble Panels	3%			LIFE	* *			
	Plaster	20%			LIFE	* *	5	\$14,800	
	SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	50%			2042	* *	5	\$70,500	
	Exposed Concrete	15%			LIFE	* *	5	\$3,300	
	Plaster	35%			LIFE	* *	5	\$30,900	
Site Enclosure									
Fence/Gates									
	Iron Picket	30%			2049	* *			
	Masonry: Brick	70%			2039	* *			
Retaining Walls									
	Masonry: Fieldstone	100%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : West Side Of Building At Entrance									
Explanation : This Is Actually A Granite Planter Wall									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2034	* *			
On-Site Walkways									
	Masonry: Granite	100%	4+	\$3,300	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Front Steps At Entry									
Parking/Driveway									
	Cast in Place Concrete	100%			2034	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$39,500	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 2,000 Ampere Main Disconnect Switches									
Transformers									
	Dry Type	100%			2027	\$16,900	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 500 Kilovolt-ampere Step Up Transformers									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	10%			2039	**	5		
	Molded Case Bkrs	90%			2029	\$117,400	5	\$2,200	
Raceway									
	Conduit	70%			2029	\$74,000	1		
	Conduit	30%			2039	**	1		
Panelboards									
	Fused Disc Sw	10%			2037	**	5	\$200	
	Molded Case Bkrs	50%			2037	**	5	\$1,200	
	Molded Case Bkrs	40%			2028	\$38,300	5	\$1,000	
Wiring									
	Braided Cloth	60%	2-4	\$98,500	2054	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Thermoplastic	40%			2039	**	1		
Motor Controllers									
	Locally Mounted	5%	4+	\$200	2027	\$10,000	5		
		Enclosure Corroded, Extent : Moderate, Area Affected : 50% Location : Near Cooling Towers							
	Locally Mounted	25%			2034	**	5	\$200	
	Motor Control Center	20%			2034	**	5	\$500	
	Motor Control Center	50%			2027	\$70,900	5	\$1,300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,400	
Stand-by Power									
Transfer Switches									
	Automatic	50%			2027	\$6,000	1	\$14,500	
	Automatic	50%			2034	**	1	\$14,500	
Generators									
	Diesel	50%			2025	\$47,100	1	\$18,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Explanation : One 205 Kilowatt							
	Diesel	50%			2032	**	1	\$18,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : One 225 Kilowatt							
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$3,500	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	25%			2028	\$1,800	5	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons							
	Day Tank	25%			2037	* *	5	\$4,400	
	Main Tank	50%			2032	* *	5	\$1,400	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2024	\$165,400	10	\$8,600	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	78%			2029	\$1,290,300	10	\$67,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	10%			2029	\$165,400	10	\$8,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	HID	1%			2024	\$2,500	10		
	Incandescent	1%			2024	\$16,500	2		
Egress Lighting									
	Emergency, Service	45%			2029	\$22,300	1		
	Emergency, Battery	5%			2029	\$6,800	10	\$1,100	
	Exit, LED	50%			2057	* *	1		
Exterior Lighting									
	HID	9%			2029	\$34,200	10		
	Incandescent	1%			2024	\$3,200	2		
	No Component	90%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$10,600	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Main Floor And Basement Levels							
		Explanation : Security Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2024	\$312,700	1-3	\$17,400	

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2039	**	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Steam From Con Edison					
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$5,600	
				Other Observation, Extent : Light, Area Affected : 50%					
				Location : 6th Floor East And Basement Mechanical Room					
				Explanation : 2 Heat Exchangers On Each Floor					
Distribution									
	Hot Wtr Piping/Pump	50%			2037	**	4	\$2,300	
	Steam Piping/Pump	50%			2039	**			
Terminal Devices									
	Air Handler	55%			2024	\$728,900	1	\$32,100	
	Air Handler	5%	Now	\$66,300	2039	**	1	\$2,600	
				Abandoned in Place, Extent : Severe, Area Affected : 20%					
				Location : 2nd Floor Mechanical Room Number 3					
				On Extended Life, Extent : Moderate, Area Affected : 20%					
				Location : 2nd Floor Mechanical Room Number 3					
	Convactor/Radiator	20%			2027	\$100,900	1	\$6,100	
	Fan Coil Unit/Heat	20%			2024	\$282,300	1	\$6,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	60%			2032	**	1	\$61,200	
				R-134a Refrigerant, Extent : Light, Area Affected : 50%					
				Location : 2 Units, Basement					
	Window/Wall Unit	20%			2022	\$39,300	1		
	No Component	20%							
Distribution									
	CW & CHW Wtr Pipe/Pump	60%			2039	**	4	\$4,200	
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2029	\$338,200	1	\$23,300	
	No Component	60%							
Heat Rejection									
	Water Cooling Tower	60%	Now	\$51,500	2027	\$171,700	2	\$45,500	
				Corroded, Extent : Severe, Area Affected : 30%					
				Location : Supporting Beams At Roof					
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	70%			2024	\$234,700	2	\$2,000	
	Roof	30%			2024	\$46,900	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2029	\$150,100	4	\$9,300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2037	**	4	\$2,000	
	Sewage Ejector(s)								
	Electric	100%			2029	\$27,100	4	\$3,800	
	Backflow Preventer								
	Generic	100%			2034	**	1	\$5,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : One Unit From Cellar To 6th Floor, Two Units From 1st To 6th Floor							
		Explanation : 3 Units							
	Hydraulic	10%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Cellar to Basement							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	**	1-5	\$49,300	
	Sprinkler								
	No Component	30%							
	Generic	70%			2039	**	1-2	\$18,500	
	Fire Pump								
	Generic	100%			2032	**	1	\$17,600	

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Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

**Asset Name** : CORONA DISTRICT HEALTH CENTER  
**Address** : 34-33 JUNCTION BOULEVARD  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HEA0016.000 / 133 **Yr Built/Renovated** : 1940 / 2006  
**Area Sq Ft** : 28,600 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 24-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,PH  
**Block** : 1729 **Lot** : 27 **BIN** : 4042887

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$343,500	\$35,900
Electrical		\$26,800
Mechanical		\$185,100
<b>Total</b>	<b>\$343,500</b>	<b>\$247,800</b>
Importance Code A	\$343,500	\$35,900
Importance Code B		\$211,900
<b>Total</b>	<b>\$343,500</b>	<b>\$247,800</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$48,100		\$9,700	\$5,100
Interior Architecture	\$41,600	\$2,000		\$3,700
Electrical	\$8,200	\$2,000	\$24,100	\$2,800
Mechanical	\$6,400	\$7,700	\$29,300	\$6,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$108,200</b>	<b>\$15,600</b>	<b>\$67,100</b>	<b>\$21,700</b>
Importance Code A	\$50,700	\$2,600	\$12,400	\$7,700
Importance Code B	\$54,100	\$12,000	\$54,700	\$14,000
Importance Code C	\$3,400	\$1,000		
<b>Total</b>	<b>\$108,200</b>	<b>\$15,600</b>	<b>\$67,100</b>	<b>\$21,700</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	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$14,800	LIFE	* *	5	\$12,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : West Facade								
Paint Peeling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : West Facade								
Masonry: Brick	73%	Now	\$115,700	LIFE	* *	5	\$35,900	
Horizontal Cracks, Extent : Light, Area Affected : 10%								
Location : North And South Facades								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : North And South Facades								
Sidewalk Shed in Use, Extent : Light, Area Affected : 50%								
Location : Perimeter Of Building								
Vertical Cracks, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	\$1,800	
Masonry: Limestone	2%			LIFE	* *	5	\$700	
Masonry: Marble	5%			LIFE	* *	5	\$1,800	
Metal Panel	10%			2049	* *	5-10	\$33,800	
Windows								
Aluminum	90%			2045	* *	5	\$10,200	
Bronze/Brass	5%	Now	\$70,500	2054	* *	5	\$1,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Bulkheads								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Bulkheads								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Bulkheads								
Glass Block	5%			LIFE	* *	5	\$400	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Masonry: Brick	55%			LIFE	**	5	\$2,700	
	Masonry: Marble	20%	Now	\$27,500	LIFE	**	5	\$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Coping									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Coping									
	Metal Panel	5%			2049	**	5	\$900	
	Metal Rail	5%			2042	**	5-10	\$4,400	
	Metal: Cage/Fence	15%	Now	\$3,100	2034	**	5	\$2,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Lower Roof									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Lower Roof									
Roof									
	Modified Bitumen	95%	Now	\$157,300	2034	**			
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Over Third Floor									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%									
Location : Over Third Floor									
	Skylight, Metal/Glass	5%			2039	**	10	\$4,800	
Recent Repair Evident, Extent : Light, Area Affected : 20%									
Location : Over Stair									
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,300	
	Ceramic Tile	5%			2038	**	5	\$2,000	
Recent Installation, Extent : Light, Area Affected : 25%									
Location : 3rd Floor									
	Terrazzo	15%	Now	\$29,300	LIFE	**	5	\$4,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Front And East Stairs									
	Vinyl Tile	75%			2034	**	3	\$14,700	
Recent Installation, Extent : Light, Area Affected : 25%									
Location : 3rd Floor									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2038	* *	5	\$2,000	
	Glass: Single Pane	5%			LIFE	* *	5	\$1,500	
	Gypsum Board	30%			LIFE	* *	5	\$7,200	
	Gypsum Board	20%			LIFE	* *	5	\$4,800	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : 3rd Floor									
	Metal Panel	5%			LIFE	* *			
	Plaster	20%	Now	\$3,400	LIFE	* *	5	\$2,400	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Exterior Wall Locations Throughout									
	SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	20%	4+	\$1,400	2034	* *	5	\$3,900	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	AcousTileSusp.Lay-In	15%			2046	* *	5	\$5,900	
Recent Installation, Extent : Light, Area Affected : 25%									
Location : 3rd Floor									
	Exposed Concrete	5%			LIFE	* *	5	\$300	
	Gypsum Board	25%			LIFE	* *	5	\$12,300	
	Plaster	35%	Now	\$3,900	LIFE	* *	5	\$8,600	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2049	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2049	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	75%			2042	* *			
	Pavers/Stone	25%			2038	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2034	* *			

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2049	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 2,000 Amperes									
Switchgear / Switchboard									
	Fused Disc Sw	25%			2049	**	5		
	Molded Case Bkrs	75%			2049	**	5	\$600	
Raceway									
	Conduit	10%			2029	\$3,800	1		
	Conduit	90%			2049	**	1		
Panelboards									
	Molded Case Bkrs	10%			2028	\$3,200	5	\$100	
	Molded Case Bkrs	90%			2045	**	5	\$700	
Wiring									
	Braided Cloth	10%	2-4	\$5,500	2054	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Thermoplastic	90%			2049	**	1		
Motor Controllers									
	Locally Mounted	50%			2042	**	5	\$100	
	Motor Control Center	50%			2042	**	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	80%			2034	**	10	\$19,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	5%			2029	\$23,100	10	\$1,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : T-12 Lamps									
	LED	15%			2037	**			
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Battery	40%			2034	**	10	\$2,500	
	Exit, Service	60%			2034	**	1		
Exterior Lighting									
	HID	30%			2029	\$34,600	10		
	No Component	70%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Alarm

## Security System

No Component

70%

Generic

30%

2029

\$27,700

1

\$3,200

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

## Fire/Smoke Detection

Generic, Analog

100%

2037

\* \*

1-3

\$18,200

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

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

## Heating

## Energy Source

Natural Gas

100%

2039

\* \*

1

## Conversion Equipment

Steam Boiler

45%

2034

\* \*

1

\$11,700

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

Steam Boiler

45%

2046

\* \*

1

\$11,700

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

Steam Boiler

10%

2034

\* \*

1

\$2,600

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

## Distribution

Central Plant Steam

100%

2039

\* \*

4

\$1,900

Piping/Pmp

## Terminal Devices

Air Handler

40%

2029

\$147,700

1

\$6,500

Convactor/Radiator

60%

2034

\* \*

1

\$5,100

## Air Conditioning

## Energy Source

Electricity

100%

2045

\* \*

1

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**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2034	**	1	\$7,300	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Chillers On Roof							
	Ext Pkg Unit - Heating/Cooling Window/Wall Unit	30%			2034	**	2	\$500	
		10%			2024	\$5,500	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	60%			2049	**	4	\$800	
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2034	**	1	\$9,800	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,600	
Exhaust Fans									
	Interior	40%			2029	\$37,400	2	\$300	
	Roof	60%			2029	\$26,200	2	\$500	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	**	1		
Water Heater									
	Gas Fired	100%			2024	\$16,000	2	\$400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 85 Gallon Tank							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2023	\$1,000	4	\$900	
Sewage Ejector(s)									
	Electric	100%			2034	**	4	\$1,700	
Backflow Preventer									
	Generic	100%			2039	**	1	\$1,600	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 3rd Floor Explanation : One Unit							

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



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

Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$121,500	\$228,200
<b>Total</b>	<b>\$121,500</b>	<b>\$228,200</b>
Importance Code A	\$121,500	\$228,200
<b>Total</b>	<b>\$121,500</b>	<b>\$228,200</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$26,600	\$2,000		\$2,500
Interior Architecture	\$6,000	\$2,500	\$1,500	
Electrical	\$1,400	\$1,500	\$3,300	\$3,600
Mechanical	\$2,900	\$3,300	\$3,800	\$3,200
Site Enclosure	\$500			
Site Pavements	\$13,900	\$3,600	\$200	\$200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$55,200</b>	<b>\$16,900</b>	<b>\$12,800</b>	<b>\$13,300</b>
Importance Code A	\$27,400	\$2,900	\$900	\$3,400
Importance Code B	\$19,900	\$10,400	\$10,900	\$9,800
Importance Code C	\$7,900	\$3,600	\$1,000	\$200
<b>Total</b>	<b>\$55,200</b>	<b>\$16,900</b>	<b>\$12,800</b>	<b>\$13,300</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.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CROWN HEIGHTS HEALTH CENTER**  
**Asset # : 14331**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$22,000	LIFE	* *	5	\$6,800	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
Location : Throughout								
Masonry: Limestone	25%	Now	\$79,700	LIFE	* *	5	\$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Window Surrounds								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal/Glass Curt Wall	42%			LIFE	* *	5	\$21,500	
Granite Panels	5%			LIFE	* *	5	\$1,000	
Window Wall	3%			2050	* *	5	\$3,100	
Windows								
Aluminum	40%			2046	* *	5	\$1,700	
Special Gauge/Ballistic	60%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Street Facade								
Explanation : Bullet Proof Glass								
Parapets								
Metal Panel	5%			2050	* *	5	\$900	
Metal Rail	85%			2035	* *	5-10	\$68,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal: Cage/Fence	10%			2043	* *	5-10	\$3,500	
Roof								
Fiberglass Panel	3%			2033	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Yard								
Explanation : Polycarbonate Paneling Covering Egress Stair								
Modified Bitumen	94%	0-2	\$4,600	2030	\$228,200			
Alligatoring, Extent : Moderate, Area Affected : 50%								
Location : Main Roof								
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Single Ply Membrane	3%			2035	* *	10	\$500	
Soffits								
Stucco Cement	100%			2043	* *	5		

**Interior**

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
	Ceramic Tile	5%			2039	**	5	\$1,200	
	Terrazzo	10%	Now	\$2,400	LIFE	**	5	\$1,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Door Threshold To Rear Yard - Stair A								
	Vinyl Tile	80%			2035	**	3	\$7,400	
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$1,800	
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,400	
	Glass: Single Pane	2%			LIFE	**	5	\$500	
	Gypsum Board	75%			LIFE	**	5	\$16,000	
	SGFT/Glazed Masonry	8%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	65%	Now	\$2,800	2043	**	5	\$8,000	
	Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
	Location : 2nd Floor Closet And Bathroom								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 2nd Floor Closet And Bathroom								
	Exposed Concrete	10%			LIFE	**	5	\$400	
	Gypsum Board	15%	Now	\$800	LIFE	**	5	\$4,600	
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Entry Vestibule								
	Plaster	10%			LIFE	**	5	\$1,500	
Site Enclosure									
Fence/Gates									
	Chain Link	5%			2030		\$900		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
	Location : East Side Of Parking Area								
	Iron Picket	95%			2065	**			
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$500	2050	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : East Wall Of Parking Area								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$6,100	2035	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Prospect Place Side By Entry								

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

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete

50% Now \$800 2035 \*\*

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

Masonry: Granite

15% LIFE \*\*

Metal

35% 2050 \*\*

1-3 \$12,000

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

## Parking/Driveway

Asphalt

100% Now \$6,900 2033 \*\*

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

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100% 2050 \*\* 5 \$100

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

## Switchgear / Switchboard

Fused Disc Sw

100% 2050 \*\* 5 \$100

## Raceway

Conduit

100% 2050 \*\* 1

## Panelboards

Fused Disc Sw

10% 2046 \*\* 5

Molded Case Bkrs

90% 2046 \*\* 5 \$400

## Wiring

Thermoplastic

100% 2050 \*\* 1

## Motor Controllers

Locally Mounted

100% 2043 \*\* 5 \$100

## Ground

## Grounding Devices

Generic

100% LIFE \*\* 5 \$300

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

## Stand-by Power

## Transfer Switches

Automatic

100% 2043 \*\* 1 \$5,400

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

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

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

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2035	* *	4	\$600	
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$1,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To Second Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2056	* *	1-2	\$4,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Right Side Of Structure								
	Explanation : Siamese Connection Not Readily Accessible By Fire Department								

