

Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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 : 15-Jan-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph
Block : 518 **Lot** : 30 **BIN** : 4005758

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$53,500	\$347,800
Interior Architecture		\$808,100
Electrical		\$630,000
Mechanical	\$237,000	\$1,819,600
Total	\$290,500	\$3,605,500
Importance Code A	\$53,500	\$347,800
Importance Code B	\$237,000	\$3,257,700
Total	\$290,500	\$3,605,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$104,800		\$3,100	
Interior Architecture	\$70,000		\$4,900	\$3,700
Electrical	\$14,600	\$2,600	\$2,700	\$3,400
Mechanical	\$38,200	\$5,400	\$16,900	\$5,400
Site Pavements	\$34,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$269,200	\$15,200	\$34,700	\$19,600
Importance Code A	\$107,400	\$2,600	\$5,600	\$2,600
Importance Code B	\$138,400	\$12,600	\$29,100	\$17,000
Importance Code C	\$23,400			
Total	\$269,200	\$15,200	\$34,700	\$19,600



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
ASTORIA DISTRICT HEALTH CENTER
Asset # : 132

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$68,300	
Pre-Cast Concrete	25%			LIFE	**	5	\$79,300	
Stucco Cement	5%			2049	**	5	\$6,100	
Windows								
Steel	5%			2052	**	5	\$7,000	
Wood	95%			2044	**	5	\$107,000	
Parapets								
Masonry: Brick	80%	2-4	\$24,400	LIFE	**	5	\$3,900	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : All Roof Parapets								
Metal Security Bars	10%			2064	**			
Pre-Cast Concrete	10%			LIFE	**	5	\$6,100	
Roof								
Modified Bitumen	95%			2036	\$294,300	10	\$26,900	
Skylight, Metal/Glass	5%			2046	**	10	\$4,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$8,500	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Explanation : Paint Peeling								
Ceramic Tile	5%			2039	**	5	\$2,000	
Terrazzo	15%			LIFE	**	5	\$9,100	
Vinyl Tile	75%			2036	\$808,100	3	\$14,600	
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$3,000	
Gypsum Board	15%			LIFE	**	5-10	\$10,100	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Marble Panels	5%			LIFE	**	10	\$800	
Plaster	60%	0-2	\$11,600	LIFE	**	5	\$7,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Penthouse Stairway								
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Penthouse Stairway								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Penthouse Stairway								
SGFT/Glazed Masonry	15%			LIFE	**	10	\$3,000	
Ceilings								
AcousTileSusp.Lay-In	20%			2049	**	5	\$7,800	
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$2,400	
Plaster	70%			LIFE	**	5-10	\$46,900	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Plaster	5%			LIFE	**	5-10	\$3,400	

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

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

Site Enclosure

Fence/Gates

Iron Picket

100%

2071

* *

Retaining Walls

Cast in Place Concrete

100%

2056

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

0-2

\$34,400

2049

* *

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

Location : Various Locations

On-Site Walkways

Cast in Place Concrete

50%

2041

* *

Masonry: Granite

50%

LIFE

* *

Parking/Driveway

Cast in Place Concrete

100%

2049

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2036

\$15,100

5

\$100

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

Location : Electrical Room Basement

Explanation : One 600 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Knife Sw

100%

2036

\$97,500

5

\$100

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

Location : Electrical Room Basement

Raceway

Conduit

90%

2036

\$37,100

1

Conduit

10%

2046

* *

1

Panelboards

Fused Disc Sw

5%

2035

\$2,000

5

Fused Knife Sw

10%

2035

\$4,000

5

\$100

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

Location : Basement

Fused Toggle Switch

55%

2035

\$22,000

5

\$400

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

Location : 2nd And 3rd Floor Hallways

Molded Case Bkrs

30%

2052

* *

5

\$200

Wiring

Braided Cloth

70%

2035

\$40,800

1

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

Location : Throughout The Building

Thermoplastic

10%

2056

* *

1

Thermoplastic

20%

2036

\$11,700

1

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ASTORIA DISTRICT HEALTH CENTER
Asset # : 132

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2034	\$88,900	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement Stock Room B1							
		Explanation : Water Main Pipe Grounded							
Lighting									
	Interior Lighting								
	Fluorescent	35%			2031	\$138,800	10	\$8,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Some In First Floor							
		Explanation : T-12 Lamps							
	Fluorescent	43%			2036	\$170,500	10	\$10,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Some In First Floor And Second Floor And Third Floor							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2036	\$7,900	10	\$500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First Floor Lobby							
	LED	20%			2044	* *			
Egress Lighting									
	Emergency, Battery	40%			2031	\$17,500	10	\$2,500	
	Exit/Emergency Light	20%			2044	* *			
	Combo								
	Exit, Battery	40%			2044	* *	10	\$700	
Exterior Lighting									
	HID	15%			2031	\$19,900	10		
	LED	5%			2044	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	50%			2031	\$26,600	1	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensors							
	Generic	50%			2036	\$26,600	1	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2036	\$73,200	1-3	\$18,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Manual Pullbox And Fire Alarm Panel							

