

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

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

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
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
Total	\$72,700	\$12,900	\$39,500	\$11,100
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			
Total	\$72,700	\$12,900	\$39,500	\$11,100



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
ASTORIA DISTRICT HEALTH CENTER
Asset # : 132

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$34,200	
		<i>Efflorescence, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Pre-Cast Concrete	25%			LIFE	**	5	\$39,700	
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Stucco Cement	5%			2042	**	5	\$6,100	
Windows								
Steel	5%	Now	\$31,400	2054	**	5	\$3,500	
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Penthouse</i>						
		<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Penthouse</i>						
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	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Vinyl Tile	10%			2034	**	3	\$2,000	

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

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

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
	Service Equipment							
	Fused Disc Sw	100%	2-4	\$5,200	2059	**	5	\$100
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Electrical Room</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Electrical Room</i>				
				<i>Explanation : Main Service Switch Rated At 600 Amperes</i>				
	Switchgear / Switchboard							
	Fused Knife Sw	100%	2-4	\$78,300	2059	**	5	\$100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Electrical Room</i>				
				<i>Explanation : Obsolete Equipment</i>				
	Raceway							
	Conduit	90%			2029	\$33,900	1	
	Conduit	10%			2039	**	1	
	Panelboards							
	Fused Toggle Switch	40%	2-4	\$12,800	2054	**	5	\$100
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 2nd And 3rd Floor Hallways</i>				
	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	
				<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
	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							

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

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	
Lighting								
Interior Lighting Fluorescent	38%			2029	\$173,800	10	\$9,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	40%			2029	\$182,900	10	\$9,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2029	\$9,100	10	\$500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	20%			2029	\$257,100			
<i>Recent Installation, Extent : Light, Area Affected : 80%</i>								
<i>Location : 2nd Floor</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors And Panic Doors</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2034	**	1-3	\$18,000	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
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	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Mechanical Room</i>					
			<i>Explanation : 74 Gallon Tank</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			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	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2049	**	1-2	\$400

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

Print Date : 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
Total	\$143,300	\$2,350,000
Importance Code A	\$103,200	\$1,454,000
Importance Code B	\$40,200	\$896,000
Total	\$143,300	\$2,350,000

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
Total	\$183,100	\$11,200	\$54,500	\$13,300
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	
Total	\$183,100	\$11,200	\$54,500	\$13,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$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			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof At Hvac Duct Penetration</i>								
Skylight, Metal/Glass	5%			2041	**	10	\$13,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 2 Skylights</i>								
Soffits								
Stucco Cement	100%			2036	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$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	
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof Stair Bulkhead</i>								
SGFT/Glazed Masonry	20%			LIFE	**	10	\$4,900	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			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		

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

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

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								
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	
	<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	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
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Emergency Generator Rated At 600 Kilowatts</i>							
Batteries								
	Lead/Acid	100%			2025	\$1,600	5	\$1,400
Fuel Storage								
	Day Tank	50%	Now	\$300	2039	**	5	\$1,800
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 275 Gallons Rated Capacity, Tank Remains In Alarm Due To Pump Failure</i>							
	Underground Storage	50%			LIFE	**	5	\$2,300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : 4,000 Gallons Rated Capacity</i>							
Lighting								

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

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

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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2036	**	10	\$3,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Upper Floors</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	5%			2026	\$33,100	10	\$1,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	5%			2036	**	10	\$1,700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Upper Floors</i>						
Egress Lighting								
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	20%			2031	\$30,500	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Explanation : Operated Via Timer</i>						
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2039	**	1	\$4,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby And Entry And Exit Points</i>						
		<i>Explanation : Surveillance System And Intrusion Alarm System</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	Now	\$2,500	2036	**	1-3	\$6,400	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 1st Floor, Panel Remain Trouble Mode, Smoke Pureg Not Working</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Basement</i>						
		<i>Explanation : Manual Pull Stations, Alarm Bells, Horns, Strobe Lights And Smoke Detectors</i>						

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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	
			<i>Controller Not Working, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Heat Timer Control Malfunctioning. Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2 Gas Fired Hot Water Boilers</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2030	\$58,900	4	\$2,800	
Terminal Devices								
Air Handler	25%			2026	\$132,800	1	\$5,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Rooftop Units With Gas Heat. See Cooling Units.</i>					
Convactor/Radiator	70%			2029	\$141,500	1	\$8,500	
Fan Coil Unit/Heat	5%			2026	\$28,300	1	\$600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Near Auditorium</i>					
			<i>Explanation : Self Contained Unit With Hot Water Heat Serving Basement Auditorium. See Cooling Units.</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	5%			2025	\$40,200	2	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : With Hot Water Heat.</i>					
Exterior Pkg Unit - Cooling	25%	Now	\$7,600	2026	\$76,500	2	\$500	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 3 Units At Roof</i>					
			<i>Explanation : Defective Climate Control System.</i>					
Split Unit	5%			2026	\$40,300			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Indoor Cooling Only Units For Computer Room And Miscellaneous Spaces.</i>					
Window/Wall Unit	65%			2026	\$51,200	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
BEDFORD DISTRICT HEALTH CENTER
Asset # : 1980

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

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

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

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

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

Print Date : 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
Total	\$684,800	\$409,300
Importance Code A	\$375,000	
Importance Code B	\$147,800	\$409,300
Importance Code C	\$162,000	
Total	\$684,800	\$409,300

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			
Total	\$149,100	\$7,400	\$5,800	\$14,800
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			
Total	\$149,100	\$7,400	\$5,800	\$14,800



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

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

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

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

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

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

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

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

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		Priority
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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating Energy Source Electricity Natural Gas	10%			2040	**	1		
	90%			2040	**	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
BROOKLYN ANIMAL SHELTER
Asset # : 13734

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Furnace	100%	Now	\$5,700	2030	\$28,400	1	\$5,400	
<i>Other Observation, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Units. Computer Temperature Control System Not Working</i>								
Terminal Devices Convactor/Radiator	10%			2028	\$6,400	1	\$400	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lunchroom</i>								
<i>Explanation : Electric Radiators</i>								
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	
<i>Malfunctioning, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Package Unit. R-22. For Medical Area</i>								
No Component	85%							
Terminal Devices Air Handler/Cool/Ht	100%	0-2	\$20,300	2040	**	1	\$6,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%	Now	\$3,600	2025	\$3,600	2	\$6,700	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2 Units Of 5 Malfunctioning</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : On Extended Life</i>								
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		
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Ceiling Of The 1st Floor</i>								

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

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

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

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

Print Date : 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
Total	\$610,400	\$359,000
Importance Code A		\$63,800
Importance Code B	\$610,400	\$295,200
Total	\$610,400	\$359,000

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
Total	\$114,800	\$23,000	\$77,100	\$44,700
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			
Total	\$114,800	\$23,000	\$77,100	\$44,700



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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Above Loading Dock Door</i>								
Metal Coiling Doors	3%			2046	**	5	\$5,600	
Pre-Cast Concrete	5%	Now	\$2,100	LIFE	**	5	\$9,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sill Joint Sealant</i>								
Window Wall	15%			2055	**	5	\$33,300	
Windows								
Aluminum	95%			2051	**	5	\$11,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Windows</i>								
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	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Rail	15%			2046	**	5-10	\$20,700	
Metal Rail	20%	4+	\$5,400	2046	**	5	\$10,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Support Posts</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Second Floor At South Facade</i>								
<i>Explanation : Metal Rail With Glass</i>								
Pre-Cast Concrete	5%	Now	\$2,900	LIFE	**	5	\$2,400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Single Ply Membrane	100%			2037	**	10	\$63,800	
Soffits								
Metal/Glass Curt Wall	40%			LIFE	**	5	\$1,000	
Metal: Cage/Fence	60%			2042	**	5	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sunscreen</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** 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	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	
<i>Uneven Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lobby</i>								
Sheet Vinyl/Rubber	5%			2034	**	5	\$4,200	
Steel Plate	10%	Now	\$165,000	LIFE	**	1		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Cold Box</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Cold Box</i>								
<i>Explanation : Panel Joint Failure, Leaking Below Floor</i>								
Traffic Topping	20%	Now	\$29,900	2034	**	5	\$7,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Loading Docks, Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 7%</i>								
<i>Location : Loading Docks, Basement</i>								
Vinyl Tile	20%			2037	**	3	\$5,600	
Interior Walls								
Ceramic Tile	5%			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	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Winthrop Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	100%	2-4	\$4,000	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4,000 Amperes</i>								
Transformers								
Dry Type	100%			2046	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kilovolt-ampere, 480/ 277/120 Volts</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Generator Rated At 500 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2024	\$1,600	5	\$8,400	
Fuel Storage								
Day Tank	50%			2045	**	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2057	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4,000 Gallon Capacity</i>								
Lighting								