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

Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$66,100	\$41,000
Interior Architecture		\$288,200
Electrical		\$309,400
Mechanical		\$574,600
<b>Total</b>	<b>\$66,100</b>	<b>\$1,213,200</b>
Importance Code A	\$66,100	\$41,000
Importance Code B		\$1,172,200
<b>Total</b>	<b>\$66,100</b>	<b>\$1,213,200</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$23,100			
Interior Architecture	\$54,900		\$3,100	\$3,500
Electrical	\$82,600	\$1,600	\$2,100	\$2,000
Mechanical	\$19,800	\$3,600	\$4,300	\$3,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$184,300</b>	<b>\$9,200</b>	<b>\$13,400</b>	<b>\$13,000</b>
Importance Code A	\$27,400	\$2,600	\$2,600	\$2,600
Importance Code B	\$140,400	\$6,600	\$9,600	\$10,400
Importance Code C	\$16,500		\$1,200	
<b>Total</b>	<b>\$184,300</b>	<b>\$9,200</b>	<b>\$13,400</b>	<b>\$13,000</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**  
**EAST HARLEM DISTRICT HEALTH CTR.**  
**Asset # : 1998**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	Now	\$66,100	LIFE	**	5	\$41,000	
Efflorescence, Extent : Moderate, Area Affected : 5%									
Location : Bulkheads									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : East Elevation And Stair Bulkhead Y									
	Masonry: Granite	5%			LIFE	**	5	\$4,100	
	Masonry: Limestone	5%			LIFE	**	5	\$4,100	
	Stucco Cement	15%			2036	**	5	\$20,500	
Windows									
	Aluminum	100%			2047	**	5	\$3,800	
Parapets									
	Masonry: Brick	90%			LIFE	**	5-10	\$8,600	
	Masonry: Limestone	5%			LIFE	**	5-10	\$900	
	Metal Rail	5%			2036	**	5-10	\$1,300	
Roof									
	Modified Bitumen	95%	Now	\$9,000	2036	**			
Ponding, Extent : Moderate, Area Affected : 10%									
Location : 2nd Story Roof On West Side									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Story Roof On West Side									
	Skylight, Metal/Glass	5%			2051	**	10	\$2,200	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$17,300	
	Ceramic Tile	10%			2034	**	5	\$4,000	
	Terrazzo	10%			LIFE	**	5	\$6,200	
	Vinyl Tile	35%			2031	\$125,600	3	\$6,900	
	Vinyl Tile 9" X 9"	35%			2031	\$162,700	3	\$6,900	
Interior Walls									
	Ceramic Tile	10%			2034	**	5	\$2,300	
	Glass: Single Pane	3%			LIFE	**	5	\$1,100	
	Marble Panels	2%			LIFE	**	10	\$200	
	Plaster	70%	Now	\$14,000	LIFE	**	5	\$4,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : 2nd Floor Suite 209 At Exterior Walls And Boiler Room									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : 2nd Floor Suite 209 At Exterior Walls And Boiler Room									
	SGFT/Glazed Masonry	15%			LIFE	**	10	\$1,800	

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	2%			2036	**	5		\$800	
Exposed Concrete	15%			LIFE	**	5-10		\$7,400	
Gypsum Board	10%			LIFE	**	5-10		\$13,600	
Plaster	73%	Now		\$8,100	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 : Light, Area Affected : 100%*

*Location : Areaways On North Elevation*

*Explanation : This Is Actually Granite*

## Site Pavements

## Public Sidewalk

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

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

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	80%			2031		\$7,100	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement / Boiler Room*

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

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

*Location : Basement*

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

## Switchgear / Switchboard

Molded Case Bkrs	100%			2031		\$104,300	5	\$1,300	
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## Raceway

Conduit	80%			2031		\$43,900	1		
Conduit	15%			2041	**		1		
Conduit	5%			2057	**		1		

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2030	\$4,800	5	\$100	
	Fused Toggle Switch	30%	0-2	\$14,400	2056	**	5	\$200	
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Molded Case Bkrs	5%			2047	**	5	\$100	
	Molded Case Bkrs	55%			2030	\$26,300	5	\$700	
Wiring									
	Braided Cloth	30%	2-4	\$24,700	2056	**	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	10%			2041	**	1		
	Thermoplastic	55%			2031	\$45,200	1		
	Thermoplastic	5%			2057	**	1		
Motor Controllers									
	Locally Mounted	70%			2029	\$69,900	5	\$200	
	Locally Mounted	30%	2-4	\$30,000	2051	**	5		
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Mechanical Room									
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	98%			2036	**	10	\$23,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	2%			2039	**			
Egress Lighting									
	Emergency, Battery	40%			2031	\$15,200	10	\$2,500	
	Emergency, Battery	10%			2036	**	10	\$600	
	Exit, Service	30%			2031	\$2,800	1		
	Exit, Service	20%			2036	**	1		
Exterior Lighting									
	HID	20%			2036	**	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2031	\$46,000	1	\$5,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lobby, Outside, Entry And Exit Doors									
Explanation : CCTV Surveillance Cameras And Intrusion Alarm System									

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

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

**Alarm**

## Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

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*

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

**Heating**

## Energy Source

Natural Gas

100%

2041

\* \*

1

## Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$26,200

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

## Distribution

Steam Piping/Pump

75%

2031

\$87,600

Steam Piping/Pump

25%

2051

\* \*

## Terminal Devices

Convactor/Radiator

100%

2029

\$141,300

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

\$55,000

1

**Ventilation**

## Distribution

Ductwork/Diffusers

20%

LIFE

\* \*

2-5

\$4,700

No Component

80%

## Exhaust Fans

Interior

100%

2026

\$93,900

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

\$196,800

1

## Water Heater

Gas Fired

100%

2026

\$16,100

2

\$400

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	75%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	25%	Now	\$13,800	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 25%							
		Location : Areaways And Basement Level Drains. Severe Clogging Due To Heavy Internal Pipe Corrosion							
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$7,200	4	\$1,500	
	Backflow Preventer								
	Generic	100%			2031	\$6,700	1	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Unit. Not In Service							

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Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

**Asset Name** : FORT GREENE DISTRICT HEALTH CTR.  
**Address** : 295 FLATBUSH AVENUE EXT. @WILLOUGHBY ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0009.000 / 1981 **Yr Built/Renovated** : 1940 / 2007  
**Area Sq Ft** : 41,800 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 22-Aug-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5  
**Block** : 2079 **Lot** : 21 **BIN** : 3058406

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$88,700	\$66,600
Interior Architecture	\$127,000	
Electrical	\$413,300	\$446,200
Mechanical		\$370,100
<b>Total</b>	<b>\$628,900</b>	<b>\$882,900</b>
Importance Code A	\$88,700	\$66,600
Importance Code B	\$540,300	\$816,300
<b>Total</b>	<b>\$628,900</b>	<b>\$882,900</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$16,600		\$37,200	\$8,400
Interior Architecture	\$29,600	\$7,800		\$4,400
Electrical	\$18,000	\$1,600	\$20,800	\$1,200
Mechanical	\$9,700	\$8,300	\$26,500	\$8,000
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
<b>Total</b>	<b>\$88,700</b>	<b>\$32,600</b>	<b>\$99,300</b>	<b>\$36,800</b>
Importance Code A	\$19,900	\$3,300	\$40,600	\$11,700
Importance Code B	\$54,900	\$24,900	\$58,700	\$25,100
Importance Code C	\$14,000	\$4,400		
<b>Total</b>	<b>\$88,700</b>	<b>\$32,600</b>	<b>\$99,300</b>	<b>\$36,800</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%			LIFE	**	5	\$64,200	
	Masonry: Brick	3%	Now	\$7,800	LIFE	**	5	\$2,400	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Regional Director Office On Fifth Floor									
	Masonry: Limestone	5%			LIFE	**	5	\$3,000	
	Metal Panel	8%			2049	**	5-10	\$44,200	
	Granite Panels	4%	Now	\$36,400	LIFE	**	5	\$2,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Entry Ramp									
Windows									
	Aluminum	90%			2045	**	5	\$16,900	
	Metal Louvers	5%			2032	**	10	\$5,900	
	Steel	5%	Now	\$52,300	2054	**	5	\$5,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Penthouse									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Penthouse									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Penthouse									
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$4,300	
	Masonry: Limestone	5%			LIFE	**	5	\$300	
	Metal Panel	10%			2049	**	5	\$2,100	
	Metal Rail	5%			2042	**	5-10	\$4,900	
Roof									
	Modified Bitumen	100%			2034	**	10	\$24,100	
Soffits									
	Cast in Place Concrete	40%			LIFE	**	5		
	Cement-Fiber Panel	60%			2034	**	10		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$11,400	
	Ceramic Tile	13%			2038	**	5	\$6,800	
	Terrazzo	10%			LIFE	**	5	\$4,100	
	Vinyl Tile	67%	2-4	\$127,000	2034	**	3	\$13,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	10%			2038	**	5	\$8,800	
	Concrete Masonry Unit	10%			LIFE	**	5	\$3,500	
	Gypsum Board	40%			LIFE	**	5	\$21,200	
	Marble Panels	3%			LIFE	**			
	Plaster	20%	Now	\$3,000	LIFE	**	5	\$5,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 3%								
	Location : Room 124								
	Recent Repair Evident, Extent : Light, Area Affected : 3%								
	Location : Fifth Floor								
	Water Penetration, Extent : Moderate, Area Affected : 6%								
	Location : Fifth Floor, Room 124								
	SGFT/Glazed Masonry	15%	0-2	\$10,900	LIFE	**			
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Wood	2%			LIFE	**	5	\$7,100	
Ceilings									
	AcousTileSusp.Lay-In	60%			2042	**	5	\$31,300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
	Location : First Floor								
	Exposed Concrete	10%			LIFE	**	5	\$800	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$6,500	
	Metal Panel	5%			LIFE	**	5	\$3,300	
	Plaster	10%			LIFE	**	5	\$3,300	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2064	**			
Free Standing Walls									
	Masonry: Brick	100%			2049	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	**			
On-Site Walkways									
	Cast in Place Concrete	50%			2042	**			
	Masonry: Granite	50%			LIFE	**			

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2039	* *	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2,000 Ampere Main Disconnect Switch									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$200	
Raceway								
Conduit	90%			2029	\$49,400	1		
Conduit	10%			2049	**	1		
Panelboards								
Molded Case Bkrs	40%			2037	**	5	\$400	
Molded Case Bkrs	40%			2028	\$19,200	5	\$400	
Molded Case Bkrs	20%			2037	**	5	\$200	
Wiring								
Braided Cloth	20%	2-4	\$16,500	2054	**	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
Thermoplastic	60%			2039	**	1		
Thermoplastic	20%			2049	**	1		
Motor Controllers								
Locally Mounted	85%			2034	**	5	\$200	
Locally Mounted	15%			2027	\$15,000	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Water Main							
	Explanation : Connected With Main Water Pipe							
Lighting								
Interior Lighting								
Fluorescent	20%			2034	**	10	\$6,400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	40%			2024	\$244,800	10	\$12,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	30%			2029	\$183,600	10	\$9,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
LED	10%			2037	**			
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Corridors							
Egress Lighting								
Emergency, Service	20%			2034	**	1		
Emergency, Battery	30%			2029	\$15,100	10	\$2,500	
Exit, LED	40%			2057	**	1		
Exit, Service	10%			2029	\$1,200	1		

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

<b>Electrical</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>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

## Lighting

## Exterior Lighting

HID

100%

2024

\$168,500

10

\$100

## Alarm

## Security System

No Component

70%

Generic

30%

2029

\$40,500

1

\$4,700

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2029

\$138,700

1-3

\$7,700

<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>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

## Heating

## Energy Source

Natural Gas

100%

2049

\* \*

1

## Conversion Equipment

Hot Water Boiler

10%

2034

\* \*

1

\$1,700

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

Steam Boiler

90%

2042

\* \*

1

\$31,100

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

## Distribution

Hot Wtr Piping/Pump

10%

2045

\* \*

4

\$200

Central Plant Steam

90%

2039

\* \*

4

\$2,300

Piping/Pmp

## Terminal Devices

Air Handler

25%

2029

\$122,600

1

\$5,400

Convactor/Radiator

75%

2034

\* \*

1

\$8,500

## Air Conditioning

## Energy Source

Electricity

100%

2037

\* \*

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**  
**FORT GREENE DISTRICT HEALTH CTR.**  
**Asset # : 1981**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	40%			2032	**	1	\$15,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : One Chiller On Roof							
	Int Pkg Unit - Heating/Cooling	20%			2030	\$148,300	2	\$400	
	Split Unit	5%			2034	**			
	Window/Wall Unit	20%			2024	\$14,500	1		
	No Component	15%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : 3rd And Half Of The 4th Floor Air Conditioning System Is Responsibility Of Another Tenant							
Distribution									
	CW & CHW Wtr Pipe/Pump	40%			2049	**	4	\$700	
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2034	**	1	\$8,600	
	No Component	60%							
Heat Rejection									
	Dry Cooler	40%			2034	**	2	\$9,700	
	No Component	60%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,400	
Exhaust Fans									
	Interior	80%			2029	\$99,200	2	\$900	
	Roof	20%			2029	\$11,600	2	\$200	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2034	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 75 Gallon Tank							
Water Heater									
	Gas Fired	100%			2027	\$21,300	2	\$500	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2034	**	4	\$1,300	
Backflow Preventer									
	Generic	100%			2034	**	1	\$2,100	
Fixtures									
	Generic	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Two Units From Basement To 5th Floor, One Unit From Sub-basement To 1st Floor									
Explanation : 3 Units									
Fire Suppression									
Sprinkler									
Under Construction		100%							
Fire Pump									
Under Construction		100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$229,500	
Interior Architecture		\$38,500
Electrical	\$58,600	\$92,100
Mechanical		\$35,600
<b>Total</b>	<b>\$288,000</b>	<b>\$166,300</b>
Importance Code A	\$229,500	
Importance Code B	\$58,600	\$166,300
<b>Total</b>	<b>\$288,000</b>	<b>\$166,300</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$19,500			
Interior Architecture	\$80,400	\$1,600		\$1,800
Electrical	\$13,400	\$500	\$500	\$1,700
Mechanical	\$33,300	\$2,300	\$5,300	\$60,300
Site Enclosure	\$1,200			
Site Pavements	\$1,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$153,000</b>	<b>\$8,300</b>	<b>\$9,700</b>	<b>\$67,800</b>
Importance Code A	\$21,300	\$1,700	\$1,700	\$1,700
Importance Code B	\$98,600	\$6,600	\$8,100	\$66,100
Importance Code C	\$33,100			
<b>Total</b>	<b>\$153,000</b>	<b>\$8,300</b>	<b>\$9,700</b>	<b>\$67,800</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**  
**HOMECAST DIST. HEALTH CTR.**  
**Asset # : 13729**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	84%			LIFE	**	5	\$15,200	
Masonry: Brick Cavity	11%	Now	\$79,800	LIFE	**	5	\$2,000	
Efflorescence, Extent : Light, Area Affected : 15%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Northeast And Southeast Corners								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Northeast And Southeast Corners And Bulkhead								
Masonry: Limestone	5%			LIFE	**	5	\$700	
Windows								
Aluminum	95%	Now	\$16,000	2046	**	5	\$3,100	
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Offices								
Glass Block	5%	Now	\$3,500	LIFE	**	5	\$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : West Side Carriage House								
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5	\$4,300	
Efflorescence, Extent : Light, Area Affected : 15%								
Location : Interior Wall Of Upper Parapet								
Masonry: Limestone	5%			LIFE	**	5	\$300	
Roof								
Modified Bitumen	97%	Now	\$149,700	2035	**			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout Upper Roof								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout Upper Roof								
Drains Clogged, Extent : Moderate, Area Affected : 2%								
Location : At Scupper Above Entrance								
Ponding, Extent : Moderate, Area Affected : 2%								
Location : Canopy Roof - Improper Pitch								
Seams Open/Split, Extent : Moderate, Area Affected : 5%								
Location : Throughout Upper Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout Upper Roof								
Skylight, Metal/Glass	3%			2050	**	10	\$1,800	
Soffits								
Cast in Place Concrete	40%			LIFE	**	5		
Metal Panel	60%			2050	**	5-10		
Interior								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Cast in Place Concrete	7%			LIFE	**	5	\$3,800	
		Paint Peeling, Extent : Light, Area Affected : 20%							
		Location : Basement							
	Ceramic Tile	8%	Now	\$4,100	2039	**	5	\$1,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Toilets Throughout							
	Mosaic Tile	3%			2035	**	5	\$1,900	
	Terrazzo	5%			LIFE	**	5	\$1,000	
	Vinyl Tile	17%	Now	\$7,700	2030	\$38,500	3	\$1,600	
		Uneven Substrate, Extent : Moderate, Area Affected : 25%							
		Location : 2nd Floor Offices							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : 2nd Floor Offices							
	Vinyl Tile	50%			2035	**	3	\$4,700	
	Vinyl Tile 9" X 9"	10%	Now	\$29,400	2040	**	3	\$900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Basement							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Basement							
Interior Walls									
	Cast in Place Concrete	10%	Now	\$15,200	LIFE	**			
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Storage Room							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Storage Room And Boiler Room							
	Ceramic Tile	7%	Now	\$2,300	2039	**	5	\$800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Toilets Throughout							
	Glass Block	3%			LIFE	**			
	Gypsum Board	15%	Now	\$700	LIFE	**	5	\$2,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Gas Main Room In Basement							
	Plaster	65%	Now	\$12,500	LIFE	**	5	\$4,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Staircase And 2nd Floor Offices							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 2nd Floor Offices At Northeast And Southwest Corners							
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$3,200	2043	**	5	\$1,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Basement Lunchroom							
	Gypsum Board	10%			LIFE	**	5	\$3,100	
	Plaster	75%	Now	\$5,200	LIFE	**	5	\$11,700	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Second Floor Stairwell And Offices							