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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%			2046	* *	1		
Conversion Equipment	Steam Boiler	100%			2041	* *	1	\$25,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - Boiler Room									
Explanation : Two Units									
Distribution	Steam Piping/Pump	100%			2036	\$208,700			
Terminal Devices	Air Handler	10%			2031	\$49,000	1	\$1,600	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Basement - Boiler Room									
	Convector/Radiator	90%			2034	\$191,800	1	\$7,600	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
Controls	Digital	100%	Now	\$163,000	2031	\$814,900			
Software Issue Suspected, Extent : Severe, Area Affected : 100%									
Location : Basement - Boiler Room									
Air Conditioning									
Energy Source	Electricity	100%			2044	* *	1		
Conversion Equipment	Split Unit	25%	Now	\$15,500	2031	\$154,700			
Leak Evident, Extent : Severe, Area Affected : 30%									
Location : Basement - Toilet Room Above Ceiling									
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : Basement									
	Window/Wall Unit	75%			2029	\$74,000	1		
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2	\$42,400	
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,000	
Exhaust Fans	Interior	100%			2031	\$115,600	2	\$800	
Plumbing									
H/C Water Piping	Brass/Copper	70%			2036	\$234,300	1		
	Galvanized Steel	30%			2034	\$99,800	1		
Water Heater With Tanks	Gas Fired	100%			2034	\$17,100	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - Boiler Room									
Explanation : One Unit, 75mbh 75 Gallons									

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Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2029	\$900	4	\$900	
	Backflow Preventer								
	Generic	100%			2041	* *	1	\$1,600	
	Fixtures								
	Generic	100%							
	Booster Pump w/Tank								
	Generic	100%			2036	\$36,200	1	\$16,500	
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : One Unit								
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2036	\$18,000	1-2	\$400	

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Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$893,200
Interior Architecture		\$1,572,600
Electrical	\$114,900	\$545,900
Mechanical	\$1,074,200	\$485,000
Site Pavements		\$1,206,200
Total	\$1,189,200	\$4,703,000
Importance Code A	\$401,300	\$893,200
Importance Code B	\$787,900	\$2,470,000
Importance Code C		\$1,339,800
Total	\$1,189,200	\$4,703,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$16,600		\$7,100	
Interior Architecture	\$21,700		\$2,600	\$5,200
Electrical	\$40,700	\$3,700	\$3,700	\$7,100
Mechanical	\$221,600	\$3,700	\$5,400	\$4,700
Site Pavements				
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$307,900	\$14,600	\$26,000	\$24,200
Importance Code A	\$24,600	\$1,900	\$8,900	\$1,900
Importance Code B	\$278,500	\$12,700	\$15,900	\$22,400
Importance Code C	\$4,700		\$1,200	
Total	\$307,900	\$14,600	\$26,000	\$24,200



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	* *	5	\$11,700	
	Concrete Masonry Unit	2%			LIFE	* *	5	\$1,000	
	Masonry: Brick	83%			LIFE	* *	5	\$64,500	
	Masonry: Limestone	10%			LIFE	* *	5	\$5,800	
	Granite Panels	2%			LIFE	* *	5	\$1,200	
Windows									
	Aluminum	100%			2039	* *	5	\$1,600	
Parapets									
	Masonry: Brick	75%			LIFE	* *	5	\$6,600	
	Masonry: Limestone	10%			LIFE	* *	5	\$1,100	
	Metal Panel	5%			2041	* *	5	\$1,700	
	Metal Rail	10%			2044	* *	5-10	\$16,000	
Roof									
	Modified Bitumen	95%	Now	\$16,600	2031	\$828,700			
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Main Roof At Hvac Duct Penetration							
	Skylight, Metal/Glass	5%			2041	* *	10	\$13,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : 2 Skylights							
Soffits									
	Stucco Cement	100%			2036		5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$6,100	
	Ceramic Tile	5%			2034	\$157,500	5	\$2,800	
	Terrazzo	15%			LIFE	* *	5	\$6,500	
	Vinyl Tile	75%			2036	\$1,157,900	3	\$21,000	
Interior Walls									
	Ceramic Tile	5%			2034	\$133,600	5	\$2,400	
		Worn/Erode, Extent : Light, Area Affected : 5%							
		Location : Bathrooms							
	Gypsum Board	35%			LIFE	* *	5	\$10,200	
	Masonry: Brick	10%			LIFE	* *			
	Metal Panel	5%			LIFE	* *			
	Marble Panels	5%			LIFE	* *			
	Plaster	20%	Now	\$4,700	LIFE	* *	5	\$2,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Roof Stair Bulkhead							
	SGFT/Glazed Masonry	20%			LIFE	* *			