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

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

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	
Lighting								
Interior Lighting Fluorescent	50%			2034	**	10	\$17,300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	50%			2034	**	10	\$17,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2034	**	1-3	\$23,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Strobe Lights , Alarm Bells And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2055	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance At The Basement</i>								
<i>Explanation : Steam Is Provided From Kings County Hospital</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%			2038	**	1	\$1,900	
Pres. Reducing Valve/LP Steam	90%			2038	**	5	\$2,000	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	10%			2045	**	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Used For Hydronic Loop</i>								
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	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Mechanical Room - 1 Chiller Not Working</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Chillers - Lithium- Bromide And Water Used As Refrigerant</i>								
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	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooftop - One Unit Has Faulty Motor</i>								
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	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	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	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
	Sprinkler Generic	100%			2049	**	1-2	\$10,600
			<i>Dry System, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
	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.
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 : 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
Total	\$1,014,900	\$944,800
Importance Code A	\$121,500	
Importance Code B	\$748,500	\$944,800
Importance Code C	\$144,900	
Total	\$1,014,900	\$944,800

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
Total	\$166,300	\$25,300	\$15,600	\$71,600
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			
Total	\$166,300	\$25,300	\$15,600	\$71,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$48,500	LIFE	**	5	\$30,100	
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East And West Side Wall</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : North West Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East And West Side Wall And Stair W</i>								
Masonry: Limestone	10%			LIFE	**	5	\$2,700	
Granite Panels	5%			LIFE	**	5	\$1,300	
Windows								
Aluminum	95%	Now	\$73,000	2038	**	5	\$1,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 344 And 346 At Lintels</i>								
Metal Louvers	5%			2033	**	10	\$900	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5	\$7,000	
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : Interior Parapet Wall</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Side</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$2,300	
Roof								
Built-Up (BUR)	15%	Now	\$3,300	2035	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
Modified Bitumen	85%	Now	\$18,800	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Ponding, Extent : Light, Area Affected : 2%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Explanation : Water Logged Insulation Below Roof</i>								

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

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

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

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

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

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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)	Estimated Cost	
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
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
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Basement, Penthouse, Boiler Room</i>								
<i>Explanation : Panels Are Original And Are At End Of Life</i>								
Molded Case Bkrs	60%			2046		**	5	\$500
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	

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

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

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

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

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

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	
Alarm								
Fire/Smoke Detection Generic, Digital	7%	Now	\$5,000	2038	**	1-3	\$1,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Control Panel Reports Trouble Condition For Boiler Room Heat Detector.</i>								
Generic, Digital	93%			2038	**	1-3	\$18,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2050	**	1		
Conversion Equipment Furnace	40%			2035	**	1	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof Mounted</i>								
<i>Explanation : 2 Large Units, 1 Small Unit</i>								
Steam Boiler	4%	0-2	\$5,000	2035	**	1	\$1,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boilers Overfired Causing Fire Alarm To Go Off</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
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		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	26%			2024	\$315,700	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 26%</i>								
<i>Location : Basement Mechanical Equipment Room</i>								
Ext Pkg Unit - Heating/Cooling	52%	2-4	\$10,600	2030	\$211,400	2	\$800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Compressors And Fuses At Units.</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>								
<i>Location : 2 Rooftop Units</i>								
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		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Sump Pump(s)								
Non-Submersible	100%	0-2	\$5,000	2040	**	4	\$700	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
Electric	100%			2030	\$9,400	4	\$1,900	
Backflow Preventer								
Generic	100%			2030	\$8,300	1	\$2,000	
Fixtures								
Generic	100%							
Vertical Transport								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Chemical System								
	No Component	98%						
	Generic	2%			2025	\$600	1-3	\$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 : 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
Total	\$411,500	\$4,006,500
Importance Code A	\$411,500	\$361,500
Importance Code B		\$3,645,000
Total	\$411,500	\$4,006,500

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
Total	\$141,600	\$16,500	\$27,400	\$20,800
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
Total	\$141,600	\$16,500	\$27,400	\$20,800



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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Acous Tile Susp. Lay-In	80%			2036	**	5	\$42,500	
Exposed Concrete	10%	Now	\$9,100	LIFE	**	5	\$800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Stair And Elevator Bulkheads</i>								
Gypsum Board	10%	Now	\$2,900	LIFE	**	5	\$6,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Corridor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2041	**			
Iron Picket	30%			2051	**			
Masonry: Brick	30%	Now	\$2,400	2041	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southeast Corner Of Property</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Masonry: Brick	100%	Now	\$5,200	2041	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Handicap Ramp</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Handicap Ramp</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 2,500 Amperes And 1,200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	**	5	\$200	
Raceway								
Conduit	100%			2041	**	1		

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

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

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								
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	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2031	\$31,300	10	\$1,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Operated Via Timers</i>								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	\$34,500	1	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Entry And Exit Doors</i>								
<i>Explanation : Surveillance Cameras And Intrusion Alarm System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2031	\$118,200	1-3	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

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

Heating

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2036	**	1	\$17,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2030	\$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	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Two Units At Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$900	2031	\$43,500	4	\$1,800	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Piping And Pumps At Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$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	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two 75 Gallon Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

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

Print Date : 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
Total	\$1,114,300	\$481,900
Importance Code A	\$92,000	
Importance Code B	\$1,022,300	\$481,900
Total	\$1,114,300	\$481,900

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
Total	\$77,600	\$25,600	\$101,400	\$25,100
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		
Total	\$77,600	\$25,600	\$101,400	\$25,100



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
CENTRAL HARLEM DIST HEALTH CTR.
Asset # : 2788

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$11,400	
Ceilings								
AcousTileConcealSpLn	60%	0-2	\$275,000	2049	**	5	\$19,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
AcousTileSusp.Lay-In	10%			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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1,200 Ampere Main Service Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	**	5	\$800	

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
				<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 2nd And 3rd Floors</i>				
Fluorescent	35%			2034	**	10	\$10,000	
				<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
Fluorescent	2%			2034	**	10	\$600	
				<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st Floor Lobby And Corridors</i>				
Incandescent	2%			2024	\$10,900	2		
LED	1%			2039	**			
				<i>Recent Installation, Extent : Light, Area Affected : 1%</i>				
				<i>Location : Basement</i>				
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	
				<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Building Perimeter</i>				
HID	10%			2034	**	10		
Alarm								

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

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

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	
Alarm								
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>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$1,500
Terminal Devices								
	Air Handler/Cool/Ht	40%			2034	**	1	\$7,700
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 2nd Floor Room 202</i>							
	<i>Explanation : There Is No Air Conditioning For Computer Server Room</i>							
	Air Handler/Cool/Ht	60%			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
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 85-gallon Unit</i>							
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	
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Water Backup From Sewage In Boiler Room</i>							
Backflow Preventer								
	Generic	100%			2034	**	1	\$1,900
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : One Unit</i>							
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
Total	\$104,800	\$295,800
Importance Code A		\$40,300
Importance Code B	\$104,800	\$255,600
Total	\$104,800	\$295,800

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
Total	\$77,100	\$24,900	\$24,900	\$49,700
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			
Total	\$77,100	\$24,900	\$24,900	\$49,700



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Penthouse Windows</i>								
Parapets								
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
Masonry: Brick	40%			LIFE	**	5	\$1,800	
Metal Panel	50%			2050	**	5	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Material Is Plastic Panel Screen</i>								
Metal Panel	5%			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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
Wood	5%			LIFE	**	5	\$7,300	
Ceilings								
AcousTileSusp.Lay-In	50%	Now	\$15,400	2035	**	5	\$8,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2065		**		
------------------------	------	--	--	------	--	----	--	--

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$2,800	2043		**		
------------------------	------	----	---------	------	--	----	--	--

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

Location : At Hydrant

On-Site Walkways

Cast in Place Concrete	10%			2043		**		
------------------------	-----	--	--	------	--	----	--	--

Pavers/Stone	90%	Now	\$34,900	2039		**		
--------------	-----	-----	----------	------	--	----	--	--

Sinking/Subsiding, Extent : Moderate, Area Affected : 10%

Location : Throughout

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

Under 600 Volts

Service Equipment

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

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
---------------	-----	--	--	------	--	----	---	-------

Molded Case Bkrs	50%			2040		**	5	\$300
------------------	-----	--	--	------	--	----	---	-------

Raceway

Conduit	90%			2050		**	1	
---------	-----	--	--	------	--	----	---	--

Conduit	10%			2040		**	1	
---------	-----	--	--	------	--	----	---	--

Panelboards

Fused Disc Sw	10%			2029	\$3,200		5	\$100
---------------	-----	--	--	------	---------	--	---	-------

Molded Case Bkrs	20%			2046		**	5	\$100
------------------	-----	--	--	------	--	----	---	-------

Molded Case Bkrs	40%			2029	\$12,800		5	\$300
------------------	-----	--	--	------	----------	--	---	-------

Molded Case Bkrs	30%			2052		**	5	\$200
------------------	-----	--	--	------	--	----	---	-------

Wiring

Thermoplastic	20%			2030	\$11,000		1	
---------------	-----	--	--	------	----------	--	---	--

Thermoplastic	10%			2050		**	1	
---------------	-----	--	--	------	--	----	---	--

Thermoplastic	70%			2056		**	1	
---------------	-----	--	--	------	--	----	---	--

Motor Controllers

Locally Mounted	70%			2047		**	5	\$100
-----------------	-----	--	--	------	--	----	---	-------

Locally Mounted	30%			2050		**	5	\$100
-----------------	-----	--	--	------	--	----	---	-------

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

Location : Mechanical Rooms

Explanation : New Motor Controllers Installed This Year

Ground

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

Estimates are rounded to the nearest hundred dollars.