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

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

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

## Site Enclosure

## Fence/Gates

Chain Link

75%

2050

\* \*

Iron Picket

25%

2065

\* \*

## Free Standing Walls

Masonry: Brick

100%

2-4

\$1,200

2050

\* \*

*Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%**Location : At Main Entrance*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete

100%

2043

\* \*

## On-Site Walkways

Cast in Place Concrete

90%

2043

\* \*

Pavers/Stone

10%

Now

\$1,200

2039

\* \*

*Sinking/Subsiding, Extent : Moderate, Area Affected : 50%**Location : West Side*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

4+

\$100

2030

\$2,700

5

*On Extended Life, Extent : Moderate, Area Affected : 10%**Location : Electrical System Is Inadequate**Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Amperes Rating Not Available*

## Switchgear / Switchboard

Molded Case Bkrs

100%

2030

\$52,200

5

\$400

## Raceway

Conduit

70%

2030

\$10,400

1

Conduit

30%

2040

\* \*

1

## Panelboards

Molded Case Bkrs

70%

2029

\$22,300

5

\$300

Molded Case Bkrs

30%

2038

\* \*

5

\$100

## Wiring

Braided Cloth

15%

2-4

\$2,800

2055

\* \*

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Basement*

Thermoplastic

20%

2040

\* \*

1

Thermoplastic

65%

2030

\$12,100

1

## Motor Controllers

Locally Mounted

100%

2028

\$39,900

5

\$100

## Ground

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$200	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected With Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	100%	4+	\$58,600	2035	* *			
		Compact Fluorescent Light, Extent : Light, Area Affected : 10%							
		Location : Stairs							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 70%							
		Location : Throughout							
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%							
		Location : Basement							
	Egress Lighting								
	Emergency, Service	50%			2030	\$4,400	1		
	Exit, LED	30%			2058	* *	1		
	Exit, Service	20%			2025	\$1,200	1		
	Exterior Lighting								
	HID	20%			2030	\$13,500	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Operated Via Timer							
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2030	\$10,800	1	\$1,300	
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2035	* *	1-3	\$2,100	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment Steam Boiler	100%			2043	**	1	\$16,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 2 Units							
	Distribution Steam Piping/Pump	100%			2040	**			
	Terminal Devices								
	Convactor/Radiator	90%			2035	**	1	\$4,900	
	Unit Heater - Steam	10%			2030	\$6,000	4	\$200	
Air Conditioning									
	Energy Source Electricity	100%			2046	**	1		
	Conversion Equipment Exterior Pkg Unit - Cooling	20%	Now	\$1,400	2025	\$27,000	2	\$200	
		Malfunctioning, Extent : Severe, Area Affected : 20% Location : Rooftop Unit Is Very Noisy Due To Malfunction							
	Split Unit	10%			2030	\$35,600			
	Window/Wall Unit	60%			2025	\$20,900	1		
	No Component	10%							
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2	\$6,500	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,300	
	Exhaust Fans								
	Roof	50%	0-2	\$13,900	2040	**	2	\$200	
		Obsolete Equipment, Extent : Severe, Area Affected : 30% Location : Roof On Extended Life, Extent : Severe, Area Affected : 100% Location : Roof							
	Roof	50%	Now	\$13,900	2040	**	2	\$200	
		Broken, Extent : Severe, Area Affected : 20% Location : Roof							
Plumbing									
	H/C Water Piping Galvanized Steel	100%	Now	\$1,500	2035	**	1		
		Corroded, Extent : Severe, Area Affected : 5% Location : Water Main Valve							
	Water Heater Gas Fired	100%			2025	\$10,200	2	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : One Unit 75 Gallons							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$500	2030	\$2,500	4	\$400	
			Broken, Extent : Severe, Area Affected : 30%						
			Location : Basement Boiler Room						
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$1,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 2nd Floor						
			Explanation : One Unit						

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

Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

**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 2022 - 2025</b>	<b>FY 2026 - 2031</b>
Exterior Architecture	\$196,700	\$798,700
Interior Architecture	\$40,700	\$406,900
Electrical		\$595,500
Mechanical		\$1,289,000
<b>Total</b>	<b>\$237,400</b>	<b>\$3,090,100</b>
Importance Code A	\$196,700	\$798,700
Importance Code B	\$40,700	\$2,291,400
<b>Total</b>	<b>\$237,400</b>	<b>\$3,090,100</b>

<b>EXPENSE</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>
Exterior Architecture	\$52,800		\$5,700	
Interior Architecture	\$71,700			\$9,100
Electrical	\$10,700	\$3,500	\$4,900	\$3,600
Mechanical	\$25,800	\$9,300	\$12,200	\$8,200
Site Pavements	\$3,200			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$180,000</b>	<b>\$28,600</b>	<b>\$38,600</b>	<b>\$36,600</b>
Importance Code A	\$55,100	\$2,300	\$8,000	\$2,300
Importance Code B	\$97,400	\$26,300	\$30,600	\$34,300
Importance Code C	\$27,600			
<b>Total</b>	<b>\$180,000</b>	<b>\$28,600</b>	<b>\$38,600</b>	<b>\$36,600</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**  
**JAMAICA DISTRICT HEALTH CENTER**  
**Asset # : 1979**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glazed Ceramic Panel	5%			LIFE	**	5	\$25,500	
	Masonry: Brick	90%	Now	\$157,800	LIFE	**	5	\$49,000	
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout 2nd And 3rd Floor								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Throughout 2nd And 3rd Floor								
	Granite Panels	5%	4+	\$6,200	LIFE	**	5	\$2,000	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
	Location : Front Facade								
Windows									
	Aluminum	90%	Now	\$14,800	2047	**	5	\$8,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Basement Boiler Room								
	Glass Block	5%	Now	\$4,900	LIFE	**	5	\$600	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor West Facade								
	Metal Louvers	5%			2034	**	10	\$5,700	
Parapets									
	Concrete Masonry Unit	10%			LIFE	**	5-10	\$4,600	
	Masonry: Brick	80%			LIFE	**	5-10	\$45,600	
	Masonry: Limestone	5%			LIFE	**	5-10	\$5,100	
	Metal Rail	5%			2036	**	5-10	\$7,500	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Roof									
	Single Ply Membrane	85%			2031	\$707,800	10	\$41,900	
	Skylight, Metal/Glass	15%			2051	**	10	\$24,600	
Soffits									
	Cast in Place Concrete	50%	Now	\$6,000	LIFE	**	5	\$2,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Rear Yard Exit								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Rear Yard Exit								
	Ceramic Tile	50%			2041	**	10	\$500	
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Main Entrance								

**Interior**

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$30,200	
	Ceramic Tile	10%			2040	**	5	\$6,900	
		Patching Evident, Extent : Light, Area Affected : 10%							
		Location : Toilets Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Toilets Throughout							
	Terrazzo	15%			LIFE	**	5	\$16,200	
	Vinyl Tile	65%	Now	\$40,700	2031	\$406,900	3	\$16,800	
		Adhesion Failure, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor Laboratory							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : 1st Floor Laboratory							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : 1st Floor Laboratory							
Interior Walls									
	Glazed Ceramic Panel	10%			LIFE	**	10	\$6,500	
	Gypsum Board	55%	Now	\$8,800	LIFE	**	5	\$23,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 2nd And 3rd Floor Offices							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 2nd And 3rd Floor Offices							
	Plaster	25%	Now	\$7,700	LIFE	**	5	\$5,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 2nd And 3rd Floor Offices							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 2nd And 3rd Floor Offices							
	SGFT/Glazed Masonry	10%			LIFE	**	10	\$3,600	
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Basement							
Ceilings									
	AcousTileSusp.Lay-In	80%	Now	\$9,500	2044	**	5	\$27,600	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : 2nd And 3rd Floor Offices							
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : 2nd And 3rd Floor Offices							
	Exposed Concrete	10%			LIFE	**	5-10	\$8,600	
	Plaster	10%	Now	\$4,800	LIFE	**	5	\$4,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 2nd And 3rd Floor Offices							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 2nd And 3rd Floor Offices							

Site Enclosure

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	95%			2051		* *		
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Rear Yard							
	Iron Picket	5%			2066		* *		
Retaining Walls									
	Cast in Place Concrete	100%			2066		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$2,300	2036		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Along Parsons Boulevard							
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$900	2036		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Rear Yard							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2051	* *	5	\$100	
	Fused Disc Sw	50%			2041	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch For The Annex Rated At 400 Amperes.							
Transformers									
	Dry Type	100%			2044	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 112.5 Kilovolt-ampere, 208/480/277 Volts							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2051	* *	5	\$1,400	
Raceway									
	Conduit	30%			2051	* *	1		
	Conduit	50%			2051	* *	1		
	Conduit	20%			2031	\$11,000	1		
Panelboards									
	Fused Disc Sw	10%			2047	* *	5	\$100	
	Fused Disc Sw	5%			2053	* *	5	\$100	
	Molded Case Bkrs	20%			2030	\$14,400	5	\$300	
	Molded Case Bkrs	35%			2039	* *	5	\$500	
	Molded Case Bkrs	30%			2047	* *	5	\$400	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	5%	2-4	\$4,100	2056	**	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	30%			2051	**	1		
	Thermoplastic	25%			2031	\$20,600	1		
	Thermoplastic	40%			2051	**	1		
Motor Controllers									
	Locally Mounted	50%			2036	**	5	\$200	
	Locally Mounted	20%			2029	\$24,000	5	\$100	
	Locally Mounted	30%			2044	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,500	
Lighting									
Interior Lighting									
	Fluorescent	60%			2031	\$485,200	10	\$25,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps.							
		Lighting Fixtures Are Scheduled To Be Replaced With Led Lighting Fixtures.							
	Fluorescent	5%			2026	\$40,400	10	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps.							
		Fixtures Are Scheduled To Be Replaced With Led Lighting Fixtures.							
	Fluorescent	5%			2036	**	10	\$2,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	**	10	\$2,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Annex Building							
	Fluorescent	25%			2036	**	10	\$10,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Annex Building							
Egress Lighting									
	Emergency, Battery	35%			2036	**	10	\$3,900	
	Emergency, Battery	15%			2039	**	10	\$1,700	
	Exit, LED	15%			2059	**	1		
	Exit, Service	35%			2036	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	5%			2031	\$8,800	10	\$200	
				Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%					
				Location : Rear Of Main Building					
	LED	15%			2039	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Building Exterior					
				Explanation : LED Fixtures Installed In 2018.					
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$5,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Outside And Entry And Exit Doors					
				Explanation : CCTV Surveillance Camera And Intrusion Alarm System					
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	* *	1-3	\$31,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors					

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	45%			2030	\$32,300	4	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Asbestos Insulation							
	Hot Wtr Piping/Pump	40%			2047	**	4	\$1,400	
	Steam Piping/Pump	15%			2031	\$30,600			
Terminal Devices									
	Air Handler	25%			2026	\$162,000	1	\$7,100	
	Convactor/Radiator	50%			2036	**	1	\$7,400	
	No Component	25%							
Air Conditioning									
Energy Source									
	Electricity	100%			2039	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	60%			2026	\$234,600	1	\$12,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Chillers							
	Ext Pkg Unit - Heating/Cooling	40%			2036	**	2	\$1,100	
Distribution									
	CW & CHW Wtr Pipe/Pump	60%			2031	\$33,700	4	\$2,000	
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2026	\$516,700	1	\$28,500	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,700	
Exhaust Fans									
	Roof	40%			2036	**	2	\$600	
	No Component	60%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2031	\$343,400	1		
Water Heater									
	Gas Fired	100%			2026	\$28,100	2	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 2 Units. 70 Gallons Each							
Sanitary Piping									
	Cast Iron	60%			LIFE	**	1		
	Cast Iron	40%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	60%	0-2	\$1,200	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
	Location : During Heavy Rains At Parking Lot Drain.							
Cast Iron	40%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$7,900	4	\$1,600	
Backflow Preventer								
Generic	100%			2036	* *	1	\$2,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 70%							
	Location : Basement To 4th Floor							
	Explanation : Two Passenger Units							
Hydraulic	20%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 30%							
	Location : Sub-basement To 1st Floor And 1st To 3rd Floor							
	Explanation : One Freight Unit And One Passenger Elevator In The Annex							

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Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

**Asset Name** : JAMAICA DISTRICT HEALTH CENTER ANNEX  
**Address** : 90-27 PARSONS BOULEVARD  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HEA0007.010 / 14734 **Yr Built/Renovated** : 1952 / 2012  
**Area Sq Ft** : 13,716 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 05-Jun-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3  
**Block** : 9756 **Lot** : 6 **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$19,400		\$13,800	\$4,000
Interior Architecture	\$10,800	\$1,700		\$2,100
Electrical	\$500	\$400	\$14,700	\$600
Mechanical	\$800	\$1,000	\$1,800	\$1,000
Site Pavements	\$21,500	\$100	\$100	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$56,900</b>	<b>\$7,100</b>	<b>\$34,300</b>	<b>\$13,000</b>
Importance Code A	\$20,100	\$700	\$14,500	\$4,700
Importance Code B	\$15,300	\$5,200	\$19,800	\$7,000
Importance Code C	\$21,500	\$1,200	\$100	\$1,300
<b>Total</b>	<b>\$56,900</b>	<b>\$7,100</b>	<b>\$34,300</b>	<b>\$13,000</b>



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

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

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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	

## Site Enclosure

## Free Standing Walls

Masonry: Fieldstone

100%

2049

\* \*

*Other Observation, Extent : Light, Area Affected : 100%**Location : Main Entrance**Explanation : Actually Granite Walls*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete

100%

2042

\* \*

## On-Site Walkways

Cast in Place Concrete

95%

2042

\* \*

Metal

5% Now

\$19,100

2059

\* \*

1-3

\$4,200

*Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%**Location : Floor Hatch, South Side*

## Parking/Driveway

Asphalt

100%

0-2

\$2,400

2038

\* \*

*Ponding, Extent : Moderate, Area Affected : 10%**Location : Rear Lot*

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

## Raceway

Conduit

100%

2049

\* \*

1

## Panelboards

Fused Disc Sw

5%

2045

\* \*

5

Molded Case Bkrs

95%

2045

\* \*

5

\$300

## Wiring

Thermoplastic

100%

2049

\* \*

1

## Motor Controllers

Locally Mounted

100%

2042

\* \*

5

\$100

## Lighting

## Interior Lighting

Fluorescent

90%

2034

\* \*

10

\$11,300

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

10%

2034

\* \*

10

\$1,300

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Hallways*

## Egress Lighting

Emergency, Battery

50%

2034

\* \*

10

\$1,700

Exit, LED

50%

2057

\* \*

1

## Exterior Lighting

HID

100%

2034

\* \*

10

## Alarm

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

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2034

\* \*

1

\$1,500

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

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

\* \*

1-3

\$2,600

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

**Heating**

## Energy Source

Natural Gas

100%

2055

\* \*

1

## Conversion Equipment

Furnace

80%

2037

\* \*

1

\$5,400

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

Hot Water Boiler

20%

2046

\* \*

1

\$1,400

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

## Terminal Devices

Convactor/Radiator

20%

2046

\* \*

1

\$900

No Component

80%

**Air Conditioning**

## Energy Source

Electricity

100%

2051

\* \*

1

## Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2037

\* \*

2

\$800

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

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$7,600

## Exhaust Fans

Roof

100%

2037

\* \*

2

\$400

**Plumbing**

## H/C Water Piping

Brass/Copper

100%

2055

\* \*

1

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

**Asset # : 14734**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Not Accessible	100%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : Administration Building						
			Explanation : Hot Water Coming From Adjacent Building						
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Not Accessible	100%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : Administration Building						
			Explanation : Water Main Is In Adjacent Building						
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st To 3rd Floor.						
			Explanation : 1 Unit						