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

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

Interior

Ceilings

AcousTileSusp.Lay-In 20% Now \$2,500 2044 * * 5 \$3,700

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

Location : 3rd Floor Conference Room And Server Room

AcousTileSusp.Lay-In 20% 0-2 \$2,500 2036 \$123,700 5 \$3,700

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Gypsum Board 20% LIFE * * 5 \$9,300

Metal Panel 10% LIFE * * 5 \$4,600

Plaster 30% Now \$6,800 LIFE * * 5 \$7,000

Cracking/Crumbling, Extent : Moderate, Area Affected : 2%

Location : Roof Stair Bulkhead

Site Enclosure

Fence/Gates

Chain Link 25% 2041 * *

Iron Picket 75% 2051 * *

Retaining Walls

Cast in Place Concrete 75% 2051 * *

Masonry: Fieldstone 25% 2051 * *

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

Location : Rear Yard And Exterior Ramp

Explanation : This Is Actually Granite

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2044 * *

On-Site Walkways

Cast in Place Concrete 30% 2036 \$18,700

Masonry: Granite 70% LIFE * *

Parking/Driveway

Asphalt 100% 2034 \$1,206,200

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2051 * * 5 \$200

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.

Switchgear / Switchboard

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

Raceway

Conduit 50% 2031 \$20,600 1

Conduit 50% 2051 * * 1

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Asset # : 1980

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2030	\$3,000	5		
	Molded Case Bkrs	45%			2030	\$26,900	5	\$400	
	Molded Case Bkrs	50%			2047	* *	5	\$500	
Wiring									
	Braided Cloth	50%	2-4	\$29,100	2056	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2041	* *	1		
Motor Controllers									
	Locally Mounted	50%			2029	\$59,300	5	\$100	
	Variable Frequency Drive	50%			2036	\$27,300			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	* *	1	\$11,600	
Generators									
	Diesel	100%			2040	* *	1	\$14,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 600 Kilowatts							
Batteries									
	Lead/Acid	100%			2027	\$2,500	5	\$1,400	
Fuel Storage									
	Day Tank	50%	Now	\$500	2039	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallons Rated Capacity, Tank Remains In Alarm Due To Pump Failure							
	Underground Storage	50%			LIFE	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 4,000 Gallons Rated Capacity							
Lighting									