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

** 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

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	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : New Grounding Installed This Year.</i>								
Stand-by Power								
Transfer Switches Automatic	100%			2050	**	1	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : New Transfer Switch Installed This Year</i>								
Generators								
Diesel	100%			2045	**	1	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : New Generator Installed This Year</i>								
Batteries								
Lead/Acid	100%			2025	\$1,600	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : New Generator Installed This Year</i>								
Fuel Storage								
Day Tank	50%			2055	**	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Day Tank Is Under Generator</i>								
Main Tank	50%			2070	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : New Diesel Tank Installed In The Basement</i>								
Lighting								
Interior Lighting Fluorescent	20%			2040	**	10	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd, 3rd Floor</i>								
<i>Explanation : T-8 Lamps Installed This Year</i>								
Fluorescent	20%			2040	**	10	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1st, 2nd Floor</i>								
<i>Explanation : Compact Fluorescent Light Fixtures Installed This Year</i>								
LED	60%			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	

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

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	

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

Heating

Energy Source								
Natural Gas	100%			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 Piping/Pmp	100%			2056	**	4	\$1,200	

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 Compr/Chiller	50%			2038	**	1	\$5,500	
Ext Pkg Unit - Heating/Cooling	40%			2030	\$119,500	2	\$600	
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.

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement, Water Main Piping</i>							
	<i>Explanation : New</i>							
	Water Heater							
	Gas Fired	100%			2029	\$14,600	2	\$300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 98 Gallon Unit</i>							
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout, The Sanitary Piping Is New</i>							
	<i>Explanation : New</i>							
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout, The Storm Piping Is New</i>							
	<i>Explanation : New</i>							
	Sump Pump(s)							
	Non-Submersible	100%			2035	**	4	\$800
	Backflow Preventer							
	Generic	100%			2038	**	1	\$1,500
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	50%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : 1 Unit</i>							
	Hydraulic	50%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : 1 Unit</i>							

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

Print Date : 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
Total	\$2,508,200	\$3,547,800
Importance Code A	\$181,900	\$857,300
Importance Code B	\$2,326,300	\$2,638,600
Importance Code C		\$51,900
Total	\$2,508,200	\$3,547,800

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
Total	\$87,700	\$84,000	\$171,800	\$97,300
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		
Total	\$87,700	\$84,000	\$171,800	\$97,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$181,900	LIFE	**	5	\$56,500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : West And South Facades</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	10%			2034	**	3	\$7,100	
Vinyl Tile 9" X 9"	55%	4+	\$182,500	2034	**	3	\$29,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

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

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

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

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

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								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2039	**	1		
Motor Controllers								
Locally Mounted	5%	4+	\$200	2027	\$10,000	5		
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Near Cooling Towers</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 205 Kilowatt</i>								
Diesel	50%			2032	**	1	\$18,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 225 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$3,500	

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

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	
Stand-by Power								
Fuel Storage								
Day Tank	25%			2028	\$1,800	5	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 275 Gallons</i>						
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	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	78%			2029	\$1,290,300	10	\$67,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	10%			2029	\$165,400	10	\$8,600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Main Floor And Basement Levels</i>						
		<i>Explanation : Security Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$312,700	1-3	\$17,400	

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 6th Floor East And Basement Mechanical Room</i>								
<i>Explanation : 2 Heat Exchangers On Each Floor</i>								
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	
<i>Abandoned in Place, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mechanical Room Number 3</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mechanical Room Number 3</i>								
Convector/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	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : 2 Units, Basement</i>								
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	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Supporting Beams At Roof</i>								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	**			
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : One Unit From Cellar To 6th Floor, Two Units From 1st To 6th Floor</i>						
		<i>Explanation : 3 Units</i>						
	Hydraulic	10%		LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Cellar to Basement</i>						
		<i>Explanation : 1 Unit</i>						
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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 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
Total	\$343,500	\$247,800
Importance Code A	\$343,500	\$35,900
Importance Code B		\$211,900
Total	\$343,500	\$247,800

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
Total	\$108,200	\$15,600	\$67,100	\$21,700
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		
Total	\$108,200	\$15,600	\$67,100	\$21,700



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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	73%	Now	\$115,700	LIFE	**	5	\$35,900	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : North And South Facades</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Facades</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 50%</i>								
<i>Location : Perimeter Of Building</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			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	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
Glass Block	5%			LIFE	**	5	\$400	

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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								
Parapets								
Masonry: Brick	55%			LIFE	**	5	\$2,700	
Masonry: Marble	20%	Now	\$27,500	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	5%			2049	**	5	\$900	
Metal Rail	5%			2042	**	5-10	\$4,400	
Metal: Cage/Fence	15%	Now	\$3,100	2034	**	5	\$2,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
Roof								
Modified Bitumen	95%	Now	\$157,300	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor</i>								
Skylight, Metal/Glass	5%			2039	**	10	\$4,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Over Stair</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,300	
Ceramic Tile	5%			2038	**	5	\$2,000	
<i>Recent Installation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 3rd Floor</i>								
Terrazzo	15%	Now	\$29,300	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front And East Stairs</i>								
Vinyl Tile	75%			2034	**	3	\$14,700	
<i>Recent Installation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 3rd Floor</i>								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 3rd Floor</i>									
Metal Panel	5%			LIFE	**				
Plaster	20%	Now	\$3,400	LIFE	**	5	\$2,400		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Exterior Wall Locations Throughout</i>									
SGFT/Glazed Masonry	15%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	20%	4+	\$1,400	2034	**	5	\$3,900		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
AcousTileSusp.Lay-In	15%			2046	**	5	\$5,900		
<i>Recent Installation, Extent : Light, Area Affected : 25%</i>									
<i>Location : 3rd Floor</i>									
Exposed Concrete	5%			LIFE	**	5	\$300		
Gypsum Board	25%			LIFE	**	5	\$12,300		
Plaster	35%	Now	\$3,900	LIFE	**	5	\$8,600		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement</i>									
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2049	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,000 Amperes</i>								
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	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	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
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	Fluorescent	5%			2029	\$23,100	10	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
	LED	15%			2037	**		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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%						
Alarm								

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

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

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	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$27,700	1	\$3,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Entry And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm System, Motions Sensors</i>						
<hr/>								
Fire/Smoke Detection								
Generic, Analog	100%			2037	**	1-3	\$18,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Smoke Detectors, Horns And Manual Pull Stations</i>						
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
<hr/>								
Conversion Equipment								
Steam Boiler	45%			2034	**	1	\$11,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Older Boiler</i>						
<hr/>								
Steam Boiler	45%			2046	**	1	\$11,700	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
<hr/>								
Steam Boiler	10%			2034	**	1	\$2,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse Mechanical Room</i>						
		<i>Explanation : Small Boiler For Tb Clinic</i>						
<hr/>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$1,900	
<hr/>								
Terminal Devices								
Air Handler	40%			2029	\$147,700	1	\$6,500	
Convactor/Radiator	60%			2034	**	1	\$5,100	
<hr/>								
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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2034	**	1	\$7,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers On Roof</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 85 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								

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

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
Total	\$121,500	\$228,200
Importance Code A	\$121,500	\$228,200
Total	\$121,500	\$228,200

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
Total	\$55,200	\$16,900	\$12,800	\$13,300
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
Total	\$55,200	\$16,900	\$12,800	\$13,300



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

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

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

Interior

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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%	Now	\$800	2035	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Adjacent To Stair Areaway At Rear Of Building</i>								
Masonry: Granite	15%			LIFE	**			
Metal	35%			2050	**	1-3	\$12,000	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Egress Stair In Rear Yard</i>								
<i>Explanation : Corrosion/ Rusting</i>								
Parking/Driveway								
Asphalt	100%	Now	\$6,900	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Parking Area</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			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	
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$5,400	