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



Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

**Asset Name** : MANHATTAN ANIMAL SHELTER  
**Address** : 326 EAST 110TH STREET @1ST - 2ND AVENUES  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0020.000 / 13721 **Yr Built/Renovated** : 1989 / 2009  
**Area Sq Ft** : 15,347 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 18-Jul-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 1681 **Lot** : 37 **BIN** : 1052845

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Interior Architecture	\$56,600	\$83,300
Electrical		\$46,700
Site Pavements		\$69,700
<b>Total</b>	<b>\$56,600</b>	<b>\$199,600</b>
Importance Code B		\$130,000
Importance Code C	\$56,600	\$69,700
<b>Total</b>	<b>\$56,600</b>	<b>\$199,600</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$47,900		\$2,900	\$400
Interior Architecture	\$31,300		\$2,200	
Electrical	\$1,800	\$1,400	\$11,200	\$1,900
Mechanical	\$21,800	\$900	\$16,800	\$1,000
Site Pavements	\$3,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$110,100</b>	<b>\$6,300</b>	<b>\$37,100</b>	<b>\$7,200</b>
Importance Code A	\$66,300	\$800	\$3,900	\$1,100
Importance Code B	\$43,700	\$5,500	\$33,200	\$6,100
Importance Code C	\$200			
<b>Total</b>	<b>\$110,100</b>	<b>\$6,300</b>	<b>\$37,100</b>	<b>\$7,200</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**  
**MANHATTAN ANIMAL SHELTER**  
**Asset # : 13721**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	55%	0-2	\$13,300	LIFE	**	5	\$9,400	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : North Elevation							
	Masonry: Brick	3%	Now	\$2,700	LIFE	**	5	\$800	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : Throughout Garage, North And South Facade							
	Metal Coiling Doors	2%			2034	**	5	\$1,700	
	Stucco Cement	35%			2046	**	5	\$24,000	
		Recent Construction, Extent : Light, Area Affected : 100%							
		Location : South And West Elevations							
	Stucco Cement	5%			2034	**	5	\$3,400	
Windows									
	Aluminum	88%			2045	**	5	\$800	
	Glass Block	10%			LIFE	**	5	\$100	
	Metal Louvers	2%			2032	**	10	\$100	
Parapets									
	Concrete Masonry Unit	40%			LIFE	**	5	\$700	
	Metal Rail	50%			2042	**	5-10	\$14,100	
	Metal: Cage/Fence	5%			2034	**	5-10	\$600	
	Pre-Cast Concrete	5%			LIFE	**	5	\$500	
Roof									
	Single Ply Membrane	93%	Now	\$19,400	2034	**			
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Skylight, Metal/Glass	5%	Now	\$3,900	2039	**			
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Sloped Glazing	2%			LIFE	**	5	\$6,600	
Interior									
Floors									
	Cast in Place Concrete	75%			LIFE	**	5	\$37,700	
	Quarry Tile	10%	0-2	\$14,100	2034	**	5	\$1,700	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
	Traffic Topping	15%			2029	\$45,600	5	\$4,300	
Interior Walls									
	Concrete Masonry Unit	95%	Now	\$56,600	LIFE	**	5	\$9,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	5%	0-2	\$200	LIFE	**	5	\$400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	70%			2042	* *	5	\$16,100	
	Gypsum Board	10%	Now	\$2,500	LIFE	* *	5	\$2,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	20%	Now	\$6,400	LIFE	* *	5	\$2,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	60%			2049	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Roof							
		Explanation : Located At Lower Roof							
	Iron Picket	40%			2064	* *			
	Free Standing Walls								
	Concrete Masonry Unit	100%			2039	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	2-4	\$3,500	2042	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Parking/Driveway								
	Cast in Place Concrete	100%			2027	\$69,700			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2049	**	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,200 Ampere Main Service Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	**	5	\$400	
Raceway								
Conduit	50%			2049	**	1		
Conduit	50%			2039	**	1		
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$400	
Wiring								
Thermoplastic	50%			2049	**	1		
Thermoplastic	50%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2034	* *	10	\$7,000	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
	Fluorescent	50%			2029	\$46,700	10	\$7,000	
				T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : First Floor					
	Egress Lighting								
	Emergency, Battery	50%			2034	* *	10	\$1,900	
	Exit, Battery	50%			2034	* *	10	\$500	
	Exterior Lighting								
	LED	100%			2034	* *			
Alarm									
	Security System								
	Generic	50%			2034	* *	1	\$2,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Intrusion Alarm System					
	Generic	50%			2034	* *	1	\$2,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : CCTV Surveillance System					
	Fire/Smoke Detection								
	Generic, Digital	100%			2034	* *	1-3	\$9,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Manual Pull Stations, Horns/strobes And Smoke Detection					

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
	Conversion Equipment								
	Furnace	85%			2034	* *	1	\$6,500	
		Other Observation, Extent : Light, Area Affected : 85%							
		Location : Roof							
		Explanation : 4 Rooftop Package Units							
	Hot Water Boiler	15%	0-2	\$17,700	2049	* *	1	\$1,000	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : 1st Floor Boiler Room							
		Explanation : 1 Obsolete Unit							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	15%			2037	**	4	\$100	
	No Component	85%							
	Terminal Devices								
	Fan Coil Unit/Heat	15%			2034	**	1	\$700	
	No Component	85%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2034	**	2	\$900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 4 Rooftop Package Units Using 407c Refrigerant							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$20,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,600	
	Exhaust Fans								
	Roof	100%			2034	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$2,300	2039	**	1		
		Corroded, Extent : Severe, Area Affected : 3% Location : Water Main Valve, 1st Floor							
	Water Heater								
	Gas Fired	100%			2024	\$9,400	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : 85-gallon Unit With 200-gallon Storage Tank							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$600	LIFE	**	1		
		Other Observation, Extent : Moderate, Area Affected : 2% Location : Roof Explanation : Roof Drain Clogged Causing Roof Leak							
	Backflow Preventer								
	Generic	100%			2029	\$3,900	1	\$900	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

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

*Location : 1st To 2nd Floor*

*Explanation : 1 Unit*

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

Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$209,400	
Electrical	\$80,300	
<b>Total</b>	<b>\$289,800</b>	
Importance Code A	\$209,400	
Importance Code B	\$80,300	
<b>Total</b>	<b>\$289,800</b>	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$69,000			
Interior Architecture	\$102,700		\$400	\$2,000
Electrical	\$300	\$400	\$300	\$10,200
Mechanical	\$2,100	\$2,000	\$2,700	\$2,000
Site Pavements	\$4,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$182,600</b>	<b>\$6,300</b>	<b>\$7,300</b>	<b>\$18,100</b>
Importance Code A	\$70,600	\$1,500	\$1,500	\$1,500
Importance Code B	\$80,600	\$4,800	\$5,400	\$16,600
Importance Code C	\$31,400		\$400	
<b>Total</b>	<b>\$182,600</b>	<b>\$6,300</b>	<b>\$7,300</b>	<b>\$18,100</b>



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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**  
**MANHATTANVILLE DIST. HEALTH CTR.**  
**Asset # : 13728**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$6,500	LIFE	* *	5	\$5,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Concrete Beams At Rear Yard							
	Masonry: Brick	90%	Now	\$125,200	LIFE	* *	5	\$19,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10% Location : Throughout							
	Granite Panels	5%	Now	\$12,200	LIFE	* *	5	\$800	
		Deteriorated Finish, Extent : Light, Area Affected : 5% Location : Heavy Calcium Deposits At Ramp In Front Of The Building Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10% Location : Ramp At Front Of Building							
Windows									
	Aluminum	100%	Now	\$13,600	2046	* *	5	\$3,000	
		Ctwt/Balnc Not Funct, Extent : Light, Area Affected : 5% Location : Throughout - Particularly 2nd Floor Staff Toilet							
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$4,000	LIFE	* *	5	\$2,300	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15% Location : Throughout Lower Roof							
	Masonry: Brick	90%	Now	\$32,700	LIFE	* *	5	\$2,700	
		Efflorescence, Extent : Moderate, Area Affected : 20% Location : Throughout Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20% Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Heavy Calcium Deposits At Various Locations Water Penetration, Extent : Severe, Area Affected : 10% Location : Stair Leading To Bulkhead							
Roof									
	Modified Bitumen	80%	Now	\$84,200	2035	* *			
		Blisters, Extent : Moderate, Area Affected : 60% Location : Throughout Patching Evident, Extent : Light, Area Affected : 15% Location : Throughout							
	Plaza Roof: Stone Panels	20%			2040	* *			
Soffits									
	Stucco Cement	100%			2035	* *	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	20%	Now	\$2,500	LIFE	**	5	\$10,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	5%	Now	\$1,200	2039	**	5	\$600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Terrazzo	5%	0-2	\$1,100	LIFE	**	5	\$900	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Lobby							
	Vinyl Tile	65%	Now	\$13,500	2035	**	3	\$5,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout Including North Area On The 1st Floor							
	Vinyl Tile 9" X 9"	5%	Now	\$13,400	2040	**	3	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	20%	Now	\$4,500	LIFE	**			
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Ceramic Tile	5%			2039	**	5	\$800	
	Masonry: Brick	5%	Now	\$3,500	LIFE	**			
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Stairs To 129th Street							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Stairs To 129th Street							
	Metal Panel	20%	Now	\$4,900	LIFE	**			
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Plaster	35%	Now	\$1,000	LIFE	**	5	\$1,800	
		Water Penetration, Extent : Light, Area Affected : 15%							
		Location : Bulkhead							
	Plaster	15%	Now	\$12,900	LIFE	**	5	\$800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : North Area On 1st Floor							
Ceilings									
	AcousTileSusp.Lay-In	65%			2047	**	5	\$14,800	
	Exposed Concrete	20%	Now	\$7,800	LIFE	**	5	\$700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Basement							
	Plaster	15%	Now	\$28,800	LIFE	**	5	\$2,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : North Area On The 1st Floor							

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\*\* 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Site Enclosure

## Fence/Gates

Chain Link

25%

2050

\* \*

Iron Picket

75%

2065

\* \*

## Free Standing Walls

Masonry: Brick

100%

2050

\* \*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete

100%

2035

\* \*

## On-Site Walkways

Cast in Place Concrete

100%

Now

\$4,500

2035

\* \*

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

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2040

\* \*

5

\$100

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

## Switchgear / Switchboard

Fused Disc Sw

100%

2040

\* \*

5

\$100

## Raceway

Conduit

50%

2056

\* \*

1

Conduit

50%

2040

\* \*

1

## Panelboards

Molded Case Bkrs

100%

2046

\* \*

5

\$400

## Wiring

Thermoplastic

50%

2050

\* \*

1

Thermoplastic

50%

2040

\* \*

1

## Motor Controllers

Locally Mounted

60%

2043

\* \*

5

\$100

Locally Mounted

40%

2035

\* \*

5

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$200

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

## Lighting

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	70%			2035	* *	10	\$9,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 And Compact							
	Fluorescent	30%	Now	\$80,300	2040	* *			
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%							
		Location : Limited Areas							
Egress Lighting									
	Exit, LED	70%			2058	* *	1		
	No Component	30%							
Exterior Lighting									
	HID	10%			2030	\$6,200	10		
	No Component	90%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2030	\$9,900	1	\$1,100	
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2035	* *	1-3	\$1,900	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2035	* *	1	\$15,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
	Distribution								
	Central Plant Steam	100%			2040	* *	4	\$800	
	Piping/Pmp								
	Terminal Devices								
	Convactor/Radiator	100%			2035	* *	1	\$4,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	25%			2035	**			
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 2nd Floor							
		Explanation : 9 Split Dx System Units							
	Window/Wall Unit	25%			2028	\$7,900	1		
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,700	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2030	\$5,100	2	\$100	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2050	**	1		
	Galvanized Steel	80%			2043	**	1		
	Water Heater								
	Gas Fired	100%			2028	\$9,300	2	\$200	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Rood							
		Explanation : 65 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							

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Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$349,900	\$42,100
Interior Architecture	\$437,200	\$134,200
Electrical		\$633,000
Mechanical		\$919,600
<b>Total</b>	<b>\$787,100</b>	<b>\$1,729,000</b>
Importance Code A	\$349,900	\$42,100
Importance Code B	\$219,600	\$1,686,900
Importance Code C	\$217,600	
<b>Total</b>	<b>\$787,100</b>	<b>\$1,729,000</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$62,700			
Interior Architecture	\$55,400			\$7,100
Electrical	\$19,900	\$4,800	\$5,900	\$5,300
Mechanical	\$23,800	\$9,000	\$11,100	\$7,600
Site Pavements	\$8,700			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$180,400</b>	<b>\$23,700</b>	<b>\$26,900</b>	<b>\$29,900</b>
Importance Code A	\$65,300	\$2,500	\$2,500	\$2,500
Importance Code B	\$73,900	\$21,100	\$24,300	\$27,300
Importance Code C	\$41,300			
<b>Total</b>	<b>\$180,400</b>	<b>\$23,700</b>	<b>\$26,900</b>	<b>\$29,900</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$67,800	LIFE	* *	5	\$42,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Penthouse								
	Efflorescence, Extent : Moderate, Area Affected : 10%								
	Location : East Facade Of Bulkhead								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Granite	5%	Now	\$16,600	LIFE	* *	5	\$2,000	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Limestone	10%	Now	\$61,400	LIFE	* *	5	\$3,900	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : Displaced Stone Panels Adjacent To Park								
	Window Wall	5%			2041	* *	5	\$9,900	
Windows									
	Aluminum	98%	Now	\$220,600	2047	* *	5	\$12,300	
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
	Location : Penthouse								
	Caulking Deteriorated, Extent : Light, Area Affected : 50%								
	Location : Throughout								
	Metal Louvers	2%	Now	\$1,600	2040	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Parapets									
	Masonry: Brick	80%			LIFE	* *	5-10	\$36,300	
	Masonry: Limestone	10%	Now	\$7,400	LIFE	* *	5	\$800	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Metal Rail	10%			2036	* *	5-10	\$12,000	
Roof									
	Modified Bitumen	100%	Now	\$6,100	2041	* *			
	Blisters, Extent : Light, Area Affected : 75%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Cast in Place Concrete	10%	Now	\$8,400	LIFE	**	5	\$16,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	5%	Now	\$7,900	2034	**	5	\$1,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Terrazzo	10%			LIFE	**	5	\$11,900	
	Vinyl Tile	60%	Now	\$82,900	2036	**	3	\$17,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	15%	Now	\$40,300	2026	\$134,200	3	\$4,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	10%	Now	\$68,400	2034	**	5	\$5,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	15%			LIFE	**	5-10	\$29,600	
	Marble Panels	5%			LIFE	**	10	\$2,300	
	Plaster	50%	Now	\$149,200	LIFE	**	5	\$17,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	SGFT/Glazed Masonry	20%			LIFE	**	10	\$11,600	
Ceilings									
	AcousTileSusp.Lay-In	30%	Now	\$59,100	2044	**	5	\$11,400	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Plaster	70%	Now	\$37,300	LIFE	**	5	\$33,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
Fence/Gates									
	Chain Link	20%			2041	**			
	Iron Picket	80%			2051	**			
Retaining Walls									
	Cast in Place Concrete	100%			2051	**			
Site Pavements									

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

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

**Site Pavements**

**Public Sidewalk**

Cast in Place Concrete	100%	0-2	\$600	2036	* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

**On-Site Walkways**

Cast in Place Concrete	100%	0-2	\$8,200	2036	* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

**Parking/Driveway**

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

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

**Under 600 Volts**

**Service Equipment**

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

**Switchgear / Switchboard**

Air Circuit Breaker	100%			2031		\$104,300	5	\$300	
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**Raceway**

Conduit	80%			2031		\$43,900	1		
Conduit	20%			2051		* *	1		

**Panelboards**

Molded Case Bkrs	30%			2047		* *	5	\$400	
Molded Case Bkrs	70%			2030		\$50,300	5	\$900	

**Wiring**

Braided Cloth	20%			2030		\$16,500	1		
Thermoplastic	80%			2041		* *	1		

**Motor Controllers**

Locally Mounted	50%			2029		\$59,900	5	\$200	
Locally Mounted	40%			2044		* *	5	\$100	
Variable Frequency Drive	10%			2044		* *			

**Ground**

**Grounding Devices**

Generic	100%			LIFE		* *	5	\$1,500	
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**Lighting**