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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	80%			2036	\$459,700	10	\$27,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2036	\$57,500	10	\$3,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Upper Floors							
		Explanation : T-5 Lamps							
	Fluorescent	5%			2027	\$28,700	10	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	Fluorescent	5%			2036	\$28,700	10	\$1,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Upper Floors							
Egress Lighting									
	Emergency, Service	40%			2036	\$9,300	1		
	Emergency, Battery	10%			2031	\$6,300	10	\$900	
	Exit, LED	45%			2059	* *	1		
	Exit, Service	5%			2031	\$800	1		
Exterior Lighting									
	HID	20%			2031	\$35,200	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Operated Via Timer							
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2039	* *	1	\$4,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby And Entry And Exit Points							
		Explanation : Surveillance System And Intrusion Alarm System							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%	Now	\$2,900	2036	\$29,200	1-3	\$6,400	
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor, Panel Remain Trouble Mode, Smoke Pureg Not Working							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Basement							
		Explanation : Manual Pull Stations, Alarm Bells, Horns, Strobe Lights And Smoke Detectors							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
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	\$8,000	2029	\$401,300	1	\$16,800	
	Controller Not Working, Extent : Severe, Area Affected : 50%								
	Location : Heat Timer Control Malfunctioning, Basement								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Gas Fired Hot Water Boilers								
Distribution	Hot Wtr Piping/Pump	100%			2030	\$82,600	4	\$1,900	
Terminal Devices	Air Handler	25%			2027	\$177,700	1	\$5,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Rooftop Units With Gas Heat. See Cooling Units.								
	Convactor/Radiator	70%			2029	\$216,200	1	\$8,500	
	Fan Coil Unit/Heat	5%			2027	\$46,800	1	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Near Auditorium								
	Explanation : Self Contained Unit With Hot Water Heat Serving Basement Auditorium. See Cooling Units.								
Air Conditioning									
Energy Source	Electricity	100%			2039	* *	1		
Conversion Equipment	Int Pkg Unit - Heating/Cooling	5%			2027	\$30,800	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : With Hot Water Heat.								
	Exterior Pkg Unit - Cooling	25%	Now	\$10,400	2027	\$103,500	2	\$500	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 3 Units At Roof								
	Explanation : Defective Climate Control System.								
	Split Unit	5%			2027	\$44,800			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Indoor Cooling Only Units For Computer Room And Miscellaneous Spaces.								
	Window/Wall Unit	65%			2027	\$93,000	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	2%			2027	\$2,200	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Associated With Miscellaneous Split Units							
	Dry Cooler	3%			2027	\$5,200	2	\$800	
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Roof Explanation : Associated With Computer Room Units.							
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	40%	Now	\$13,300	LIFE	* *	2-5	\$8,400	
		Insul. Deteriorating, Extent : Severe, Area Affected : 100% Location : Air Handling Unit - 1, 2 And 3 Exterior Ductwork At Roof.							
	No Component	60%							
Exhaust Fans									
	Roof	40%	Now	\$600	2027	\$29,300	2	\$400	
		Other Observation, Extent : Severe, Area Affected : 100% Location : Roof Penthouse Explanation : General Exhaust Fan Not In Operation Due To Fire Alarm Malfunction.							
	No Component	60%							
		Other Observation, Extent : Light, Area Affected : 0% Location : First And Second Floors Explanation : No Mechanical Ventilation On First And Second Floors							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2031	\$485,000	1		
Water Heater With Tanks									
	Gas Fired	100%			2027	\$17,100	2		
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room Explanation : One 70 Gallon Tank							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2027	\$7,600	4	\$1,200	
Backflow Preventer									
	Generic	100%			2031	\$16,900	1	\$2,300	
Fixtures									
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : 1 Unit									
Fire Suppression									
Chemical System									
	No Component	95%							
	Generic	5%			2027	\$2,900	1-10	\$1,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : I T Room									
Explanation : Fm-200									

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Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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 : 21-May-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4812 **Lot** : 1 **BIN** : 3831514

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$522,900	
Interior Architecture	\$154,300	
Mechanical	\$742,400	\$2,108,100
Total	\$1,419,600	\$2,108,100
Importance Code A	\$522,900	
Importance Code B	\$896,700	\$2,108,100
Total	\$1,419,600	\$2,108,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$109,900		\$15,300	
Interior Architecture	\$144,500		\$1,400	\$4,500
Electrical	\$10,900	\$6,100	\$9,800	\$6,100
Mechanical	\$27,700	\$11,200	\$21,200	\$13,600
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$300,200	\$24,500	\$54,900	\$31,400
Importance Code A	\$109,900		\$15,300	\$700
Importance Code B	\$183,600	\$24,500	\$39,600	\$30,500
Importance Code C	\$6,700			\$200
Total	\$300,200	\$24,500	\$54,900	\$31,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	50%			LIFE	**	5	\$59,300	
	Metal Panel	27%	Now	\$21,200	2056	**	5	\$30,000	
	Deformed/Dented, Extent : Moderate, Area Affected : 2%								
	Location : Above Loading Dock Door								
	Metal Coiling Doors	3%			2049	**	5	\$5,600	
	Pre-Cast Concrete	5%	Now	\$4,300	LIFE	**	5	\$9,600	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
	Location : Sill Joint Sealant								
	Window Wall	15%			2056	**	5	\$33,300	
Windows									
	Aluminum	95%	Now	\$11,400	2052	**	5	\$6,000	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : Family Veiwing Room								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Fixed Windows								
	Metal Louvers	5%	0-2	\$1,700	2045	**			
	Deformed/Dented, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Parapets									
	Masonry: Brick	35%			LIFE	**	5-10	\$18,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Parapet Interior Wall								
	Explanation : Singly Ply Membrane Turn Up Walls								
	Metal Panel	25%	2-4	\$15,600	2056	**	5	\$3,700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Metal Rail	15%			2049	**	5-10	\$20,700	
	Metal Rail	20%	2-4	\$6,400	2049	**	5	\$10,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
	Location : Support Posts								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Over Second Floor At South Facade								
	Explanation : Metal Rail With Glass								
	Pre-Cast Concrete	5%	Now	\$3,100	LIFE	**	5	\$2,400	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Coping								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	100%	Now	\$522,900	2041	* *			1
			Adhesion Failure, Extent : Moderate, Area Affected : 15%					
			Location : Main Roof					
			Blisters, Extent : Moderate, Area Affected : 5%					
			Location : Around Drains And Upper Roof					
			Broken/Missing Elements, Extent : Severe, Area Affected : 20%					
			Location : Main Roof By Exhaust Fan					
			Water Penetration, Extent : Severe, Area Affected : 10%					
			Location : Main Roof By Exhaust Fan					
Soffits								
Aluminum Sunshades	60%			2045	* *	10	\$4,800	
Metal/Glass Curt Wall	40%			LIFE	* *	5	\$1,900	
Interior								
Floors								
Carpet	15%	2-4	\$30,000	2035	\$149,800	3	\$12,700	
			Staining/Discoloring, Extent : Light, Area Affected : 20%					
			Location : Second Floor Offices					
Cast in Place Concrete	5%			LIFE	* *	5	\$12,400	
Granite Panels	20%			LIFE	* *	5	\$16,900	
Sheet Vinyl/Rubber	5%			2041	* *	5	\$4,200	
Steel Plate	10%	Now	\$154,300	LIFE	* *	1		
			Deformed/Dented, Extent : Moderate, Area Affected : 30%					
			Location : Cold Box					
			Other Observation, Extent : Severe, Area Affected : 100%					
			Location : Cold Box					
			Explanation : Panel Joint Failure, Leaking Below Floor					
Terrazzo	5%	0-2	\$5,300	LIFE	* *	5	\$2,200	
			Worn/Erode, Extent : Moderate, Area Affected : 20%					
			Location : Morgue					
Traffic Topping	20%	Now	\$26,900	2041	* *	5	\$7,100	
			Broken/Missing Elements, Extent : Moderate, Area Affected : 20%					
			Location : Loading Docks, Basement					
			Cracking/Crumbling, Extent : Moderate, Area Affected : 7%					
			Location : Loading Docks, Basement					
Vinyl Tile	20%			2041	* *	3	\$4,200	
Interior Walls								
Ceramic Tile	5%			2045	* *	5	\$400	
Concrete Masonry Unit	20%			LIFE	* *	5	\$1,400	
Gypsum Board	50%			LIFE	* *	5-10	\$7,500	
SGFT/Glazed Masonry	25%			LIFE	* *	10	\$1,100	