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Cold Water Pump Showing Signs Of Rust</i>								
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
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Units</i>								
	Split Unit	2%			2035	**		
	No Component	31%						
Terminal Devices								
	Air Handler/Dir Expansion	33%			2035	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units. R-22 Refrigerant And Electric Heat.</i>								
	No Component	67%						
Heat Rejection								
	Air Cooled Condenser Unit	33%			2035	**	2	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
	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
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units At 175 Gallons Each</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	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	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To Second Floor</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
	Sprinkler							
	Generic	100%			2056	**	1-2	\$4,900
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Right Side Of Structure</i>							
	<i>Explanation : Siamese Connection Not Readily Accessible By Fire Department</i>							

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

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

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	75%	Now	\$66,100	LIFE	**	5	\$41,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Elevation And Stair Bulkhead Y</i>								
Masonry: Granite	5%			LIFE	**	5	\$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	**			
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Story Roof On West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Story Roof On West Side</i>								
Skylight, Metal/Glass	5%			2051	**	10	\$2,200	
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		3	\$6,900	
Vinyl Tile 9" X 9"	35%			2031		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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor Suite 209 At Exterior Walls And Boiler Room</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor Suite 209 At Exterior Walls And Boiler Room</i>								
SGFT/Glazed Masonry	15%			LIFE	**	10	\$1,800	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell Y</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairwell Y</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2041	**			
Iron Picket	90%			2051	**			
Retaining Walls								
Cast in Place Concrete	50%			2051	**			
Masonry: Fieldstone	50%			2041	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Areaways On North Elevation</i>								
<i>Explanation : This Is Actually Granite</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			
On-Site Walkways								
Cast in Place Concrete	80%			2036	**			
Masonry: Granite	20%			LIFE	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2031	\$7,100	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement / Boiler Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Fused Disc Sw	20%	Now	\$1,800	2061	**	5		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Service End Box Is Corroded And Lost Its Bottom Cover</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$104,300	5	\$1,300	
Raceway								
Conduit	80%			2031	\$43,900	1		
Conduit	15%			2041	**	1		
Conduit	5%			2057	**	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	10%			2030	\$4,800	5	\$100
	Fused Toggle Switch	30%	0-2	\$14,400	2056	**	5	\$200
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Molded Case Bkrs	5%			2047	**	5	\$100
	Molded Case Bkrs	55%			2030	\$26,300	5	\$700
Wiring								
	Braided Cloth	30%	2-4	\$24,700	2056	**	1	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	10%			2041	**	1	
	Thermoplastic	55%			2031	\$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	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
	Fluorescent	98%			2036	**	10	\$23,700
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	LED	2%			2039	**		
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
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby, Outside, Entry And Exit Doors</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm System</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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	

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Conversion Equipment

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

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

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

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

Print Date : 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
Total	\$628,900	\$882,900
Importance Code A	\$88,700	\$66,600
Importance Code B	\$540,300	\$816,300
Total	\$628,900	\$882,900

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
Total	\$88,700	\$32,600	\$99,300	\$36,800
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		
Total	\$88,700	\$32,600	\$99,300	\$36,800



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

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

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%			LIFE	**	5	\$64,200	
Masonry: Brick	3%	Now	\$7,800	LIFE	**	5	\$2,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Regional Director Office On Fifth Floor</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,000	
Metal Panel	8%			2049	**	5-10	\$44,200	
Granite Panels	4%	Now	\$36,400	LIFE	**	5	\$2,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Ramp</i>								
Windows								
Aluminum	90%			2045	**	5	\$16,900	
Metal Louvers	5%			2032	**	10	\$5,900	
Steel	5%	Now	\$52,300	2054	**	5	\$5,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Room 124</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 3%</i>								
<i>Location : Fifth Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 6%</i>								
<i>Location : Fifth Floor, Room 124</i>								
SGFT/Glazed Masonry	15%	0-2	\$10,900	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Wood	2%			LIFE	**	5	\$7,100	
Ceilings								
AcousTileSusp.Lay-In	60%			2042	**	5	\$31,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor</i>								
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)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								

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

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

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								
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	
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	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
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Connected With Main Water Pipe</i>							
Lighting								
Interior Lighting								
	Fluorescent	20%			2034	**	10	\$6,400
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
	Fluorescent	40%			2024	\$244,800	10	\$12,800
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
	Fluorescent	30%			2029	\$183,600	10	\$9,600
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
	LED	10%			2037	**		
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Corridors</i>							
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	

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

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	

Lighting

Exterior Lighting HID	100%			2024	\$168,500	10	\$100	
--------------------------	------	--	--	------	-----------	----	-------	--

Alarm

Security System No Component Generic	70%			2029	\$40,500	1	\$4,700	
Fire/Smoke Detection No Component Generic, Analog	70%			2029	\$138,700	1-3	\$7,700	

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

Heating

Energy Source Natural Gas	100%			2049	**	1		
Conversion Equipment Hot Water Boiler	10%			2034	**	1	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement Boiler Room, Penthouse</i>								
<i>Explanation : 3 Units (Summer Boiler)</i>								
Steam Boiler	90%			2042	**	1	\$31,100	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	10%			2045	**	4	\$200	
Central Plant Steam Piping/Pmp	90%			2039	**	4	\$2,300	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2032	**	1	\$15,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Chiller On Roof</i>								
Int Pkg Unit - Heating/Cooling Split Unit	20%			2030	\$148,300	2	\$400	
Window/Wall Unit	5%			2034	**			
No Component	20%			2024	\$14,500	1		
	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : 3rd And Half Of The 4th Floor Air Conditioning System Is Responsibility Of Another Tenant</i>								
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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 75 Gallon Tank</i>								
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Two Units From Basement To 5th Floor, One Unit From Sub-basement To 1st Floor</i>					
			<i>Explanation : 3 Units</i>					
Fire Suppression	Sprinkler							
	Under Construction	100%						
Fire Pump								
	Under Construction	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
Total	\$288,000	\$166,300
Importance Code A	\$229,500	
Importance Code B	\$58,600	\$166,300
Total	\$288,000	\$166,300

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
Total	\$153,000	\$8,300	\$9,700	\$67,800
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			
Total	\$153,000	\$8,300	\$9,700	\$67,800



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	84%			LIFE	**	5	\$15,200	
Masonry: Brick Cavity	11%	Now	\$79,800	LIFE	**	5	\$2,000	
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northeast And Southeast Corners</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northeast And Southeast Corners And Bulkhead</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	
Windows								
Aluminum	95%	Now	\$16,000	2046	**	5	\$3,100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Offices</i>								
Glass Block	5%	Now	\$3,500	LIFE	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Side Carriage House</i>								
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5	\$4,300	
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : Interior Wall Of Upper Parapet</i>								
Masonry: Limestone	5%			LIFE	**	5	\$300	
Roof								
Modified Bitumen	97%	Now	\$149,700	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Upper Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Upper Roof</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Scupper Above Entrance</i>								
<i>Ponding, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Canopy Roof - Improper Pitch</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Upper Roof</i>								
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.
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$3,800	
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	8%	Now	\$4,100	2039	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
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	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Offices</i>								
Vinyl Tile	50%			2035	**	3	\$4,700	
Vinyl Tile 9" X 9"	10%	Now	\$29,400	2040	**	3	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
Interior Walls								
Cast in Place Concrete	10%	Now	\$15,200	LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Storage Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Storage Room And Boiler Room</i>								
Ceramic Tile	7%	Now	\$2,300	2039	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Glass Block	3%			LIFE	**			
Gypsum Board	15%	Now	\$700	LIFE	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Gas Main Room In Basement</i>								
Plaster	65%	Now	\$12,500	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Staircase And 2nd Floor Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Offices At Northeast And Southwest Corners</i>								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$3,200	2043	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Lunchroom</i>								
Gypsum Board	10%			LIFE	**	5	\$3,100	
Plaster	75%	Now	\$5,200	LIFE	**	5	\$11,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Stairwell And Offices</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2050		**		
Iron Picket	25%			2065		**		
Free Standing Walls								
Masonry: Brick	100%	2-4	\$1,200	2050		**		
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Main Entrance</i>								
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		**		
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Side</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	4+	\$100	2030	\$2,700	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical System Is Inadequate</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Amperes Rating Not Available</i>								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	20%			2040	**	1		
Thermoplastic	65%			2030	\$12,100	1		
Motor Controllers								
Locally Mounted	100%			2028	\$39,900	5	\$100	