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	50%			2036	* *	10	\$23,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	30%			2026	\$270,800	10	\$14,200	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : 1st Floor And 3rd Floor							
	Fluorescent	10%			2036	* *	10	\$4,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : 4th Floor							
	LED	10%			2039	* *			
Egress Lighting									
Emergency, Battery		50%			2041	* *	10	\$6,200	
		Recent Installation, Extent : Light, Area Affected : 100% Location : Throughout The Building							
Exit, Battery		50%			2041	* *	10	\$1,700	
		Recent Installation, Extent : Light, Area Affected : 100% Location : Throughout The Building							
Exterior Lighting									
	HID	90%			2036	* *	10	\$100	
	HID	10%			2026	\$20,700	10		
Alarm									
Security System	Generic	50%			2036	* *	1	\$9,600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Outside, Hallways, Lobby And Staircases Explanation : CCTV Surveillance System							
	Generic	50%			2031	\$83,100	1	\$9,600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Intrusion Alarm System							
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$31,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Horns And Smoke Detection							

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

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*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**  
**MORRISANIA DISTRICT HEALTH CTR.**  
**Asset # : 2645**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2036	**	1	\$25,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 3 Natural Gas Fired Hot Water Boilers								
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	**	4	\$3,800	
	Terminal Devices								
	Air Handler	30%			2031	\$217,000	1	\$9,500	
	Convactor/Radiator	70%			2029	\$192,700	1	\$11,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Reciprocating	30%			2031	\$131,000	1	\$7,200	
	Compr/Chiller								
	Window/Wall Unit	70%			2026	\$75,000	1		
	Distribution								
	CW & CHW Wtr	30%			2041	**	4	\$800	
	Pipe/Pump								
	No Component	70%							
	Terminal Devices								
	Air Handler/Cool/Ht	40%			2031	\$230,700	1	\$12,700	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,400	
	Exhaust Fans								
	Interior	40%			2026	\$73,200	2	\$600	
	Roof	30%			2031	\$25,600	2	\$500	
	No Component	30%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : First Floor Mechanical Equipment Room								
	Explanation : These Components Are Already Accounted For Under The Cooling Section Of This Report								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$31,400	2	\$800	
	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**  
**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	\$7,800	4	\$1,600	
			Other Observation, Extent : Light, Area Affected : 10%						
			Location : Boiler Room						
			Explanation : Boiler Pit Only						
	Backflow Preventer								
	Generic	100%			2041	* *	1	\$3,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : Newly Installed Reduce Pressure Zone Device						
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 5th Floor						
			Explanation : Two Units						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

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

<b>CAPITAL</b>	<b>FY 2022 - 2025</b>	<b>FY 2026 - 2031</b>
Exterior Architecture	\$449,300	\$1,521,800
Interior Architecture	\$169,800	\$1,920,000
Electrical	\$294,800	
Mechanical	\$49,400	\$2,238,900
<b>Total</b>	<b>\$963,400</b>	<b>\$5,680,800</b>
Importance Code A	\$449,300	\$1,521,800
Importance Code B	\$514,100	\$3,913,900
Importance Code C		\$245,000
<b>Total</b>	<b>\$963,400</b>	<b>\$5,680,800</b>

<b>EXPENSE</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>
Exterior Architecture	\$37,100			
Interior Architecture	\$593,800	\$17,000	\$14,200	\$107,500
Electrical	\$42,500	\$54,700	\$51,100	\$49,100
Mechanical	\$150,100	\$190,900	\$160,600	\$172,300
Site Pavements	\$7,500			
Elevators/Escalators	\$148,000	\$148,000	\$148,000	\$148,000
<b>Total</b>	<b>\$979,200</b>	<b>\$410,700</b>	<b>\$373,900</b>	<b>\$477,100</b>
Importance Code A	\$39,000	\$1,900	\$7,500	\$2,700
Importance Code B	\$915,800	\$408,800	\$366,400	\$474,400
Importance Code C	\$24,300			
<b>Total</b>	<b>\$979,200</b>	<b>\$410,700</b>	<b>\$373,900</b>	<b>\$477,100</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**  
**OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL**  
**Asset # : 14212**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Granite	5%	4+	\$74,500	LIFE	**	5	\$21,700	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
Location : Base Of Building Along East 26th Street								
Metal/Glass Curt Wall	7%			LIFE	**	5	\$75,900	
Metal Panel	20%	Now	\$17,800	2050	**	5	\$216,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : 14th Floor Roof At Cooling Tower								
Metal Sect. OHD	5%	Now	\$48,200	2043	**	5	\$45,200	
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Along East 26th Street								
Explanation : Weather Stripping Around Doors Deteriorating								
Pre-Cast Concrete	63%	4+	\$257,100	LIFE	**	5	\$1,183,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : South West Corner								
Windows								
Metal Louvers	10%			2039	**	10		
No Component	90%							
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5	\$7,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Explanation : Rubber Membrane Ran All The Way Up This Portion Of Parapet								
Metal/Glass Curt Wall	30%	4+	\$7,900	2050	**	5	\$12,300	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : 14th Floor Roof Deck At Cooling Tower								
Metal Panel	40%	Now	\$69,500	2050	**	5	\$16,400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : 9th Floor Lower Roof								
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : 9th Floor Lower Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 9th Floor Lower Roof								
Roof								
IRMA/Protected Membrane	100%	Now	\$11,500	2035	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Under Cooling Tower								
Explanation : Drain Basket Missing On One Drain, Also Clogged With Drinking Cans								
Soffits								
Metal Panel	100%			2050	**	5-10		
Interior								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	33%	0-2	\$509,100	2026	\$2,545,500	3	\$280,200	
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Carpet	6%			2026	\$462,800	3	\$50,900	
	Cast in Place Concrete	5%	Now	\$6,300	LIFE	**	5	\$61,900	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : 14th And 15th Floor Mechanical Room							
	Ceramic Tile	5%			2039	**	5	\$28,300	
	Raised Access Floor	1%	2-4	\$14,900	2033	**	5	\$10,600	
		Loose/Delam Surface, Extent : Light, Area Affected : 10%							
		Location : Security Office							
	Terrazzo	30%			LIFE	**	5	\$132,700	
	Vinyl Tile	20%	2-4	\$20,600	2030	\$1,027,600	3	\$42,500	
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Storage Areas Throughout							
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$7,600	
	Glass: Single Pane	15%			LIFE	**	5	\$42,900	
	Gypsum Board	55%	Now	\$18,600	LIFE	**	5	\$125,800	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Stair B, Room 905, 3rd Floor Office Facing North							
	Masonry: Limestone	15%			LIFE	**			
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Main Lobby							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Lobby							
		Explanation : Actually Artificial Corian Material							
	Metal Panel	5%			LIFE	**			
	Wood	5%			LIFE	**	5	\$76,300	
Ceilings									
	AcousTileSusp.Lay-In	60%			2043	**	5	\$339,600	
		Staining/Discoloring, Extent : Light, Area Affected : 2%							
		Location : Throughout							
	Gypsum Board	20%	Now	\$24,400	LIFE	**	5	\$141,500	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Store Room S2-05 From Trench Drain Above							
	Metal Panel	20%			LIFE	**	5	\$141,500	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	100%			2050	**			
Retaining Walls									
	Cast in Place Concrete	100%			2065	**			
Site Pavements									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	4+	\$1,400	2043		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Along East 26th Street								
Pavers/Stone	10%	4+	\$300	2039		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Along East 26th Street								
On-Site Walkways								
Cast in Place Concrete	40%			2043		* *		
Pavers/Stone	60%	4+	\$5,800	2039		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Main Entrance								
Parking/Driveway								
Cast in Place Concrete	100%			2043		* *		

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	70%			2043	* *	5	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Spaces Explanation : Variable Frequency Drive Controllers Are In Good Condition.							
	Motor Control Center	30%			2043	* *	5	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : 9, 14, 15 Floors And Sub-basement 2 Explanation : Normal Motor Control Center And Emergency Motor Control Center At 14 Amperes							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$5,600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Water Main							
Stand-by Power									
	Transfer Switches								
	Automatic	95%			2043	* *	1	\$110,500	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Transfer Switch Room Explanation : Automatic Transfer Switch: One 1,000 Amperes, Two 2,000 Amperes, Three 800 Amperes, Four 260 Amperes, Five 260 Amperes							
	Automatic	5%			2043	* *	1	\$5,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : 15th Floor Equipment Room Explanation : 2 Automatic Transfer Switches: 15 A / B At 260 Amperes							
Generators									
	Diesel	100%			2043	* *	1	\$146,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : 14th Floor Generator Room Explanation : 2400 Kilowatt							
Batteries									
	Lead/Acid	100%			2024	\$1,600	5	\$14,000	
Fuel Storage									
	Day Tank	10%			2046	* *	5	\$7,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Explanation : The Tank Is Rated 200 Gallons.							
	Main Tank	90%			2065	* *	5	\$10,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Underground Explanation : The Tank Capacity Is Rated 10,000 Gallons.							
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	85%			2035	* *	10	\$294,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-5 And T-8 Lamps							
	LED	15%			2038	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage Area							
		Explanation : The Garage Area Lighting Fixtures Were Replaced About 2 Years Ago To LED Type Fixtures.							
	Egress Lighting								
	Emergency, Service	40%			2035	* *	1		
	Exit, LED	20%			2058	* *	1		
	Exit, Service	40%			2035	* *	1		
	Exterior Lighting								
	LED	20%			2038	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior							
		Explanation : Exterior Fixtures Were Replaced With LED Type Fixtures About 2 Years Ago.							
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2058	* *	5	\$11,100	
Alarm									
	Security System								
	No Component	60%							
	Generic	40%			2035	* *	1	\$56,500	
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Digital	50%			2038	* *	1-3	\$116,500	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2056	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	40%			2039	**			
	Heat Exchanger, Plate & Frame	10%			2039	**	1	\$18,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : 15th Floor Mechanical Equipment Room Explanation : Serves Reheat System And Perimeter Heat							
	Pres. Reducing Valve/LP Steam	50%			2039	**	5	\$11,200	
Distribution									
	Hot Wtr Piping/Pump	50%			2046	**	4	\$14,000	
	Central Plant Steam Piping/Pmp	50%			2050	**	4	\$14,000	
Terminal Devices									
	Air Handler	50%			2035	**	1	\$116,900	
	Convactor/Radiator	25%			2043	**	1	\$30,500	
	Fan Coil Unit/Heat	25%			2035	**	1	\$30,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Variable Air Volume Boxes With Hot Water Reheat							
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	90%			2039	**	1	\$368,300	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Chillers Other Observation, Extent : Light, Area Affected : 100% Location : 15th Floor Mechanical Equipment Room Explanation : 3 Chillers							
	Int Pkg Unit - Heating/Cooling	10%			2031	\$804,200	2	\$2,300	
Distribution									
	CW & CHW Wtr Pipe/Pump	90%			2050	**	4	\$25,200	
	Ductwork/Diffusers	10%			LIFE	**	2	\$49,200	
Terminal Devices									
	Air Handler/Cool/Ht No Component	90%			2035	**	1	\$210,500	
		10%							
Heat Rejection									
	Evaporative Condenser	10%			2038	**	2	\$26,300	
	Water Cooling Tower	90%			2031	\$1,291,600	2	\$342,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$210,900	

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**  
**OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL**  
**Asset # : 14212**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2035	**	2	\$11,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	**	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sub-basement 1					
				Explanation : Triplex House Pumps					
	HW Heat Exchanger								
	Steam Fired	100%			2050	**	4	\$56,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 9th Floor Mechanical Equipment Room					
				Explanation : 2 Units - Instantaneous With No Storage					
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	98%			LIFE	**	1		
	Cast Iron	2%	Now	\$300	LIFE	**	1		
				Corroded, Extent : Severe, Area Affected : 2%					
				Location : Sub-basement					
	Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$12,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sub-basement					
				Explanation : 2 Duplex Units					
	Sewage Ejector(s)								
	Electric	100%			2035	**	4	\$22,600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sub-basement					
				Explanation : Duplex Unit					
	Backflow Preventer								
	Generic	100%			2035	**	1	\$23,200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement And Sub-basement					
				Explanation : Multiple Devices For Fire, Domestic Water, And Laboratory Water Supply					
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	70%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : One Unt From S-2 To 15th Floor, Six Units From S-1 To 13th Floor					
				Explanation : 7 Units					
	Hydraulic	30%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Two Units From Ground To 2nd Floor, One Unit From S-2 To 2nd Floor					
				Explanation : 3 Units					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**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>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression								
Standpipe								
	Generic	100%		2050	* *	1-5	\$190,700	
Sprinkler								
	Generic	100%		2050	* *	1-2	\$105,900	
Fire Pump								
	Generic	100%		2039	* *	1	\$70,600	

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

Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$35,700	
Interior Architecture		\$38,000
<b>Total</b>	<b>\$35,700</b>	<b>\$38,000</b>
Importance Code A	\$35,700	
Importance Code B		\$38,000
<b>Total</b>	<b>\$35,700</b>	<b>\$38,000</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$800		
Interior Architecture	\$1,300	\$2,000		
Electrical	\$1,900	\$1,400	\$1,200	\$16,800
Mechanical	\$1,700	\$1,200	\$2,700	\$2,600
<b>Total</b>	<b>\$4,800</b>	<b>\$5,400</b>	<b>\$3,900</b>	<b>\$19,400</b>
Importance Code A	\$700	\$1,500	\$700	\$700
Importance Code B	\$4,100	\$3,900	\$3,300	\$18,700
Importance Code C				
<b>Total</b>	<b>\$4,800</b>	<b>\$5,400</b>	<b>\$3,900</b>	<b>\$19,400</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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	8%			LIFE	**	5	\$1,400	
	Glass Block	5%			LIFE	**	5	\$800	
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : West Facade At Fascia Panel And Window Sill									
	Masonry: Brick	85%			LIFE	**	5	\$23,000	
	Metal Coiling Doors	2%			2043	**	5	\$1,700	
Windows									
	Aluminum	100%			2046	**	5	\$1,700	
Roof									
	Modified Bitumen	100%			2035	**	10	\$35,700	
Recent Repair Evident, Extent : Light, Area Affected : 8%									
Location : Roof									
Interior									
Floors									
	Carpet	10%			2026	\$27,800	3	\$3,100	
	Cast in Place Concrete	85%			LIFE	**	5	\$38,000	
	Mosaic Tile	5%	4+	\$1,300	2043	**	5	\$1,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : 2nd Floor Toilet Room									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Concrete Masonry Unit	90%			LIFE	**	5	\$6,400	
	Gypsum Board	5%			LIFE	**	5	\$500	
Ceilings									
	AcousTileSusp.Lay-In	10%			2043	**	5	\$2,000	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	85%			LIFE	**	5	\$21,700	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2050	**			
Retaining Walls									
	Cast in Place Concrete	100%			2065	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2043	**			
Parking/Driveway									
	Cast in Place Concrete	100%			2043	**			

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

Under 600 Volts

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

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

**Lighting**

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2035	* *	10	\$11,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	8%			2035	* *	10	\$1,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	2%			2035	* *	10		
Egress Lighting									
	Emergency, Service	60%			2035	* *	1		
	Exit, Service	40%			2035	* *	1		
Exterior Lighting									
	HID	30%			2035	* *	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2038	* *	1	\$500	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2035	* *	1-3	\$2,500	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		
Conversion Equipment									
	Furnace	40%			2035	* *	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Gas Fired Rooftop Units							
	Furnace	60%			2030	\$19,300	1	\$4,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Gas Fired Space Heater Serving Warehouse Space							
		Explanation : 5 Gas Fire Modine Heaters							
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	40%			2035	* *	2	\$300	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 3 Rooftop Units, Roof							
	Split Unit	20%			2038	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : 1 Unit. R-407a Refrigerant							
	Window/Wall Unit	5%			2025	\$1,400	1		
	No Component	35%							
Terminal Devices									
	Fan Coil - 2 Pipe	20%			2038	* *	1	\$900	
	No Component	80%							
Heat Rejection									
	Dry Cooler	20%			2038	* *	2	\$1,900	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,600	
	Exhaust Fans								
	Roof	100%			2035	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	* *	1		
	Water Heater								
	Electric	100%			2029	\$12,000	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2040	* *	1-2	\$3,800	

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Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

**Asset Name** : PUBLIC HEALTH LABORATORY BLDG.  
**Address** : 455 FIRST AVENUE @E. 26 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0001.000 / 1574 **Yr Built/Renovated** : 1968 / 2009  
**Area Sq Ft** : 353,000 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 18-Jul-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,13,14  
**Block** : 932 **Lot** : 17 **BIN** : 1020610