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	40%	0-2	\$7,500	2049	* *	5	\$11,300
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Staining/Discoloring, Extent : Light, Area Affected : 5%

Location : Various Location First And Second Floors

Exposed Struc: Steel	20%			LIFE	* *	10	\$22,600
Gypsum Board	5%			LIFE	* *	5-10	\$9,700
Metal Panel	35%			LIFE	* *	5	\$49,400

Site Enclosure

Fence/Gates

Chain Link	100%			2056	* *		
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2049	* *		
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On-Site Walkways

Cast in Place Concrete	100%			2049	* *		
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Parking/Driveway

Asphalt	100%			2045	* *		
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2046	* *	5	\$200
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.

Transformers

Dry Type	100%			2041	* *	5	\$100
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : 112.5 Kilovolt Amperes, 480 Volts Primary, 277/120 Volts Secondary

Switchgear / Switchboard

Fused Disc Sw	100%			2046	* *	5	\$200
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Raceway

Conduit	100%			2046	* *	1	
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Panelboards

Fused Disc Sw	30%			2044	* *	5	\$300
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Molded Case Bkrs	70%			2044	* *	5	\$700
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Wiring

Thermoplastic	100%			2046	* *	1	
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Motor Controllers

Locally Mounted	90%			2041	* *	5	\$200
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Variable Frequency	10%			2053	* *		
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Drive

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Room 11							
		Explanation : Water Main Pipe Grounded							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2041	**	1	\$11,600	
	Generators								
	Diesel	100%			2039	**	1	\$14,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 638 Kilovolt Amperes							
	Batteries								
	Nickel Cadmium	100%			2029	\$2,500	5	\$8,400	
	Fuel Storage								
	Day Tank	6%			2044	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	94%			2051	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 4,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2036	\$28,700	10	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby							
		Explanation : Compact Fluorescent Lights							
	LED	95%			2041	**			
	Egress Lighting								
	Emergency, Service	50%			2041	**	1		
	Exit, Service	50%			2041	**	1		
	Exterior Lighting								
	LED	30%			2041	**			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2041	**	1	\$14,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							

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

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

Alarm

Fire/Smoke Detection
 Generic, Digital

100%

2041

* *

1-3

\$23,200

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

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

Heating

Energy Source

Plant Campus Steam /
 PRV

100%

2056

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Steam Is Provided From Kings County Hospital*

Conversion Equipment

Heat Exchanger, Shell &
 Tube

40%

2045

* *

Pres. Reducing Valve/LP
 Steam

60%

2045

* *

5

\$1,300

Distribution

Hot Wtr Piping/Pump

40%

2052

* *

4

\$1,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways**Explanation : Used For Hydronic Loop*