Ground

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

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	
Ground								
Grounding Devices Generic	100%	2-4	\$10,200	LIFE	**	5	\$200	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting Fluorescent	100%	4+	\$58,600	2035	**			
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Operated Via Timer</i>								
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								
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		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2043	**	1	\$16,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
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	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rooftop Unit Is Very Noisy Due To Malfunction</i>								
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	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Roof	50%	Now	\$13,900	2040	**	2	\$200	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping Galvanized Steel	100%	Now	\$1,500	2035	**	1		
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Main Valve</i>								
Water Heater Gas Fired	100%			2025	\$10,200	2	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit 75 Gallons</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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
			<i>Broken, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Basement Boiler Room</i>					
	Backflow Preventer							
	Generic	100%			2035	**	1	\$1,000
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : JAMAICA DISTRICT HEALTH CENTER
Address : 90-37 PARSONS BOULEVARD NEAR JAMAICA AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HEA0007.000 / 1979 **Yr Built/Renovated** : 1952 / 2012
Area Sq Ft : 51,640 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 03-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,Ph
Block : 9756 **Lot** : 6 **BIN** : 4208836

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

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
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
Total	\$180,000	\$28,600	\$38,600	\$36,600
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			
Total	\$180,000	\$28,600	\$38,600	\$36,600



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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$30,200	
Ceramic Tile	10%			2040	**	5	\$6,900	
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Terrazzo	15%			LIFE	**	5	\$16,200	
Vinyl Tile	65%	Now	\$40,700	2031	\$406,900	3	\$16,800	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Laboratory</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Laboratory</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor Laboratory</i>								
Interior Walls								
Glazed Ceramic Panel	10%			LIFE	**	10	\$6,500	
Gypsum Board	55%	Now	\$8,800	LIFE	**	5	\$23,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd And 3rd Floor Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd And 3rd Floor Offices</i>								
Plaster	25%	Now	\$7,700	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd And 3rd Floor Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd And 3rd Floor Offices</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$3,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	80%	Now	\$9,500	2044	**	5	\$27,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd And 3rd Floor Offices</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd And 3rd Floor Offices</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$8,600	
Plaster	10%	Now	\$4,800	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd And 3rd Floor Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd And 3rd Floor Offices</i>								
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2051	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Yard</i>								
Iron Picket	5%			2066	**			
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$2,300	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Parsons Boulevard</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$900	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Yard</i>								
Electrical								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch For The Annex Rated At 400 Amperes.</i>								
Transformers								
Dry Type	100%			2044	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kilovolt-ampere, 208/480/277 Volts</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051	**	5	\$1,400	
Raceway								
Conduit	30%			2051	**	1		
Conduit	50%			2051	**	1		
Conduit	20%			2031	\$11,000	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	

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

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								
Wiring								
	Braided Cloth	5%	2-4	\$4,100	2056	**	1	
		<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
	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
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps.</i>						
		<i>Lighting Fixtures Are Scheduled To Be Replaced With Led Lighting Fixtures.</i>						
	Fluorescent	5%			2026	\$40,400	10	\$2,100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps.</i>						
		<i>Fixtures Are Scheduled To Be Replaced With Led Lighting Fixtures.</i>						
	Fluorescent	5%			2036	**	10	\$2,100
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Fluorescent	5%			2036	**	10	\$2,100
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Annex Building</i>						
	Fluorescent	25%			2036	**	10	\$10,600
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Annex Building</i>						
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	

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

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	
Lighting								
Exterior Lighting Fluorescent	5%			2031	\$8,800	10	\$200	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Rear Of Main Building</i>					
LED	15%			2039	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Building Exterior</i>					
			<i>Explanation : LED Fixtures Installed In 2018.</i>					
No Component	80%							
Alarm								
Security System No Component	70%							
Generic	30%			2036	**	1	\$5,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside And Entry And Exit Doors</i>					
			<i>Explanation : CCTV Surveillance Camera And Intrusion Alarm System</i>					
Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$31,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>					

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	45%			2030	\$32,300	4	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Asbestos Insulation</i>								
Hot Wtr Piping/Pump	40%			2047	**	4	\$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	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units. 70 Gallons Each</i>								
Sanitary Piping								
Cast Iron	60%			LIFE	**	1		
Cast Iron	40%			LIFE	**	1		

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 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
Total	\$56,900	\$7,100	\$34,300	\$13,000
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
Total	\$56,900	\$7,100	\$34,300	\$13,000



*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
JAMAICA DISTRICT HEALTH CENTER ANNEX
Asset # : 14734

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$4,000	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$10,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor, Main Entrance</i>								
<i>Explanation : This Component Is Actually Architectural Terra-cotta</i>								
Masonry: Brick Cavity	90%	0-2	\$19,400	LIFE	**	5	\$24,300	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Efflorescence, Extent : Light, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
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	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout, Pipe Condensation</i>								
Gypsum Board	15%			LIFE	**	5	\$3,800	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2049	**			
Iron Picket	25%			2064	**			

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

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

Architecture		Current Repair		Future Replacement		Maintenance		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	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Main Entrance</i>						
		<i>Explanation : Actually Granite Walls</i>						
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	
		<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Floor Hatch, South Side</i>						
Parking/Driveway								
Asphalt	100%	0-2	\$2,400	2038	**			
		<i>Ponding, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Rear Lot</i>						

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	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	10%			2034	**	10	\$1,300	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$1,700	
Exit, LED	50%			2057	**	1		
Exterior Lighting								
HID	100%			2034	**	10		

Alarm

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

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	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,600	
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
<hr/>								
Conversion Equipment								
Furnace	80%			2037	**	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Package Units</i>								
<hr/>								
Hot Water Boiler	20%			2046	**	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd Floor Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Terminal Devices								
Convactor/Radiator	20%			2046	**	1	\$900	
No Component	80%							
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
<hr/>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	\$800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Units, Roof</i>								
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,600	
<hr/>								
Exhaust Fans								
Roof	100%			2037	**	2	\$400	
<hr/>								
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Water Heater							
	Not Accessible	100%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Administration Building</i>					
			<i>Explanation : Hot Water Coming From Adjacent Building</i>					
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Backflow Preventer	Not Accessible	100%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Administration Building</i>					
			<i>Explanation : Water Main Is In Adjacent Building</i>					
Fixtures	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor.</i>					
			<i>Explanation : 1 Unit</i>					

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

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

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

Print Date : 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
Total	\$56,600	\$199,600
Importance Code B		\$130,000
Importance Code C	\$56,600	\$69,700
Total	\$56,600	\$199,600

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
Total	\$110,100	\$6,300	\$37,100	\$7,200
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			
Total	\$110,100	\$6,300	\$37,100	\$7,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	55%	0-2	\$13,300	LIFE	**	5	\$9,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Elevation</i>								
Masonry: Brick	3%	Now	\$2,700	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Garage, North And South Facade</i>								
Metal Coiling Doors	2%			2034	**	5	\$1,700	
Stucco Cement	35%			2046	**	5	\$24,000	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : South And West Elevations</i>								
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	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$3,900	2039	**			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
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	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Traffic Topping	15%			2029		5	\$4,300	
Interior Walls								
Concrete Masonry Unit	95%	Now	\$56,600	LIFE	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	5%	0-2	\$200	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1,200 Ampere Main Service Switch</i>								
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	

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : Roof</i>
								<i>Explanation : 4 Rooftop Package Units Using 407c Refrigerant</i>
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	
								<i>Corroded, Extent : Severe, Area Affected : 3%</i>
								<i>Location : Water Main Valve, 1st Floor</i>
Water Heater								
	Gas Fired	100%		2024	\$9,400	2	\$200	
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : 1st Floor</i>
								<i>Explanation : 85-gallon Unit With 200-gallon Storage Tank</i>
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%	Now	\$600	LIFE	**	1	
								<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>
								<i>Location : Roof</i>
								<i>Explanation : Roof Drain Clogged Causing Roof Leak</i>
Backflow Preventer								
	Generic	100%		2029	\$3,900	1	\$900	
Fixtures								
	Generic	100%						
Vertical Transport								

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

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

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

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.