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$5,366,400	\$405,700
Interior Architecture	\$3,505,200	\$1,473,400
Electrical	\$292,200	\$1,214,000
Mechanical	\$10,114,000	\$3,951,800
<b>Total</b>	<b>\$19,277,800</b>	<b>\$7,044,800</b>
Importance Code A	\$5,588,500	\$405,700
Importance Code B	\$13,036,500	\$6,474,000
Importance Code C	\$652,800	\$165,100
<b>Total</b>	<b>\$19,277,800</b>	<b>\$7,044,800</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$24,300	\$8,100	\$30,600	
Interior Architecture	\$15,700	\$12,600		\$34,500
Electrical	\$68,000	\$68,600	\$74,000	\$81,200
Mechanical	\$85,500	\$157,000	\$128,700	\$160,400
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
<b>Total</b>	<b>\$276,400</b>	<b>\$329,100</b>	<b>\$316,200</b>	<b>\$359,000</b>
Importance Code A	\$24,300	\$8,100	\$31,300	\$10,000
Importance Code B	\$252,100	\$321,000	\$284,900	\$349,000
Importance Code C				
<b>Total</b>	<b>\$276,400</b>	<b>\$329,100</b>	<b>\$316,200</b>	<b>\$359,000</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Cast in Place Concrete	3%	Now	\$56,800	LIFE	* *	5	\$47,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	87%	Now	\$881,800	LIFE	* *	5	\$273,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Granite Panels	5%	Now	\$534,500	LIFE	* *	5	\$11,800	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
Location : Throughout									
Loose Units, Extent : Light, Area Affected : 25%									
Location : Support Bolt Have Become Loose Or Have Broken									
Window Wall	5%			2039	* *	5	\$59,000		
Windows									
Aluminum	100%	0-2	\$3,754,800	2054	* *	5	\$42,000		
	Air Infiltration, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 25%								
Location : Throughout									
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$4,300		
	Masonry: Brick	70%			LIFE	* *	5	\$7,700	
	Metal Panel	5%			2049	* *	5	\$2,100	
	Metal: Cage/Fence	20%			2042	* *	5-10	\$17,100	
Roof									
Built-Up (BUR)	5%	Now	\$70,400	2039	* *				
	Alligatoring, Extent : Moderate, Area Affected : 25%								
	Location : Lower Roof								
	Vegetation Growth, Extent : Severe, Area Affected : 100%								
Location : Lower Roof									
Cast in Place Concrete	10%	Now	\$14,300	LIFE	* *				
	Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout									
Modified Bitumen	70%			2034	* *	10	\$68,100		
Roll Roofing	10%			2028	\$42,900	5	\$16,200		
Skylight, Metal/Glass	5%			2039	* *	10	\$16,200		
Soffits									
Cast in Place Concrete	100%			LIFE	* *	5			
Interior									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Cast in Place Concrete	15%	Now	\$41,800	LIFE	**	5	\$164,700	
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Ceramic Tile	5%			2032	**	5	\$25,100	
	Terrazzo	5%			LIFE	**	5	\$19,600	
	Vinyl Tile	20%			2029	\$911,400	3	\$37,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	5%			2037	**	3	\$12,500	
	Vinyl Tile 9" X 9"	50%	Now	\$1,475,800	2034	**	3	\$94,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	25%	0-2	\$349,700	LIFE	**	5	\$59,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	5%			LIFE	**	5	\$17,700	
	Metal Panel	5%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	Plaster	60%	0-2	\$303,100	LIFE	**	5	\$106,200	
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : At Windows Throughout							
Ceilings									
	AcousTileSusp.Lay-In	30%	Now	\$130,100	2034	**	5	\$75,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Exposed Concrete	30%	Now	\$258,700	LIFE	**	5	\$23,500	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock							
	Exposed Struc: Steel	5%			LIFE	**			
	Metal Panel	15%	Now	\$805,400	LIFE	**	5	\$94,100	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
	Plaster	20%	Now	\$140,700	LIFE	**	5	\$62,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2049	**			
	Free Standing Walls								
	Concrete Masonry Unit	100%			2049	**			

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete

50%

2064

\*\*

Masonry: Brick

50%

2049

\*\*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2042

\*\*

On-Site Walkways

Cast in Place Concrete

100%

2034

\*\*

Parking/Driveway

Asphalt

10%

2032

\*\*

Cast in Place Concrete

90%

2034

\*\*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

\*\*

5

\$1,500

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

*Location : Electrical Room In Vault Area And Room 002*

*Explanation : Three Main Service Switches Rated At 5,000 Amperes Each*

Transformers

Dry Type

100%

2042

\*\*

5

\$1,300

Switchgear / Switchboard

Fused Disc Sw

80%

2049

\*\*

5

\$1,200

Molded Case Bkrs

20%

2049

\*\*

5

\$1,900

Raceway

Conduit

60%

2029

\$370,300

1

Conduit

40%

2049

\*\*

1

Panelboards

Fused Disc Sw

5%

2028

\$25,500

5

\$400

Fused Disc Sw

10%

2045

\*\*

5

\$800

Molded Case Bkrs

60%

2028

\$306,400

5

\$5,600

Molded Case Bkrs

25%

2045

\*\*

5

\$2,300

Wiring

Braided Cloth

40%

2028

\$333,000

1

Thermoplastic

60%

2049

\*\*

1

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	18%			2042	* *	5	\$400	
	Locally Mounted	10%			2027	\$24,600	5	\$200	
	Motor Control Center	5%			2027	\$77,100	5	\$500	
	Motor Control Center	60%			2034	* *	5	\$5,800	
	Motor Control Center	5%			2027	\$77,100	5	\$500	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Mechanical Spaces							
		Explanation : Motor Control Centers Abandoned In Place							
	Variable Frequency Drive	2%			2042	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$5,200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	* *	1	\$108,600	
	Generators								
	Diesel	100%			2038	* *	1	\$136,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 2,000 Kilowatt Capacity							
	Batteries								
	Lead/Acid	100%			2023	\$1,600	5	\$13,100	
	Fuel Storage								
	Day Tank	50%			2045	* *	5	\$31,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : At Generator							
		Explanation : 275 Gallon Capacity							
	Main Tank	50%			2057	* *	5	\$4,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 12,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2034	* *	10	\$276,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2034	* *	10	\$15,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First Floor Lobby And Corridors							
	LED	5%			2039	* *			
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Stairs							

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

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

**Lighting**

## Egress Lighting

Emergency, Service

50%

2034

\* \*

1

Exit, Battery

50%

2034

\* \*

10

\$11,300

## Exterior Lighting

Not Accessible

100%

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

## Security System

Generic

100%

2034

\* \*

1

\$131,800

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

## Fire/Smoke Detection

Generic, Digital

100%

2034

\* \*

1-3

\$224,100

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

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

**Heating**

## Energy Source

Utility Steam

100%

2039

\* \*

1

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

## Conversion Equipment

Pres. Reducing

100%

2025

\$222,100

5

\$19,900

Valve/LP Steam

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

## Distribution

Hot Wtr Piping/Pump

60%

2037

\* \*

4

\$9,900

Central Plant Steam

40%

2029

\$2,270,400

4

\$6,600

Piping/Pmp

## Terminal Devices

Air Handler

80%

2024

\$3,772,700

1

\$165,900

Convactor/Radiator

20%

2027

\$359,100

1

\$21,700

**Air Conditioning**

## Energy Source

Electricity

65%

2037

\* \*

1

Steam/HW System

35%

2039

\* \*

1

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	40%	Now	\$950,400	2032	* *	1	\$130,700	
		Other Observation, Extent : Severe, Area Affected : 40% Location : 14th Floor Explanation : One Chiller Is 50 Years Old And No Longer Produces Chilled Water							
	Centrifugal, Elec Chiller	40%			2032	* *	1	\$145,200	
		R-22 Refrigerant, Extent : Light, Area Affected : 40% Location : 14th Floor							
	Reciprocating Compr/Chiller	18%			2034	* *	1	\$28,000	
		R-134a Refrigerant, Extent : Light, Area Affected : 20% Location : Roof							
	Split Unit	2%			2034	* *			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$81,800	2039	* *	4	\$16,500	
		Other Observation, Extent : Severe, Area Affected : 20% Location : 14th Floor Explanation : One Of Six Chw Pumps Broken							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2024	\$3,761,300	1	\$207,400	
Heat Rejection									
	Air Cooled Condenser Unit	20%			2034	* *	2	\$46,700	
	Water Cooling Tower	80%			2027	\$1,018,200	2	\$270,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof And 14th Floor Explanation : One Outdoor Tower And One Indoor Tower							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$154,500	LIFE	* *	2-5	\$187,000	
		Noxious Fumes, Extent : Severe, Area Affected : 20% Location : Basement - Interior Exhausts Into Building							
Exhaust Fans									
	Interior	80%	Now	\$47,700	2024	\$954,500	2	\$6,600	
		Other Observation, Extent : Moderate, Area Affected : 25% Location : Throughout Explanation : Different Areas Are Mixed Together Allowing Cross Contamination							
	Roof	20%	Now	\$5,600	2029	\$111,400	2	\$1,600	
		Other Observation, Extent : Severe, Area Affected : 20% Location : Throughout Explanation : Redesign Of Some Exhaust Ducts Necessary To Prevent Backfeed And Cross Contamination							
Plumbing									

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



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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%	Now	\$125,000	2039	**	1		
				Corroded, Extent : Severe, Area Affected : 30%					
				Location : Basement					
	HW Heat Exchanger Steam Fired	100%			2055	**	4	\$49,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 14th Floor					
				Explanation : 1 Units					
	Sanitary Piping Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s) Compressed Air	100%			2029	\$65,800	4	\$3,600	
Fixtures									
	Generic	100%							
				Obsolete Fixtures, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Passenger Cellar To 13 And Freight Cellar To 14					
				Explanation : 4 Passenger 2 Freight, 1 Passenger Is Abandoned One Freight Was Removed And The Shaft Is Now A Conduit Riser					
Fire Suppression									
	Standpipe								
	Generic	100%			2039	**	1-5	\$169,100	
	Sprinkler								
	No Component	80%							
	Generic	20%			2039	**	1-2	\$18,800	
	Fire Pump								
	Generic	100%			2032	**	1	\$62,600	

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

Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

**Asset Name** : QUEENS OCME  
**Address** : 160-15 82ND DRIVE @ QUEENS HOSPITAL CTR.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HEA0034.000 / 14654 **Yr Built/Renovated** : 2004 / 2006  
**Area Sq Ft** : 37,718 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 25-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 6858 **Lot** : 1 **BIN** : 4854226

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$63,800	\$80,000
Interior Architecture	\$249,600	
Mechanical		\$143,100
<b>Total</b>	<b>\$313,400</b>	<b>\$223,100</b>
Importance Code A	\$63,800	\$80,000
Importance Code B	\$249,600	\$143,100
<b>Total</b>	<b>\$313,400</b>	<b>\$223,100</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$71,500		\$36,700	
Interior Architecture	\$17,300	\$2,700	\$8,800	\$121,400
Electrical	\$15,900	\$5,200	\$37,500	\$8,100
Mechanical	\$19,000	\$13,800	\$21,200	\$14,100
Site Enclosure	\$1,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$129,400</b>	<b>\$25,700</b>	<b>\$108,200</b>	<b>\$147,500</b>
Importance Code A	\$71,700	\$1,200	\$36,900	\$200
Importance Code B	\$55,900	\$23,200	\$71,300	\$147,300
Importance Code C	\$1,800	\$1,300		
<b>Total</b>	<b>\$129,400</b>	<b>\$25,700</b>	<b>\$108,200</b>	<b>\$147,500</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**  
**QUEENS OCME**  
**Asset # : 14654**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	50%	Now	\$19,100	LIFE	**	5	\$29,600	
		Expansion Joint Failure, Extent : Moderate, Area Affected : 2%							
		Location : North East Corner							
	Metal Panel	27%			2049	**	5-10	\$110,000	
	Metal Coiling Doors	3%	Now	\$2,200	2042	**	5	\$2,800	
		Unit Inoperable, Extent : Moderate, Area Affected : 2%							
		Location : Broken Spring							
	Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
	Window Wall	15%	Now	\$9,100	2049	**	5	\$16,700	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 2%							
		Location : Conference Room And Family Room							
Windows									
	Aluminum	95%	Now	\$10,700	2045	**	5	\$6,000	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 2%							
		Location : Offices 2nd Floor							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Offices 2nd Floor							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fixed Windows							
	Metal Louvers	5%			2038	**	10	\$3,900	
Parapets									
	Masonry: Brick	35%	Now	\$16,500	LIFE	**	5	\$2,700	
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal/Glass Curt Wall	20%			2049	**	5	\$5,900	
	Metal Panel	25%			2049	**	5	\$7,400	
	Metal Rail	15%			2042	**	5-10	\$20,700	
	Pre-Cast Concrete	5%	Now	\$1,500	LIFE	**	5	\$2,400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
Roof									
	Single Ply Membrane	100%			2034	**	10	\$63,800	
Soffits									
	Glass: Special Gauge	25%			LIFE	**	1		
	Metal Panel	75%			2049	**	5-10		

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2025	\$115,400	3	\$16,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
	Ceramic Tile	5%			2038	**	5	\$2,800	
	Steel Plate	5%	Now	\$137,500	LIFE	**	1		
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : Freezers								
	Loose/MISS Fasteners, Extent : Moderate, Area Affected : 5%								
	Location : Freezers								
	Uneven Surface, Extent : Moderate, Area Affected : 25%								
	Location : Freezers								
	Terrazzo	20%	Now	\$112,100	LIFE	**	5	\$8,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
	Recent Repair Evident, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Traffic Topping	25%			2034	**	5	\$17,600	
	Vinyl Tile	25%			2034	**	3	\$7,100	
Interior Walls									
	Ceramic Tile	30%			2038	**	5	\$2,700	
	Concrete Masonry Unit	20%			LIFE	**	5	\$700	
	Gypsum Board	50%			LIFE	**	5	\$2,700	
Ceilings									
	AcousTileSusp.Lay-In	40%			2042	**	5	\$22,600	
	Exposed Struc: Steel	20%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$3,500	
	Metal Panel	35%			LIFE	**	5	\$24,700	
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%	0-2	\$1,800	2049	**			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%			2042	**			
	Parking/Driveway								
	Asphalt	100%			2038	**			

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

Under 600 Volts

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2049	**	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated 4,000 Amperes, Fire Pump Service Switch Rated 800 Amperes							
	Transformers								
	Dry Type	100%			2042	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 112.5 Kilovolt-ampere, 208 Volts Primary, 480/ 277 Volts Secondary							
	Switchgear / Switchboard								
	Fused Disc Sw	90%			2049	**	5	\$100	
	Molded Case Bkrs	10%			2049	**	5	\$100	
	Raceway								
	Conduit	100%			2049	**	1		
	Panelboards								
	Fused Disc Sw	15%			2045	**	5	\$100	
	Molded Case Bkrs	85%			2045	**	5	\$800	
	Wiring								
	Thermoplastic	100%			2049	**	1		
	Motor Controllers								
	Locally Mounted	95%			2042	**	5	\$200	
	Locally Mounted	5%	4+	\$2,400	2049	**	5		
		Enclosure Corroded, Extent : Light, Area Affected : 100%							
		Location : Roof Exhaust Fans							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	**	1	\$11,600	
	Generators								
	Diesel	100%			2038	**	1	\$14,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Generator Rated 600 Kilowatts							
	Batteries								
	Nickel Cadmium	100%			2022	\$1,600	5	\$8,400	

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

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

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

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

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

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

## Alarm

## Fire/Smoke Detection

Generic, Analog

100%

2034

\* \*

1-3

\$23,900

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

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

## Heating

## Energy Source

Plant Campus Steam /  
PRV

100%

2049

\* \*

1

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

## Conversion Equipment

Heat Exchanger, Plate &  
Frame

10%

2038

\* \*

1

\$1,900

Pres. Reducing  
Valve/LP Steam

90%

2038

\* \*

5

\$2,000

## Distribution

Hot Wtr Piping/Pump

10%

2045

\* \*

4

\$200

Steam Piping/Pump

90%

2049

\* \*

## Terminal Devices

Air Handler

90%

2034

\* \*

1

\$21,000

Fan Coil Unit/Heat

10%

2034

\* \*

1

\$1,200

## Air Conditioning

## Energy Source

Steam/HW System

100%

2049

\* \*

1

## Conversion Equipment

Absorption

100%

2038

\* \*

1

\$40,800

Chiller/Steam/HW

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

## Distribution

CW & CHW Wtr  
Pipe/Pump

100%

2049

\* \*

4

\$1,900

## Terminal Devices

Air Handler/Cool/Ht

100%

2034

\* \*

1

\$23,300

## Heat Rejection

Water Cooling Tower

100%

2030

\$143,100

2

\$38,000

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$21,000

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%			2034	* *	2	\$1,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2049	* *	4	\$3,700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2023	\$1,300	4	\$1,200	
	Sewage Ejector(s)								
	Electric	100%			2034	* *	4	\$2,300	
	Backflow Preventer								
	Generic	100%			2034	* *	1	\$2,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : One Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2049	* *	1-2	\$10,600	
	Fire Pump								
	Generic	100%			2038	* *	1	\$7,000	