Steam Piping/Pump

60%

0-2

\$90,600

2046

* *

*Controller Not Working, Extent : Moderate, Area Affected : 10%**Location : Defective Building Management System*

Terminal Devices

Air Handler

60%

2041

* *

1

\$14,000

Fan Coil Unit/Heat

40%

2036

\$374,100

1

\$4,900

Controls

Digital

100%

2-4

\$541,600

2031

\$1,083,300

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Throughout***Air Conditioning**

Energy Source

Plant Campus Steam /
 PRV

100%

2056

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	90%	2-4	\$110,100	2045	**	1	\$33,100	
		Controller Not Working, Extent : Moderate, Area Affected : 50% Location : Temperature Control Of No.1 Unit Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Air Conditioning Room Explanation : 2 Chillers. Lithium, Bromide And Water Used As Refrigerant							
	Split Unit	10%			2041	**			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2056	**	4	\$2,800	
Terminal Devices									
	Air Handler/Cool/Ht Fan Coil - 2 Pipe	60%			2041	**	1	\$14,000	
		40%			2036	\$460,300	1	\$4,900	
Heat Rejection									
	Water Cooling Tower	100%	Now	\$9,500	2034	\$190,500	2	\$30,400	
		Leak Evident, Extent : Moderate, Area Affected : 10% Location : Roof							
Dehumidifier									
	Generic	100%			2037	**			
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Air Conditioning Room Explanation : 1 Unit							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,300	
Exhaust Fans									
	Interior	50%			2041	**	2	\$600	
	Roof	50%			2036	\$36,600	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	**	1		
Water Heater With Tanks									
	Electric	100%			2034	\$47,300	4		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 1 Unit 80 Gallons							
HW Heat Exchanger									
	Steam Fired	100%			2066	**	4	\$3,700	
		Recent Replace Evident, Extent : N/A, Area Affected : 100% Location : Basement Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 2 Brand New Instantaneous Units.							
Sanitary 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
BROOKLYN OCME
Asset # : 14653

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2030	\$1,200	4	\$1,200	
	Sewage Ejector(s)								
	Electric	100%			2041	* *	4	\$1,500	
	Backflow Preventer								
	Generic	100%			2041	* *	1	\$2,300	
	Fixtures								
	Generic	100%							
	Instantaneous Hot Water								
	Natural Gas	100%			2041	* *			
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2056	* *	1-5	\$19,000	
	Sprinkler								
	Generic	100%			2056	* *	1-2	\$10,600	
		Dry System, Extent : Light, Area Affected : 100%							
		Location : Throughout							

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

Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$796,700	
Interior Architecture	\$290,500	\$575,400
Electrical	\$61,000	\$100,900
Mechanical	\$205,500	\$814,900
Total	\$1,353,700	\$1,491,200
Importance Code A	\$796,700	
Importance Code B	\$557,000	\$1,491,200
Total	\$1,353,700	\$1,491,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$3,600			
Interior Architecture	\$34,700	\$6,700	\$9,300	
Electrical	\$9,400	\$3,200	\$3,300	\$3,900
Mechanical	\$37,500	\$5,400	\$24,500	\$6,000
Site Enclosure	\$11,000			
Site Pavements	\$21,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$125,300	\$22,400	\$44,300	\$17,100
Importance Code A	\$6,100	\$2,600	\$2,600	\$2,600
Importance Code B	\$102,200	\$15,700	\$41,600	\$14,600
Importance Code C	\$16,900	\$4,100		
Total	\$125,300	\$22,400	\$44,300	\$17,100



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
BROWNSVILLE DISTRICT HEALTH CTR.
Asset # : 1985