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 : 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	
Total	\$289,800	
Importance Code A	\$209,400	
Importance Code B	\$80,300	
Total	\$289,800	

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
Total	\$182,600	\$6,300	\$7,300	\$18,100
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	
Total	\$182,600	\$6,300	\$7,300	\$18,100



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
MANHATTANVILLE DIST. HEALTH CTR.
Asset # : 13728

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$6,500	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Concrete Beams At Rear Yard</i>								
Masonry: Brick	90%	Now	\$125,200	LIFE	**	5	\$19,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%	Now	\$12,200	LIFE	**	5	\$800	
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Heavy Calcium Deposits At Ramp In Front Of The Building</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Ramp At Front Of Building</i>								
Windows								
Aluminum	100%	Now	\$13,600	2046	**	5	\$3,000	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout - Particularly 2nd Floor Staff Toilet</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$4,000	LIFE	**	5	\$2,300	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Lower Roof</i>								
Masonry: Brick	90%	Now	\$32,700	LIFE	**	5	\$2,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Heavy Calcium Deposits At Various Locations</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair Leading To Bulkhead</i>								
Roof								
Modified Bitumen	80%	Now	\$84,200	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Plaza Roof: Stone Panels	20%			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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2050	**			
Iron Picket	75%			2065	**			
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$4,500	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Handicap Ramp</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400 Amperes</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								

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

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	
Lighting								
Interior Lighting Fluorescent	70%			2035	**	10	\$9,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 And Compact</i>								
Fluorescent	30%	Now	\$80,300	2040	**			
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%</i>								
<i>Location : Limited Areas</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$15,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2040	**	4	\$800	
Terminal Devices								
Convactor/Radiator	100%			2035	**	1	\$4,900	
Air Conditioning								
Energy Source Electricity	100%			2046	**	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
MANHATTANVILLE DIST. HEALTH CTR.
Asset # : 13728

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Split Unit	25%			2035	**		
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : 9 Split Dx System Units</i>								
	Window/Wall Unit	25%			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
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rood</i>								
<i>Explanation : 65 Gallon Unit</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : One Unit</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 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
Total	\$787,100	\$1,729,000
Importance Code A	\$349,900	\$42,100
Importance Code B	\$219,600	\$1,686,900
Importance Code C	\$217,600	
Total	\$787,100	\$1,729,000

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
Total	\$180,400	\$23,700	\$26,900	\$29,900
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			
Total	\$180,400	\$23,700	\$26,900	\$29,900



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

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

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

Interior

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

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

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

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

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

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	
Lighting								
Interior Lighting Fluorescent	50%			2036	**	10	\$23,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2026	\$270,800	10	\$14,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor And 3rd Floor</i>								
Fluorescent	10%			2036	**	10	\$4,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
LED	10%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2041	**	10	\$6,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exit, Battery	50%			2041	**	10	\$1,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
HID	90%			2036	**	10	\$100	
HID	10%			2026	\$20,700	10		
Alarm								
Security System								
Generic	50%			2036	**	1	\$9,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside, Hallways, Lobby And Staircases</i>								
<i>Explanation : CCTV Surveillance System</i>								
Generic	50%			2031	\$83,100	1	\$9,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$31,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Horns And Smoke Detection</i>								

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2036	**	1	\$25,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Natural Gas Fired Hot Water Boilers</i>								
Distribution Hot Wtr Piping/Pump	100%			2039	**	4	\$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 Compr/Chiller Window/Wall Unit	30%			2031	\$131,000	1	\$7,200	
	70%			2026	\$75,000	1		
Distribution CW & CHW Wtr Pipe/Pump No Component	30%			2041	**	4	\$800	
	70%							
Terminal Devices Air Handler/Cool/Ht No Component	40%			2031	\$230,700	1	\$12,700	
	60%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,400	
Exhaust Fans Interior Roof No Component	40%			2026	\$73,200	2	\$600	
	30%			2031	\$25,600	2	\$500	
	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : First Floor Mechanical Equipment Room</i>								
<i>Explanation : These Components Are Already Accounted For Under The Cooling Section Of This Report</i>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2041	**	1		
Water Heater 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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s) Non-Submersible	100%			2031	\$7,800	4	\$1,600
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler Pit Only</i>								
	Backflow Preventer Generic	100%			2041	**	1	\$3,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Newly Installed Reduce Pressure Zone Device</i>								
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : Two Units</i>								

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

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

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
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
Total	\$979,200	\$410,700	\$373,900	\$477,100
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			
Total	\$979,200	\$410,700	\$373,900	\$477,100



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
OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL

Asset # : 14212

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 14212

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	4+	\$1,400	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Along East 26th Street</i>								
Pavers/Stone	10%	4+	\$300	2039	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along East 26th Street</i>								
On-Site Walkways								
Cast in Place Concrete	40%			2043	**			
Pavers/Stone	60%	4+	\$5,800	2039	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
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								
Service Equipment								
Air Circuit Breaker	2%			2050	**	5		
Fused Disc Sw	98%			2050	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Switchgear Room</i>								
<i>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</i>								
Transformers								
Dry Type	100%			2043	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Switchgear Room, 15, 14, 9 Floors And Sub 2 Electrical Closet</i>								
<i>Explanation : 500 Kilovolt-ampere, 225 Kilovolt-ampere, 45 Kilovolt-ampere, 30 Kilovolt-ampere And 15 Kilovolt-ampere.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Switchgear Room</i>								
<i>Explanation : One 6,000 Ampere East, One 6,000 Ampere North, Five 6,000 Ampere, 1,200 Ampere Fire Pump, 1,600 Ampere</i>								
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		

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

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								
Motor Controllers								
Locally Mounted	70%			2043	**	5	\$1,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Spaces</i>							
	<i>Explanation : Variable Frequency Drive Controllers Are In Good Condition.</i>							
Motor Control Center	30%			2043	**	5	\$3,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 9, 14, 15 Floors And Sub-basement 2</i>							
	<i>Explanation : Normal Motor Control Center And Emergency Motor Control Center At 14 Amperes</i>							
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Water Main</i>							
Stand-by Power								
Transfer Switches								
Automatic	95%			2043	**	1	\$110,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Transfer Switch Room</i>							
	<i>Explanation : Automatic Transfer Switch: One 1,000 Amperes, Two 2,000 Amperes, Three 800 Amperes, Four 260 Amperes, Five 260 Amperes</i>							
Automatic	5%			2043	**	1	\$5,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 15th Floor Equipment Room</i>							
	<i>Explanation : 2 Automatic Transfer Switches: 15 A / B At 260 Amperes</i>							
Generators								
Diesel	100%			2043	**	1	\$146,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 14th Floor Generator Room</i>							
	<i>Explanation : 2400 Kilowatt</i>							
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$14,000	
Fuel Storage								
Day Tank	10%			2046	**	5	\$7,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : The Tank Is Rated 200 Gallons.</i>							
Main Tank	90%			2065	**	5	\$10,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : The Tank Capacity Is Rated 10,000 Gallons.</i>							

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

*** 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

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	
Lighting								
Interior Lighting Fluorescent	85%			2035	**	10	\$294,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 And T-8 Lamps</i>								
LED	15%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage Area</i>								
<i>Explanation : The Garage Area Lighting Fixtures Were Replaced About 2 Years Ago To LED Type Fixtures.</i>								
Egress Lighting								
Emergency, Service	40%			2035	**	1		
Exit, LED	20%			2058	**	1		
Exit, Service	40%			2035	**	1		
Exterior Lighting								
LED	20%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Exterior Fixtures Were Replaced With LED Type Fixtures About 2 Years Ago.</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Utility Steam	100%			2056	**	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
OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL

Asset # : 14212

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	40%			2039	**			
Heat Exchanger, Plate & Frame	10%			2039	**	1	\$18,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 15th Floor Mechanical Equipment Room</i>								
<i>Explanation : Serves Reheat System And Perimeter Heat</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Variable Air Volume Boxes With Hot Water Reheat</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2039	**	1	\$368,300	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 15th Floor Mechanical Equipment Room</i>								
<i>Explanation : 3 Chillers</i>								
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.

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

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 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
Total	\$35,700	\$38,000
Importance Code A	\$35,700	
Importance Code B		\$38,000
Total	\$35,700	\$38,000

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
Total	\$4,800	\$5,400	\$3,900	\$19,400
Importance Code A	\$700	\$1,500	\$700	\$700
Importance Code B	\$4,100	\$3,900	\$3,300	\$18,700
Importance Code C				
Total	\$4,800	\$5,400	\$3,900	\$19,400



*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
PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY

Asset # : 13730

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Concrete Masonry Unit	8%			LIFE	**	5	\$1,400		
Glass Block	5%			LIFE	**	5	\$800		
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : West Facade At Fascia Panel And Window Sill</i>									
Masonry: Brick	85%			LIFE	**	5	\$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		
<i>Recent Repair Evident, Extent : Light, Area Affected : 8%</i>									
<i>Location : Roof</i>									
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		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : 2nd Floor Toilet Room</i>									
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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 13730

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 800 Ampere Main Disconnect Switch</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Roof</i>						
		<i>Explanation : One 125 Kilowatt</i>						
Batteries								
Nickel Cadmium	100%			2025	\$1,600	5	\$3,000	
Fuel Storage								
Day Tank	50%			2052	**	5	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Roof</i>						
		<i>Explanation : One 100 Gallons</i>						
Main Tank	50%			2070	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
		<i>Explanation : One 350 Gallons</i>						
Lighting								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 13730

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	90%			2035	**	10	\$11,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	8%			2035	**	10	\$1,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Furnace	40%			2035	**	1	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Gas Fired Rooftop Units</i>						
Furnace	60%			2030	\$19,300	1	\$4,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Gas Fired Space Heater Serving Warehouse Space</i>						
		<i>Explanation : 5 Gas Fire Modine Heaters</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	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
PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY

Asset # : 13730

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	40%			2035	**	2	\$300
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Rooftop Units, Roof</i>								
	Split Unit	20%			2038	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 1 Unit. R-407a Refrigerant</i>								
	Window/Wall Unit	5%			2025	\$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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 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
Total	\$19,277,800	\$7,044,800
Importance Code A	\$5,588,500	\$405,700
Importance Code B	\$13,036,500	\$6,474,000
Importance Code C	\$652,800	\$165,100
Total	\$19,277,800	\$7,044,800

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
Total	\$276,400	\$329,100	\$316,200	\$359,000
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				
Total	\$276,400	\$329,100	\$316,200	\$359,000



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
PUBLIC HEALTH LABORATORY BLDG.
Asset # : 1574

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$56,800	LIFE	**	5	\$47,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	87%	Now	\$881,800	LIFE	**	5	\$273,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%	Now	\$534,500	LIFE	**	5	\$11,800	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Light, Area Affected : 25%</i>								
<i>Location : Support Bolt Have Become Loose Or Have Broken</i>								
Window Wall	5%			2039	**	5	\$59,000	
Windows								
Aluminum	100%	0-2	\$3,754,800	2054	**	5	\$42,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
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	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
Cast in Place Concrete	10%	Now	\$14,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
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								

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

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

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

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			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	

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

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								
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	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Spaces</i>								
<i>Explanation : Motor Control Centers Abandoned In Place</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 2,000 Kilowatt Capacity</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$13,100	
Fuel Storage								
Day Tank	50%			2045	**	5	\$31,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Generator</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2057	**	5	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 12,000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$276,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	**	10	\$15,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Lobby And Corridors</i>								
LED	5%			2039	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs</i>								

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

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

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	
Lighting								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Battery	50%			2034	**	10	\$11,300	
Exterior Lighting								
Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Building Perimeter</i>						
		<i>Explanation : Unable To Inspect Due To Scaffolding Around The Building</i>						
Alarm								
Security System								
Generic	100%			2034	**	1	\$131,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$224,100	
		<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>						
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2039	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam From Con Edison</i>						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	\$222,100	5	\$19,900	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Old Steam To Hot Water Converters</i>						
Distribution								
Hot Wtr Piping/Pump	60%			2037	**	4	\$9,900	
Central Plant Steam Piping/Pmp	40%			2029	\$2,270,400	4	\$6,600	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	40%	Now	\$950,400	2032	**	1	\$130,700	
	<i>Other Observation, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : 14th Floor</i>							
	<i>Explanation : One Chiller Is 50 Years Old And No Longer Produces Chilled Water</i>							
Centrifugal, Elec Chiller	40%			2032	**	1	\$145,200	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>							
	<i>Location : 14th Floor</i>							
Reciprocating Compr/Chiller	18%			2034	**	1	\$28,000	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
Split Unit	2%			2034	**			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$81,800	2039	**	4	\$16,500	
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : 14th Floor</i>							
	<i>Explanation : One Of Six Chw Pumps Broken</i>							
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	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof And 14th Floor</i>							
	<i>Explanation : One Outdoor Tower And One Indoor Tower</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$154,500	LIFE	**	2-5	\$187,000	
	<i>Noxious Fumes, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement - Interior Exhausts Into Building</i>							
Exhaust Fans								
Interior	80%	Now	\$47,700	2024	\$954,500	2	\$6,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Different Areas Are Mixed Together Allowing Cross Contamination</i>							
Roof	20%	Now	\$5,600	2029	\$111,400	2	\$1,600	
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Redesign Of Some Exhaust Ducts Necessary To Prevent Backfeed And Cross Contamination</i>							
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%	Now	\$125,000	2039	**	1	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger	Steam Fired	100%			2055	**	4	\$49,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 14th Floor</i>								
<i>Explanation : 1 Units</i>								
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%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Passenger Cellar To 13 And Freight Cellar To 14</i>								
<i>Explanation : 4 Passenger 2 Freight, 1 Passenger Is Abandoned One Freight Was Removed And The Shaft Is Now A Conduit Riser</i>								
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.
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 : 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
Total	\$313,400	\$223,100
Importance Code A	\$63,800	\$80,000
Importance Code B	\$249,600	\$143,100
Total	\$313,400	\$223,100

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
Total	\$129,400	\$25,700	\$108,200	\$147,500
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		
Total	\$129,400	\$25,700	\$108,200	\$147,500



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	\$19,100	LIFE	**	5	\$29,600	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North East Corner</i>								
Metal Panel	27%			2049	**	5-10	\$110,000	
Metal Coiling Doors	3%	Now	\$2,200	2042	**	5	\$2,800	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Broken Spring</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
Window Wall	15%	Now	\$9,100	2049	**	5	\$16,700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Conference Room And Family Room</i>								
Windows								
Aluminum	95%	Now	\$10,700	2045	**	5	\$6,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Offices 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Offices 2nd Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Windows</i>								
Metal Louvers	5%			2038	**	10	\$3,900	
Parapets								
Masonry: Brick	35%	Now	\$16,500	LIFE	**	5	\$2,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Single Ply Membrane	100%			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.
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Freezers</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Freezers</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Freezers</i>								
Terrazzo	20%	Now	\$112,100	LIFE	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Traffic Topping	25%			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	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	100%			2038	**			

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2049	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated 4,000 Amperes, Fire Pump Service Switch Rated 800 Amperes</i>								
<hr/>								
Transformers								
	Dry Type	100%			2042	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kilovolt-ampere, 208 Volts Primary, 480/ 277 Volts Secondary</i>								
<hr/>								
Switchgear / Switchboard								
	Fused Disc Sw	90%			2049	**	5	\$100
	Molded Case Bkrs	10%			2049	**	5	\$100
<hr/>								
Raceway								
	Conduit	100%			2049	**	1	
<hr/>								
Panelboards								
	Fused Disc Sw	15%			2045	**	5	\$100
	Molded Case Bkrs	85%			2045	**	5	\$800
<hr/>								
Wiring								
	Thermoplastic	100%			2049	**	1	
<hr/>								
Motor Controllers								
	Locally Mounted	95%			2042	**	5	\$200
	Locally Mounted	5%	4+	\$2,400	2049	**	5	
<i>Enclosure Corroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Exhaust Fans</i>								
<hr/>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$600
<hr/>								
Stand-by Power								
Transfer Switches								
	Automatic	100%			2042	**	1	\$11,600
<hr/>								
Generators								
	Diesel	100%			2038	**	1	\$14,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Generator Rated 600 Kilowatts</i>								
<hr/>								
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.
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2045	**	5	\$3,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 275 Gallon Capacity</i>						
Main Tank	50%			2057	**	5	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 4,500 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	3%			2034	**	10	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Fluorescent	50%			2034	**	10	\$17,300	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	40%			2034	**	10	\$13,800	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Autopsy Rooms And Basement</i>						
HID	2%	0-2	\$1,300	2039	**			
		<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Conference Room</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Conference Room</i>						
		<i>Explanation : Halogen Light Fixtures</i>						
LED	5%			2034	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : LED Light Fixtures</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						

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

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

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	

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

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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
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.
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 : 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
Total	\$62,500	\$95,000
Importance Code A	\$62,500	\$58,600
Importance Code C		\$36,400
Total	\$62,500	\$95,000

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
Total	\$21,500	\$66,300	\$32,700	\$40,300
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		
Total	\$21,500	\$66,300	\$32,700	\$40,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	**	5	\$30,500	
Masonry: Brick	90%			LIFE	**	5	\$58,600	
Windows								
Aluminum	100%	Now	\$62,500	2046	**	5	\$7,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
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	
<i>Ponding, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
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	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%			2047	**			
Masonry: Granite	5%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%			2047	**			
Activity Yard								
Pavers/Stone	100%			2043	**			
Electrical								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Main Disconnect Switch Is Rated 1,600 Amperes, It Is In Good Condition.</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Water Main</i>								
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.
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

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	
Stand-by Power								
Fuel Storage								
Day Tank	20%			2052	**	5	\$1,300	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : The Day Tank Capacity Is 100 Gallons. It Is In Good Condition.</i>							
Main Tank	80%			2065	**	5	\$800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : The Main Tank Capacity Is 275 Gallons. It Is In Good Condition.</i>							
Lighting								
Interior Lighting								
Fluorescent	95%			2038	**	10	\$29,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fixtures Are T-5. They Are In Good Condition.</i>							
Fluorescent	3%			2038	**	10	\$900	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Elevator Room And Small Closets</i>							
Fluorescent	2%			2038	**	10	\$600	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	**	1	\$16,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2046	**	4	\$2,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler	20%			2035	**	1	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 11 Units</i>								
Convector/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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 100 Gallon Unit</i>								
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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 2 Units</i>								