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



Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$62,500	\$58,600
Interior Architecture		\$36,400
<b>Total</b>	<b>\$62,500</b>	<b>\$95,000</b>
Importance Code A	\$62,500	\$58,600
Importance Code C		\$36,400
<b>Total</b>	<b>\$62,500</b>	<b>\$95,000</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$23,300		\$16,400
Interior Architecture	\$1,000	\$25,300		\$1,600
Electrical	\$4,200	\$3,100	\$3,000	\$3,400
Mechanical	\$8,300	\$6,600	\$21,800	\$11,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$21,500</b>	<b>\$66,300</b>	<b>\$32,700</b>	<b>\$40,300</b>
Importance Code A	\$1,700	\$25,000	\$1,700	\$18,100
Importance Code B	\$19,800	\$39,600	\$31,000	\$22,200
Importance Code C		\$1,700		
<b>Total</b>	<b>\$21,500</b>	<b>\$66,300</b>	<b>\$32,700</b>	<b>\$40,300</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**  
**RIVERSIDE HEALTH CENTER**  
**Asset # : 1984**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glazed Ceramic Panel	10%			LIFE	**	5	\$30,500	
	Masonry: Brick	90%			LIFE	**	5	\$58,600	
Windows									
	Aluminum	100%	Now	\$62,500	2046	**	5	\$7,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Parapets									
	Masonry: Brick	45%			LIFE	**	5	\$1,900	
	Metal Rail	50%			2043	**	5-10	\$38,500	
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof									
	Green, Roof Inaccessible	10%			LIFE	**			
	Modified Bitumen	90%			2035	**	10	\$16,400	
Ponding, Extent : Light, Area Affected : 2%									
Location : Throughout									
Soffits									
	Metal: Cage/Fence	50%			2047	**	5		
	Stucco Cement	50%			2047	**	5		
Interior									
Floors									
	Carpet	2%			2029	\$11,300	3	\$1,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
	Sheet Vinyl/Rubber	5%			2035	**	5	\$3,100	
	Steel Grating	3%			2056	**	1		
	Terrazzo	25%			LIFE	**	5	\$8,100	
	Wood	60%			2058	**	5	\$46,500	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2043	**	5	\$3,400	
	Gypsum Board	90%			LIFE	**	5	\$36,400	
Ceilings									
	AcousTileSusp.Lay-In	5%			2047	**	5	\$2,100	
	Exposed Concrete	65%			LIFE	**	5	\$4,200	
	Gypsum Board	30%			LIFE	**	5	\$15,500	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2056	**			
Retaining Walls									
	Cast in Place Concrete	100%			2065	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			

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

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

**Site Pavements**

**On-Site Walkways**

Cast in Place Concrete

95%

2047

\*\*

Masonry: Granite

5%

LIFE

\*\*

**Parking/Driveway**

Cast in Place Concrete

100%

2047

\*\*

**Activity Yard**

Pavers/Stone

100%

2043

\*\*

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw

100%

2056

\*\*

5

\$100

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

*Location : Electrical Room*

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

**Switchgear / Switchboard**

Molded Case Bkrs

100%

2056

\*\*

5

\$900

**Raceway**

Conduit

100%

2056

\*\*

1

**Panelboards**

Molded Case Bkrs

100%

2052

\*\*

5

\$900

**Wiring**

Thermoplastic

100%

2056

\*\*

1

**Motor Controllers**

Locally Mounted

100%

2047

\*\*

5

\$200

**Ground**

**Grounding Devices**

Generic

100%

LIFE

\*\*

5

\$500

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

*Location : Boiler Room*

*Explanation : Water Main*

**Stand-by Power**

**Transfer Switches**

Automatic

100%

2047

\*\*

1

\$10,500

**Generators**

Diesel

100%

2043

\*\*

1

\$13,200

**Batteries**

Not Accessible

100%

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	20%			2052	* *	5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : The Day Tank Capacity Is 100 Gallons. It Is In Good Condition.							
	Main Tank	80%			2065	* *	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : The Main Tank Capacity Is 275 Gallons. It Is In Good Condition.							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2038	* *	10	\$29,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fixtures Are T-5. They Are In Good Condition.							
	Fluorescent	3%			2038	* *	10	\$900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Elevator Room And Small Closets							
	Fluorescent	2%			2038	* *	10	\$600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Egress Lighting								
	Exit, LED	100%			2065	* *	1		
	Exterior Lighting								
	HID	20%			2038	* *	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2038	* *	1	\$2,500	
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2038	* *	1-3	\$4,200	

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

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

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

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

<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>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression								
	Standpipe							
	Generic	100%		2060	* *	1-5	\$17,100	
	Sprinkler							
	Generic	100%		2060	* *	1-2	\$9,500	
	Chemical System							
	Wet	5%		2028	\$1,400	1-3	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : 2nd Floor Training Kitchen</i>						
		<i>Explanation : Over Range</i>						
	No Component	95%						

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Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

**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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$428,200	\$197,000
Interior Architecture		\$95,000
Electrical		\$641,400
Mechanical		\$542,800
<b>Total</b>	<b>\$428,200</b>	<b>\$1,476,200</b>
Importance Code A	\$428,200	\$376,600
Importance Code B		\$1,099,600
<b>Total</b>	<b>\$428,200</b>	<b>\$1,476,200</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$87,800			
Interior Architecture	\$53,400		\$500	\$3,100
Electrical	\$4,500	\$3,900	\$5,200	\$3,900
Mechanical	\$10,500	\$4,800	\$5,200	\$3,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$168,000</b>	<b>\$20,500</b>	<b>\$22,800</b>	<b>\$22,600</b>
Importance Code A	\$88,900	\$1,200	\$1,200	\$1,200
Importance Code B	\$70,300	\$19,400	\$21,100	\$21,400
Importance Code C	\$8,700		\$500	
<b>Total</b>	<b>\$168,000</b>	<b>\$20,500</b>	<b>\$22,800</b>	<b>\$22,600</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$14,500	LIFE	**	5	\$12,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	80%	Now	\$124,400	LIFE	**	5	\$38,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	15%	Now	\$169,000	LIFE	**	5	\$5,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : Along Arthur Avenue							
Windows									
	Aluminum	90%	Now	\$134,900	2056	**	5	\$1,500	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Steel	10%	Now	\$18,700	2056	**	5	\$2,100	
		Corrosion/Rusting, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$4,000	
	Masonry: Brick	90%	Now	\$15,400	LIFE	**	5	\$1,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Roof									
	Modified Bitumen	95%	Now	\$31,700	2031	\$158,400			
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Skylight, Metal/Glass	5%	Now	\$4,500	2041	**			
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Stairhalls							

**Interior**

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$7,600	
	Ceramic Tile	10%			2040	**	5	\$3,500	
	Granite Panels	15%			LIFE	**	5	\$7,800	
	Sheet Vinyl/Rubber	30%			2036	**	5	\$15,700	
	Terrazzo	10%			LIFE	**	5	\$5,500	
	Vinyl Tile	30%	Now	\$9,500	2031	\$95,000	3	\$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2034	**	5	\$1,000	
	Gypsum Board	80%	Now	\$7,300	LIFE	**	5	\$9,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Granite Panels	5%			LIFE	**	10	\$400	
	SGFT/Glazed Masonry	10%			LIFE	**	10	\$1,000	
Ceilings									
	AcousTileSusp.Lay-In	75%	0-2	\$11,300	2044	**	5	\$13,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Exposed Concrete	5%			LIFE	**	5-10	\$2,200	
	Gypsum Board	10%			LIFE	**	5-10	\$12,000	
	Plaster	10%			LIFE	**	5-10	\$6,000	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2051	**			
Retaining Walls									
	Cast in Place Concrete	100%			2051	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2036	**			

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2036	**	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 208/480/277 Volts, 75 Kilovolt-ampere									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2041	**	5	\$200	
Raceway									
	Conduit	100%			2041	**	1		
Panelboards									
	Molded Case Bkrs	100%			2039	**	5	\$1,100	
Wiring									
	Thermoplastic	100%			2041	**	1		
Motor Controllers									
	Locally Mounted	100%			2036	**	5	\$300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,200	
Lighting									
Interior Lighting									
	Fluorescent	9%			2031	\$36,800	10	\$1,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	90%			2031	\$368,100	10	\$19,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	1%			2039	**			
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Main Lobby									
Egress Lighting									
	Emergency, Battery	50%			2036	**	10	\$2,800	
	Exit, Battery	50%			2036	**	10	\$800	
Exterior Lighting									
	HID	100%			2031	\$168,900	10	\$100	
Alarm									
Security System									
	Generic	50%			2036	**	1	\$7,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance System									
	Generic	50%			2031	\$67,700	1	\$7,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Intrusion Alarm System									

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

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

**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*

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

**Heating**

Energy Source

Natural Gas

100%

2041

\* \*

1

Conversion Equipment

Hot Water Boiler

100%

2029

\$179,600

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

\$1,700

Terminal Devices

Convactor/Radiator

50%

2044

\* \*

1

\$3,800

Fan Coil Unit/Heat

50%

2031

\$174,500

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

\$188,700

2

\$1,400

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$20,600

Exhaust Fans

Interior

40%

2031

\$33,200

2

\$300

Roof

10%

2031

\$3,900

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2029	\$14,200	2	\$300	
			Abandoned in Place, Extent : Light, Area Affected : 1%						
			Location : Basement Older Unit Has Been Disconnected						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$6,400	4	\$1,300	
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$1,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor						
			Explanation : Reduced Pressure Zone Device						
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	75%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 5th Floor						
			Explanation : Two Units						
	Hydraulic	25%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 1st Floor						
			Explanation : 1 Unit						
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$11,700	
	Sprinkler								
	Generic	100%			2041	* *	1-2	\$6,500	

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Print Date : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,076,000	\$397,400
Interior Architecture	\$43,800	\$109,300
Electrical		\$875,100
Mechanical	\$149,000	\$821,300
<b>Total</b>	<b>\$1,268,900</b>	<b>\$2,203,000</b>
Importance Code A	\$1,076,000	\$397,400
Importance Code B	\$149,000	\$1,805,600
Importance Code C	\$43,800	
<b>Total</b>	<b>\$1,268,900</b>	<b>\$2,203,000</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$31,100			
Interior Architecture	\$129,900		\$39,500	\$3,900
Electrical	\$114,000	\$1,300	\$1,500	\$1,700
Mechanical	\$44,300	\$5,900	\$42,200	\$4,700
Site Enclosure	\$6,400			
Site Pavements	\$10,000			
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
<b>Total</b>	<b>\$349,600</b>	<b>\$21,000</b>	<b>\$97,000</b>	<b>\$24,200</b>
Importance Code A	\$31,100			\$1,000
Importance Code B	\$248,100	\$21,000	\$97,000	\$23,200
Importance Code C	\$70,400			
<b>Total</b>	<b>\$349,600</b>	<b>\$21,000</b>	<b>\$97,000</b>	<b>\$24,200</b>



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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		
Exterior										
Exterior Walls										
	Masonry: Brick	80%	Now	\$667,800	LIFE	* *	5	\$69,100		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
		Location : Throughout								
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
		Location : Throughout								
		Sidewalk Shed in Use, Extent : Light, Area Affected : 100%								
		Location : Along 168th Street And Broadway								
		Spalling, Extent : Moderate, Area Affected : 10%								
		Location : Throughout								
	Masonry: Limestone	5%	Now	\$50,400	LIFE	* *	5	\$3,200		
		Vertical Cracks, Extent : Moderate, Area Affected : 30%								
		Location : Window Sills								
	Metal Panel	15%			2041	* *	5-10	\$89,100		
Windows										
	Aluminum	90%	Now	\$239,000	2047	* *	5	\$8,900		
		Air Infiltration, Extent : Moderate, Area Affected : 70%								
		Location : Throughout								
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
		Location : Throughout								
		Water Penetration, Extent : Moderate, Area Affected : 25%								
		Location : Throughout 6th And 7th Floor Offices And Throughout								
	Steel	10%	Now	\$66,200	2056	* *	5	\$12,400		
		Air Infiltration, Extent : Moderate, Area Affected : 25%								
		Location : Throughout Penthouse And Basement								
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
		Location : Throughout Penthouse And Basement								
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
		Location : Throughout Penthouse And Basement								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets	Masonry: Brick	70%	Now	\$52,600	LIFE	**	5	\$2,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Masonry: Limestone	10%	Now	\$9,100	LIFE	**	5	\$500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout								
	Metal Rail	10%	0-2	\$5,800	2036	**	5	\$2,900	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout Upper Roof								
	Pre-Cast Concrete	10%	Now	\$3,100	LIFE	**	5	\$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Coping									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Coping									
Roof									
Modified Bitumen	100%	Now	\$13,200	2031	\$263,500				
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Soffits									
Metal Panel	100%			2041	**	5-10			
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$11,500		
	10%			2040	**	5	\$5,200		
	5%			2044	**	5	\$3,900		
	5%	0-2	\$6,500	LIFE	**	5	\$2,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairwells									
Vinyl Tile	10%	Now	\$2,400	2031	\$47,600	3	\$2,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Basement								
Vinyl Tile 9" X 9"	10%	Now	\$18,500	2031	\$61,700	3	\$2,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Wood	55%			2059	**	5	\$54,100		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 4th, 6th And 7th Floor								
Explanation : Laminated Wood									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	15%	Now	\$15,800	LIFE	**	5	\$5,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout Basement							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout Basement							
	Glass: Single Pane	5%			LIFE	**	5	\$6,600	
	Gypsum Board	45%			LIFE	**	5-10	\$67,800	
		Recent Repair Evident, Extent : Light, Area Affected : 2%							
		Location : Basement							
	Marble Panels	5%			LIFE	**	10	\$1,800	
	Plaster	20%	Now	\$30,300	LIFE	**	5	\$5,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Offices On 6th And 7th Floor And Basement							
		Misaligned/Bulging, Extent : Severe, Area Affected : 5%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Offices On 6th And 7th Floor And Basement							
	SGFT/Glazed Masonry	10%			LIFE	**	10	\$4,400	
Ceilings									
	AcousTileConcealSpLn	25%	Now	\$11,300	2044	**	5	\$8,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	AcousTileSusp.Lay-In	40%			2044	**	5	\$21,000	
		Staining/Discoloring, Extent : Light, Area Affected : 2%							
		Location : 6th And 7the Floor Offices							
	Gypsum Board	10%			LIFE	**	5-10	\$18,000	
	Plaster	25%	Now	\$18,400	LIFE	**	5	\$8,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Stairwell And Basement							
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Stock Room And Throughout Basement							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$1,900	2051	**			
		Impact Damage, Extent : Severe, Area Affected : 25%							
		Location : Along Broadway							
Free Standing Walls									
	Masonry: Brick	100%	Now	\$4,500	2041	**			
		Impact Damage, Extent : Severe, Area Affected : 25%							
		Location : At Corner Of 168th Street And Broadway							
Retaining Walls									
	Cast in Place Concrete	100%			2051	**			

## Site Pavements

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**  
**WASHINGTON HEIGHTS DIST. HEALTH CENTER**  
**Asset # : 1999**

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	4+	\$1,600	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along 168th Street And Broadway</i>								

## On-Site Walkways

Cast in Place Concrete	85%	Now	\$3,900	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	\$4,500	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance Stair</i>								

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

## Under 600 Volts

## Service Equipment

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

## Switchgear / Switchboard

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

## Raceway

Conduit	30%			2041	**		1		
Conduit	65%			2031		\$35,600	1		
Conduit	5%			2057	**		1		

## Panelboards

Fused Toggle Switch	35%	2-4	\$16,800	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		\$14,400	5	\$300	
Molded Case Bkrs	5%			2053	**		5	\$100	
Molded Case Bkrs	30%			2039	**		5	\$300	

## Wiring

Braided Cloth	35%	2-4	\$28,800	2056	**		1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Thermoplastic	30%			2031		\$24,700	1		
Thermoplastic	5%			2057	**		1		
Thermoplastic	30%			2041	**		1		

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	45%			2029	\$44,900	5	\$100	
	Locally Mounted	5%	Now	\$5,000	2051	**	5		
		Not Functioning, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	Variable Frequency Drive	50%			2036	**			
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$10,200	LIFE	**	5	\$600	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2031	\$184,500	10	\$9,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	50%			2026	\$307,400	10	\$16,100	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%	0-2	\$30,700	2041	**			
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Office							
	Fluorescent	15%			2026	\$92,200	10	\$4,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways And Staircase							
	Egress Lighting								
	Emergency, Battery	50%			2036	**	10	\$4,200	
	Exit, LED	10%			2046	**	1		
	Exit, Service	40%			2036	**	1		
	Exterior Lighting								
	Fluorescent	3%			2026	\$4,300	10	\$100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Outside							
	HID	15%			2026	\$25,400	10		
	Incandescent	2%			2026	\$2,900	2		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2036	**	1	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor, 4th Floor, Hallways							
		Explanation : CCTV Surveillance Camera							