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	0-2	\$124,000	LIFE	**	5	\$30,100	
	Efflorescence, Extent : Moderate, Area Affected : 10%							
	Location : Roof Level, Front Facade							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%							
	Location : East And West Side Wall							
Masonry: Limestone	10%			LIFE	**	5	\$2,700	
Granite Panels	5%			LIFE	**	5	\$1,300	
Windows								
Aluminum	95%	Now	\$77,700	2042	**	5	\$1,400	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%							
	Location : Various Locations, All Facades							
	Hardware Missing, Extent : Moderate, Area Affected : 25%							
	Location : Various Locations, All Facades							
	Unit Inoperable, Extent : Moderate, Area Affected : 25%							
	Location : Various Locations, All Facades							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Rooms 344 And 346 At Lintels							
Metal Louvers	5%			2037	**	10	\$900	
Parapets								
Masonry: Brick Cavity	95%	Now	\$424,600	LIFE	**	5	\$7,000	
	Efflorescence, Extent : Severe, Area Affected : 50%							
	Location : Perimeter Parapets							
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
	Location : West Side							
Pre-Cast Concrete	5%			LIFE	**	5	\$2,300	
Roof								
Built-Up (BUR)	15%	Now	\$2,700	2039	**			
	Drains Clogged, Extent : Moderate, Area Affected : 5%							
	Location : Lower Roof							
	Ponding, Extent : Moderate, Area Affected : 5%							
	Location : Lower Roof							
Modified Bitumen	85%	Now	\$170,300	2042	**			
	Blisters, Extent : Moderate, Area Affected : 5%							
	Location : Upper Roof							
	Ponding, Extent : Light, Area Affected : 2%							
	Location : Upper Roof							
	Recent Repair Evident, Extent : N/A, Area Affected : 10%							
	Location : Upper Roof							
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Upper Roof							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Upper Roof							
	Explanation : Repair Not Successful, Still Leaking							
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$5,300	

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
BROWNSVILLE DISTRICT HEALTH CTR.
Asset # : 1985

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$15,200	
	Paint Peeling, Extent : Light, Area Affected : 10%							
	Location : Basement							
Mosaic Tile	10%			2047	**	5	\$11,600	
Sheet Vinyl/Rubber	15%	Now	\$227,100	2042	**	5	\$5,200	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
	Location : 1st Floor Offices Area							
	Seams Open/Split, Extent : Moderate, Area Affected : 5%							
	Location : 1st Floor Offices Area							
	Worn/Erode, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor Offices Area							
Terrazzo	15%	0-2	\$13,000	LIFE	**	5	\$5,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Hallway 1st Floor; Basement							
Vinyl Tile	45%			2034	\$575,400	3	\$7,800	
Interior Walls								
Ceramic Tile	10%			2043	**	5	\$8,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,300	
Glass: Single Pane	20%			LIFE	**	5	\$12,300	
Gypsum Board	20%			LIFE	**	5	\$9,800	
Plaster	40%	Now	\$16,000	LIFE	**	5	\$9,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Bulkhead							
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : Bulkhead							
Ceilings								
AcousTileSusp.Lay-In	40%			2039	**	5	\$18,500	
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Third Floor At Leaking Areas							
Exposed Struc: Concrete	15%			LIFE	**	5	\$1,100	
Plaster	30%			LIFE	**	5	\$8,700	
Plaster	15%	Now	\$63,400	LIFE	**	5	\$4,300	
	Water Penetration, Extent : Moderate, Area Affected : 30%							
	Location : Rooms 320, 344, 345 And 346							
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Rooms 320, 344, 345 And 346							
	Explanation : Repair Not Successful, Still Leaking							
Site Enclosure								
Fence/Gates								
Chain Link	95%			2054	**			
Iron Picket	5%			2054	**			
Free Standing Walls								
Masonry: Brick	100%			2054	**			

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	0-2	\$11,000	2069		**			
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>									
<i>Location : Ramp Area At Front Of Building</i>									
<i>Explanation : Staining Rust Marks</i>									

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$11,100	2047		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : At Front Of Property</i>									

On-Site Walkways

Cast in Place Concrete	100%	Now	\$900	2047		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Rear Yard And Front Steps</i>									

Activity Yard

Asphalt	100%	Now	\$9,800	2037		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Rear Yard</i>									

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2054		**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 1,600 Amperes.</i>									

Switchgear / Switchboard

Fused Disc Sw	100%			2054		**	5	\$100	
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Raceway

Conduit	50%			2054		**	1		
Conduit	50%			2034		\$20,600	1		

Panelboards

Fused Disc Sw	10%			2050		**	5	\$100	
Molded Case Bkrs	30%			2033		\$18,000	5	\$300	

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

Molded Case Bkrs	60%			2050		**	5	\$500	
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Wiring

Thermoplastic	100%			2060		**	1		
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Motor Controllers