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 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
Total	\$428,200	\$1,476,200
Importance Code A	\$428,200	\$376,600
Importance Code B		\$1,099,600
Total	\$428,200	\$1,476,200

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
Total	\$168,000	\$20,500	\$22,800	\$22,600
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	
Total	\$168,000	\$20,500	\$22,800	\$22,600



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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$1,000	
Gypsum Board	80%	Now	\$7,300	LIFE	**	5	\$9,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%			LIFE	**	10	\$400	
SGFT/Glazed Masonry	10%			LIFE	**	10	\$1,000	
Ceilings								
AcousTileSusp.Lay-In	75%	0-2	\$11,300	2044	**	5	\$13,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
TREMONT DISTRICT HEALTH CENTER
Asset # : 1977

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

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

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

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

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

Heating

Energy Source

Natural Gas

100% 2041 * * 1

Conversion Equipment

Hot Water Boiler

100% 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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
TREMONT DISTRICT HEALTH CENTER
Asset # : 1977

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 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
Total	\$1,268,900	\$2,203,000
Importance Code A	\$1,076,000	\$397,400
Importance Code B	\$149,000	\$1,805,600
Importance Code C	\$43,800	
Total	\$1,268,900	\$2,203,000

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
Total	\$349,600	\$21,000	\$97,000	\$24,200
Importance Code A	\$31,100			\$1,000
Importance Code B	\$248,100	\$21,000	\$97,000	\$23,200
Importance Code C	\$70,400			
Total	\$349,600	\$21,000	\$97,000	\$24,200



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

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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$9,100	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%	0-2	\$5,800	2036	**	5	\$2,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Upper Roof</i>								
Pre-Cast Concrete	10%	Now	\$3,100	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%	Now	\$13,200	2031	\$263,500			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Soffits								
Metal Panel	100%			2041	**	5-10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$11,500	
Ceramic Tile	10%			2040	**	5	\$5,200	
Quarry Tile	5%			2044	**	5	\$3,900	
Terrazzo	5%	0-2	\$6,500	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
Vinyl Tile	10%	Now	\$2,400	2031	\$47,600	3	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement</i>								
Vinyl Tile 9" X 9"	10%	Now	\$18,500	2031	\$61,700	3	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	55%			2059	**	5	\$54,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th, 6th And 7th Floor</i>								
<i>Explanation : Laminated Wood</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Glass: Single Pane	5%			LIFE	**	5	\$6,600	
Gypsum Board	45%			LIFE	**	5-10	\$67,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Marble Panels	5%			LIFE	**	10	\$1,800	
Plaster	20%	Now	\$30,300	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Offices On 6th And 7th Floor And Basement</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Offices On 6th And 7th Floor And Basement</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$4,400	
Ceilings								
AcousTileConcealSpLn	25%	Now	\$11,300	2044	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	40%			2044	**	5	\$21,000	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : 6th And 7th Floor Offices</i>								
Gypsum Board	10%			LIFE	**	5-10	\$18,000	
Plaster	25%	Now	\$18,400	LIFE	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell And Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stock Room And Throughout Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$1,900	2051	**			
<i>Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Along Broadway</i>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$4,500	2041	**			
<i>Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Corner Of 168th Street And Broadway</i>								
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.
Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1999

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			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		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1999

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								
Motor Controllers								
Locally Mounted	45%			2029	\$44,900	5	\$100	
Locally Mounted	5%	Now	\$5,000	2051	**	5		
	<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Variable Frequency Drive	50%			2036	**			
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$600	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corroded</i>							
Lighting								
Interior Lighting								
Fluorescent	30%			2031	\$184,500	10	\$9,600	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	50%			2026	\$307,400	10	\$16,100	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	5%	0-2	\$30,700	2041	**			
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor Office</i>							
Fluorescent	15%			2026	\$92,200	10	\$4,800	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways And Staircase</i>							
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	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
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	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor, 4th Floor, Hallways</i>							
	<i>Explanation : CCTV Surveillance Camera</i>							

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

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

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

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

Asset # : 1999

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	

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2025	\$149,000	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Units Serve Columbia Floors</i>								
Reciprocating Compr/Chiller	40%			2031	\$118,900	1	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Explanation : Unit Serves Air Handlers On Health Center Floors</i>								
Window/Wall Unit	40%			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 No Component	40%			2031	\$157,200	1	\$8,700	
	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,900	
Exhaust Fans								
Interior	10%	0-2	\$12,500	2041	**	2	\$100	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Equipment Room, House General Exhaust Fan Multiple Mechanical And Or Electrical Defects</i>								
Interior	20%			2026	\$24,900	2	\$200	
Roof	30%			2031	\$17,400	2	\$300	
No Component	40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 1st, 4th Floor And Penthouse Mechanical Equipment Room</i>								
<i>Explanation : These Components Are Accounted For Under The Cooling Section Of This Report</i>								
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		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

Asset # : 1999

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

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

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

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

Print Date : 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
Total	\$680,600	\$1,457,400
Importance Code A	\$680,600	
Importance Code B		\$1,457,400
Total	\$680,600	\$1,457,400

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
Total	\$258,500	\$10,400	\$20,900	\$18,600
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			
Total	\$258,500	\$10,400	\$20,900	\$18,600



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

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

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

Interior

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

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

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

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

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

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

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

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	
Lighting								
Interior Lighting								
Fluorescent	50%			2036	**	10	\$16,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	39%			2026	\$242,700	10	\$12,700	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	9%			2036	**	10	\$2,900	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Fluorescent	1%			2036	**	10	\$300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Cars</i>								
Incandescent	1%			2026	\$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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Staircases, Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
No Component	40%							
Generic, Digital	60%			2031	\$235,300	1-3	\$13,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns And Strobe Lights</i>								

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%			2029	\$21,600	2	\$500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 70 Gallons</i>					
Sanitary Piping								
	Cast Iron	2%	Now	\$5,200	LIFE	**	1	
			<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
	Cast Iron	98%			LIFE	**	1	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Storm Drain Piping								
	Cast Iron	5%	Now	\$3,700	LIFE	**	1	
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Backyard Leaders</i>					
	Cast Iron	95%			LIFE	**	1	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Sump Pump(s)								
	Submersible	100%			2024	\$1,200	4	\$1,100
Backflow Preventer								
	Generic	100%			2031	\$9,000	1	\$2,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : First Floor</i>					
			<i>Explanation : Component Observed In Closet On The First Floor</i>					
Fixtures								
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : One Unit.</i>					
			<i>Defective Elevator Controller</i>					

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

Print Date : 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
Total	\$788,500	\$645,600
Importance Code A		\$42,100
Importance Code B	\$788,500	\$603,500
Total	\$788,500	\$645,600

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
Total	\$35,400	\$7,400	\$130,100	\$15,500
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			
Total	\$35,400	\$7,400	\$130,100	\$15,500



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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$1,900	
Gypsum Board	10%	0-2	\$3,400	LIFE	**	5	\$2,300	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd And 3rd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout 2nd And 3rd Floor</i>								
Marble Panels	5%			LIFE	**			
Plaster	63%			LIFE	**	5	\$7,200	
Plaster	2%	Now	\$2,000	LIFE	**	5	\$200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	40%	Now	\$129,000	2049	**	5	\$7,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor</i>								
Exposed 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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : ADA Ramp</i>								
<i>Explanation : Granite Panels</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$500	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$900	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2029	\$5,200	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch.</i>								
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
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe.</i>								
Lighting								
Interior Lighting								
	Fluorescent	30%			2024	\$131,400	10	\$6,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Using T-8 Lamps.</i>								
	Fluorescent	65%	Now	\$284,700	2039	**		
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
	Fluorescent	5%	0-2	\$21,900	2039	**		
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	50%			2032	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement - Boiler Room</i>						
		<i>Explanation : 2 Instantaneous Heat Exchanger Convert Steam To Hot Water For Heating.</i>						
Steam Boiler	50%			2034	**	1	\$12,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Gas Fired Steam Boilers</i>						
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 Split Unit	15%			2024	\$30,300	2	\$200	
	1%			2029	\$5,300			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Elevator Machine Room</i>						
		<i>Explanation : 1 Unit</i>						
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		
		<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Roof</i>						
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2024	\$5,700	2	\$2,600	
		<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Roof</i>						
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Beyond The Boiler Room, The Domestic Hot And Cold Water Piping Are Beyond Their Useful Life Cycle Limit</i>				
	Water Heater							
	Gas Fired	100%			2024	\$15,200	2	\$400
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement Boiler Room</i>				
				<i>Explanation : 1 Unit Capacity 100 Gallons</i>				
	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	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 3rd Floor</i>				
				<i>Explanation : One Unit</i>				

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

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

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

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

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