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

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

**Alarm**

## Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2031

\$185,800

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*

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

**Heating**

## Energy Source

Plant Campus Steam /

100%

2041

\* \*

1

PRV

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

## Conversion Equipment

Pres. Reducing

100%

2040

\* \*

5

\$2,100

Valve/LP Steam

## Distribution

Steam Piping/Pump

100%

Now

\$7,700

2031

\$154,900

*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

\$197,000

1

\$8,700

Convactor/Radiator

60%

2029

\$112,500

1

\$6,800

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

## Energy Source

Electricity

100%

2047

\* \*

1

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	20%			2025	\$149,000	2	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : Units Serve Columbia Floors							
	Reciprocating Compr/Chiller	40%			2031	\$118,900	1	\$6,500	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Roof							
		Explanation : Unit Serves Air Handlers On Health Center Floors							
	Window/Wall Unit	40%			2024	\$29,200	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	40%			2041	* *	4	\$700	
	Ductwork/Diffusers	60%			LIFE	* *	2	\$34,200	
Terminal Devices									
	Air Handler/Cool/Ht	40%			2031	\$157,200	1	\$8,700	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,900	
Exhaust Fans									
	Interior	10%	0-2	\$12,500	2041	* *	2	\$100	
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse Mechanical Equipment Room, House General Exhaust Fan Multiple Mechanical And Or Electrical Defects							
	Interior	20%			2026	\$24,900	2	\$200	
	Roof	30%			2031	\$17,400	2	\$300	
	No Component	40%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : 1st, 4th Floor And Penthouse Mechanical Equipment Room							
		Explanation : These Components Are Accounted For Under The Cooling Section Of This Report							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
Water Heater									
	Under Construction	100%							
HW Heat Exchanger									
	Steam Fired	100%			2031	\$55,800	4	\$5,200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Submersible	100%			2022	\$1,400	4	\$1,300	
	Sewage Ejector(s)								
	Electric	95%			2031	\$11,500	4	\$2,400	
	Electric	5%	Now	\$600	2041	* *	4	\$100	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement, Malfunctioning Pump Controls							
	Backflow Preventer								
	Generic	100%			2031	\$8,900	1	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Item Located In Water Meter Room							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 7th Floor							
		Explanation : Two Units, Maintained By Columbia University, Malfunctions Often							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$680,600	
Interior Architecture		\$265,000
Electrical		\$553,400
Mechanical		\$639,000
<b>Total</b>	<b>\$680,600</b>	<b>\$1,457,400</b>
Importance Code A	\$680,600	
Importance Code B		\$1,457,400
<b>Total</b>	<b>\$680,600</b>	<b>\$1,457,400</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$15,100			
Interior Architecture	\$126,900		\$8,000	\$7,600
Electrical	\$42,800	\$1,600	\$1,700	\$2,400
Mechanical	\$48,000	\$4,900	\$7,300	\$4,700
Site Enclosure	\$1,900			
Site Pavements	\$19,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$258,500</b>	<b>\$10,400</b>	<b>\$20,900</b>	<b>\$18,600</b>
Importance Code A	\$16,800	\$1,800	\$1,800	\$1,800
Importance Code B	\$175,700	\$8,700	\$19,100	\$16,900
Importance Code C	\$65,900			
<b>Total</b>	<b>\$258,500</b>	<b>\$10,400</b>	<b>\$20,900</b>	<b>\$18,600</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**  
**WESTCHESTER DISTRICT HEALTH CTR**  
**Asset # : 1978**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	100%	Now	\$206,300	LIFE	* *	5	\$32,000	
				Diagonal Cracks, Extent : Moderate, Area Affected : 5%					
				Location : Bulkhead Stair And Penthouse					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
				Sidewalk Shed in Use, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
	Windows								
	Aluminum	100%	Now	\$423,900	2039	* *	5	\$7,900	
				Air Infiltration, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
	Parapets								
	Cast Stone/Terra Cotta	10%	Now	\$12,300	LIFE	* *	5	\$3,500	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
	Masonry: Brick	90%	Now	\$50,400	LIFE	* *	5	\$4,100	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Spalling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
	Roof								
	Modified Bitumen	95%			2036	* *	10	\$23,700	
	Roll Roofing	5%	Now	\$2,700	2027	\$5,500	5	\$1,000	
				Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%					
				Location : Lower Roof Over Storage Area					
				Scupper Non-Func/Miss, Extent : Moderate, Area Affected : 10%					
				Location : Lower Roof Over Storage Area At Rear.					

**Interior**

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Carpet	15%			2027	\$108,500	3	\$15,900	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Penthouse							
	Cast in Place Concrete	5%			LIFE	**	5	\$11,600	
	Ceramic Tile	5%			2034	**	5	\$2,700	
	Terrazzo	20%	0-2	\$26,300	LIFE	**	5	\$8,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Stairwells							
	Vinyl Tile	55%			2031	\$265,000	3	\$14,600	
Interior Walls									
	Ceramic Tile	5%	Now	\$8,400	2034	**	5	\$1,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Toilets Throughout							
	Concrete Masonry Unit	15%			LIFE	**	5	\$6,900	
	Plaster	35%	Now	\$17,200	LIFE	**	5	\$6,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout 2nd And 3rd Floors. 304b, 306b, 310a, 2nd Floor Conference Room							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout 2nd And 3rd Floors. 304b, 306b, 310a, 2nd Floor Conference Room							
	SGFT/Glazed Masonry	35%			LIFE	**	10	\$10,000	
	Wood	10%			LIFE	**	5	\$45,800	
Ceilings									
	AcousTile,Adhered	10%	4+	\$1,100	2036	**	5	\$2,700	
		Misaligned/Bulging, Extent : Light, Area Affected : 5%							
		Location : Throughout 1st Floor							
	AcousTileSusp.Lay-In	25%			2044	**	5	\$13,300	
	Plaster	65%	Now	\$24,200	LIFE	**	5	\$21,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout 2nd And 3rd Floors. 304b, 306b, 310a, 2nd Floor Conference Room							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout 2nd And 3rd Floors. 304b, 306b, 310a, 2nd Floor Conference Room							
Site Enclosure									
	Fence/Gates								
	Chain Link	25%	4+	\$1,900	2041	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 15%							
		Location : Rear Yard							
	Iron Picket	75%			2051	**			
		Deteriorated Finish, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Retaining Walls								
	Cast in Place Concrete	100%			2066	**			
Site Pavements									

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

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	0-2	\$4,200	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Below Sidewalk Shed Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Tree Pits</i>								

## On-Site Walkways

Cast in Place Concrete	90%			2044	**			
Masonry: Granite	10%	0-2	\$2,100	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entry Stair</i>								

## Activity Yard

Cast in Place Concrete	100%	Now	\$13,500	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Yard</i>								

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

## Under 600 Volts

## Service Equipment

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

## Switchgear / Switchboard

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

Conduit	90%			2031		\$33,900	1	
Conduit	10%			2051	**		1	

## Panelboards

Fused Disc Sw	10%			2030		\$4,800	5	\$100
Molded Case Bkrs	70%			2030		\$33,500	5	\$700
Molded Case Bkrs	20%			2047	**		5	\$200

## Wiring

Braided Cloth	50%	2-4	\$27,500	2056	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2051	**	1		

## Motor Controllers

Locally Mounted	50%			2044	**	5		\$100
Locally Mounted	40%			2036	**	5		\$100
Locally Mounted	10%			2029		\$8,000	5	

## Ground

## Grounding Devices

Generic	100%			LIFE	**	5		\$1,000
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	50%			2036	* *	10	\$16,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	39%			2026	\$242,700	10	\$12,700	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	9%			2036	* *	10	\$2,900	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : 1st Floor							
Fluorescent		1%			2036	* *	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Elevator Cars							
	Incandescent	1%			2026	\$6,200	2		
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$4,300	
	Exit, Service	50%			2036	* *	1		
Exterior Lighting									
	HID	20%			2031	\$28,600	10		
	No Component	80%							
Alarm									
Security System	No Component	70%							
	Generic	30%			2036	* *	1	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Hallways, Staircases, Outside Explanation : CCTV Surveillance Camera							
Fire/Smoke Detection									
	No Component	40%							
	Generic, Digital	60%			2031	\$235,300	1-3	\$13,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns And Strobe Lights							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	20%			2039	* *	4	\$500	
	Hot Wtr Piping/Pump	80%	4+	\$900	2030	\$44,200	4	\$1,400	
		Corroded, Extent : Moderate, Area Affected : 2%							
		Location : Hot Water Return Piping To Boiler No.1							
	Terminal Devices								
	Convactor/Radiator	100%			2029	\$189,800	1	\$11,500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Split Unit	30%			2031	\$227,100			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor And Basement							
		Explanation : Indoor Units Serve 1st Floor And Basement.							
	Window/Wall Unit	70%			2026	\$51,700	1		
Heat Rejection									
	Air Cooled Condenser Unit	30%			2031	\$21,400	2	\$7,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Courtyard And Roof							
		Explanation : Serve 1st Floor And Basement Units							
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$6,500	LIFE	* *	2-5	\$19,800	
		Obsolete Equipment, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Equipment Room							
	Exhaust Fans								
	Interior	100%	Now	\$12,600	2026	\$126,200	2	\$900	
		Broken, Extent : Severe, Area Affected : 30%							
		Location : 1 Of 3 Toilet Exhaust Fans. Penthouse Equipment Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse Mechanical Equipment Room							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$15,600	2036	* *	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Main Service Valve In Basement							
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Insulation On Cold Water Piping In Basement							
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
		Explanation : Pinhole Leaks Reported							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater Gas Fired	100%			2029	\$21,600	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 70 Gallons							
	Sanitary Piping Cast Iron	2%	Now	\$5,200	LIFE	**	1		
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Boiler Room							
	Cast Iron	98%			LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping Cast Iron	5%	Now	\$3,700	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 100%							
		Location : Backyard Leaders							
	Cast Iron	95%			LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s) Submersible	100%			2024	\$1,200	4	\$1,100	
	Backflow Preventer Generic	100%			2031	\$9,000	1	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : Component Observed In Closet On The First Floor							
	Fixtures Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : One Unit.							
		Defective Elevator Controller							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 09-Sep-2020

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2021**

**Asset Name** : WILLIAMSBURG DISTRICT HEALTH CTR  
**Address** : 151 MAUJER STREET (NEAR GRAHAM AVE.)  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0019.000 / 1987 **Yr Built/Renovated** : 1936 / 2007  
**Area Sq Ft** : 27,172 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 24-Aug-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2788 **Lot** : 33 **BIN** : 3069604

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$42,100
Interior Architecture	\$240,900	
Electrical	\$547,500	\$305,900
Mechanical		\$297,600
<b>Total</b>	<b>\$788,500</b>	<b>\$645,600</b>
Importance Code A		\$42,100
Importance Code B	\$788,500	\$603,500
<b>Total</b>	<b>\$788,500</b>	<b>\$645,600</b>

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$14,100			\$5,400
Interior Architecture	\$12,400			\$3,300
Electrical	\$700	\$1,100	\$36,500	\$600
Mechanical	\$2,800	\$2,300	\$89,600	\$2,300
Site Pavements	\$1,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$35,400</b>	<b>\$7,400</b>	<b>\$130,100</b>	<b>\$15,500</b>
Importance Code A	\$15,400	\$1,200	\$1,300	\$6,600
Importance Code B	\$12,900	\$6,100	\$128,800	\$8,900
Importance Code C	\$7,200			
<b>Total</b>	<b>\$35,400</b>	<b>\$7,400</b>	<b>\$130,100</b>	<b>\$15,500</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**  
**WILLIAMSBURG DISTRICT HEALTH CTR**  
**Asset # : 1987**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%			LIFE	**	5	\$42,100	
	Granite Panels	2%			LIFE	**	5	\$700	
	Pre-Cast Concrete	8%			LIFE	**	5	\$12,200	
Recent Repair Evident, Extent : Light, Area Affected : 5%									
Location : Main Entry									
Windows									
	Aluminum	100%			2045	**	5	\$10,800	
Parapets									
	Masonry: Brick	90%	0-2	\$5,100	LIFE	**	5	\$4,200	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 2%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 2%									
Location : Lower Roof									
Vertical Cracks, Extent : Moderate, Area Affected : 2%									
Location : Lower Roof									
	Metal Rail	3%			2042	**	5-10	\$2,500	
	Pre-Cast Concrete	7%			LIFE	**	5	\$2,000	
Roof									
	Fiberglass Panel	5%			2042	**	1		
	Modified Bitumen	95%	0-2	\$7,500	2034	**			
Miss/Damaged Flashings, Extent : Light, Area Affected : 1%									
Location : Upper Roof									
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$8,200	
	Ceramic Tile	8%	4+	\$6,200	2032	**	5	\$1,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Mens Bathroom In Basement									
	Terrazzo	12%			LIFE	**	5	\$3,500	
	Vinyl Tile	55%	4+	\$55,900	2034	**	3	\$7,700	
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout 2nd And 3rd Floor									
	Vinyl Tile	15%	4+	\$5,100	2024	\$50,900	3	\$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Staircase A									
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3rd Floor And Some Sections In Basement									
Explanation : 9x9 Units									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2032	**	5	\$1,900	
	Gypsum Board	10%	0-2	\$3,400	LIFE	**	5	\$2,300	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : 2nd And 3rd Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Throughout 2nd And 3rd Floor									
	Marble Panels	5%			LIFE	**			
	Plaster	63%			LIFE	**	5	\$7,200	
	Plaster	2%	Now	\$2,000	LIFE	**	5	\$200	
Loose/Delam Surface, Extent : Moderate, Area Affected : 100%									
Location : Third Floor									
Water Penetration, Extent : Severe, Area Affected : 100%									
Location : Third Floor									
	SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	40%	Now	\$129,000	2049	**	5	\$7,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor									
	Exposed Concrete	10%			LIFE	**	5	\$600	
	Plaster	50%			LIFE	**	5	\$11,700	
Site Enclosure									
Fence/Gates									
	Cast in Place Concrete	100%			2064	**			
Free Standing Walls									
	Cast in Place Concrete	100%			2064	**			
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : ADA Ramp									
Explanation : Granite Panels									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$500	2034	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
On-Site Walkways									
	Cast in Place Concrete	100%	2-4	\$900	2042	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									

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**Asset # : 1987**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$5,200	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Ampere Main Disconnect Switch.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2029	\$78,300	5	\$700	
	Raceway								
	Conduit	100%			2029	\$37,700	1		
	Panelboards								
	Molded Case Bkrs	100%			2028	\$31,900	5	\$700	
	Wiring								
	Thermoplastic	100%			2029	\$54,900	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$59,900	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected With Main Water Pipe.							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2024	\$131,400	10	\$6,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : Using T-8 Lamps.							
	Fluorescent	65%	Now	\$284,700	2039	**			
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
	Fluorescent	5%	0-2	\$21,900	2039	**			
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
	Egress Lighting								
	Emergency, Service	50%			2024	\$6,600	1		
	Exit, Service	50%			2024	\$4,400	1		
	Exterior Lighting								
	HID	100%			2024	\$109,600	10	\$100	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2024	\$17,600	1	\$2,000	
	Fire/Smoke Detection								
	No Component	75%							
	Generic, Analog	25%			2029	\$75,100	1-3	\$4,200	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	50%			2032	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement - Boiler Room							
	Explanation : 2 Instantaneous Heat Exchanger Convert Steam To Hot Water For Heating.							
Steam Boiler	50%			2034	* *	1	\$12,400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Gas Fired Steam Boilers							
Distribution								
Hot Wtr Piping/Pump	90%			2028	\$35,000	4	\$1,100	
Steam Piping/Pump	10%			2039	* *			
Terminal Devices								
Convactor/Radiator	100%			2027	\$133,600	1	\$8,100	
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	15%			2024	\$30,300	2	\$200	
Split Unit	1%			2029	\$5,300			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Elevator Machine Room							
	Explanation : 1 Unit							
Window/Wall Unit	60%			2027	\$31,200	1		
No Component	24%							
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2	\$4,900	
No Component	85%							
Terminal Devices								
Air Handler/Dir Expansion	15%			2024	\$31,800	1		
	Abandoned in Place, Extent : Light, Area Affected : 100%							
	Location : Lower Roof							
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2024	\$5,700	2	\$2,600	
	Abandoned in Place, Extent : Light, Area Affected : 100%							
	Location : Lower Roof							
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,900	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%			2029	\$41,400	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2039	* *	1		
	Galvanized Steel	80%			2027	\$87,600	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Beyond The Boiler Room, The Domestic Hot And Cold Water Piping Are Beyond Their Useful Life Cycle Limit								
Water Heater									
	Gas Fired	100%			2024	\$15,200	2	\$400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit Capacity 100 Gallons								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2034	* *	1	\$1,500	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : One Unit								

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

CAPITAL		FY 2022 - 2025		FY 2026 - 2031
Miscellaneous Buildings		194,000		142,300
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Miscellaneous Buildings	8,500	6,400	9,700	8,700
ASSET #	NAME	SQFT	CAPITAL	EXPENSE
13731	PEST CONTROL	2,185	103,300	10,200
13733	STATEN ISLAND ANIMAL SHELTER	4,927	233,000	23,100

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