Locally Mounted	70%			2032		\$83,000	5	\$200	
Variable Frequency	30%			2039		**			
Drive									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	LED	100%			2042	* *			
	Egress Lighting								
	Emergency, Battery	50%			2042	* *	10	\$3,900	
	Exit, LED	50%			2069	* *	1		
	Exterior Lighting								
	LED	20%			2042	* *			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2069	* *	5	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor Front Disk								
	Explanation : Cameras Security System								
Alarm									
	Security System								
	Generic	100%			2029	\$61,000	1	\$12,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Intrusion Alarm Only. Motion Sensors								
	Fire/Smoke Detection								
	Generic, Digital	7%	Now	\$5,900	2042	* *	1-3	\$1,300	
	Malfunctioning, Extent : Moderate, Area Affected : 5%								
	Location : Boiler Room								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Control Panel Reports Trouble Condition For Boiler Room Heat Detector.								
	Generic, Digital	93%			2042	* *	1-3	\$19,200	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment	Furnace	40%			2039	**	1	\$6,400	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Roof Mounted							
		Explanation : 2 Large Units, 1 Small Unit							
Steam Boiler		4%			2039	**	1	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
Steam Boiler		Explanation : 2 Units							
Steam Boiler		56%			2039	**	1	\$18,000	
Distribution									
Steam Piping/Pump		60%			2044	**			
	No Component	40%							
Terminal Devices									
Air Handler		40%			2034	\$244,400	1	\$8,000	
Convector/Radiator		40%			2032	\$106,200	1	\$4,200	
No Component		20%							
Controls									
Electrical		100%			2032	\$180,500			
Air Conditioning									
Energy Source									
Electricity		100%			2042	**	1		
Conversion Equipment									
Interior Pkg Unit - Cooling		26%			2028	\$133,500	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 26%							
		Location : Basement Mechanical Equipment Room							
Ext Pkg Unit - Heating/Cooling		52%			2034	\$283,700	2	\$1,000	
Split Unit		2%			2034	\$15,400			
Window/Wall Unit		20%			2027	\$24,600	1		
Heat Rejection									
Air Cooled Condenser Unit		20%			2034	\$18,800	2	\$4,500	
No Component		80%							
Ventilation									
Distribution									
Ductwork/Diffusers		80%			LIFE	**	2-5	\$14,500	
No Component		20%							
Exhaust Fans									
Interior		50%			2029	\$72,000	2	\$500	
Roof		50%			2034	\$31,500	2	\$500	
Plumbing									
H/C Water Piping									
Brass/Copper		100%			2044	**	1		
Water Heater With Tanks									
Gas Fired		100%			2029	\$17,100	2		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$2,300	LIFE	* *	1		
			Blockage /Clogged, Extent : Severe, Area Affected : 100%						
			Location : Roof						
	Sump Pump(s)								
	Non-Submersible	100%	2-4	\$6,500	2044	* *	4	\$700	
			On Extended Life, Extent : Severe, Area Affected : 100%						
			Location : Basement						
	Sewage Ejector(s)								
	Electric	100%			2034	\$17,000	4	\$1,300	
	Backflow Preventer								
	Generic	100%			2034	\$14,500	1	\$2,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 3rd Floor						
			Explanation : One Unit						
Fire Suppression									
	Chemical System								
	No Component	98%							
	Generic	2%			2029	\$1,200	1-10	\$600	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Kitchen						
			Explanation : No Kitchen Hood						

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

Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$648,600	
Interior Architecture		\$3,657,700
Electrical		\$660,800
Mechanical	\$1,845,500	\$894,100
Site Pavements		\$208,300
Total	\$2,494,100	\$5,420,800
Importance Code A	\$648,600	\$378,700
Importance Code B	\$1,845,500	\$5,042,100
Total	\$2,494,100	\$5,420,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$49,800		\$7,500	
Interior Architecture	\$37,600			\$4,100
Electrical	\$1,000	\$1,200	\$1,500	\$1,000
Mechanical	\$29,700	\$7,500	\$27,600	\$8,400
Site Enclosure	\$5,600			
Site Pavements				
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$138,000	\$23,100	\$50,900	\$27,900
Importance Code A	\$51,500	\$1,800	\$9,300	\$1,800
Importance Code B	\$64,500	\$21,400	\$41,700	\$24,700
Importance Code C	\$22,000			\$1,400
Total	\$138,000	\$23,100	\$50,900	\$27,900



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
BUSHWICK DISTRICT HEALTH CTR.
Asset # : 1986

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	3%			LIFE	**			
Cast in Place Concrete	5%	Now	\$19,200	LIFE	**	5	\$8,000	
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Spandrels								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Spandrels								
Masonry: Brick	82%	Now	\$216,200	LIFE	**	5	\$26,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair Bulkheads								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkheads								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkheads								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 2%								
Location : West Stair Tower								
Explanation : Safety Netting Has Been Installed At Top Of Tower								
Granite Panels	5%			LIFE	**	5	\$1,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,200	
Windows								
Aluminum	95%			2039	**	5	\$15,000	
Glass Block	5%	Now	\$8,600	LIFE	**	5	\$500	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parapets								
Masonry: Brick	88%	Now	\$50,600	LIFE	**	5	\$4,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$11,300	LIFE	**	5	\$600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Coping								
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof	Modified Bitumen	100%	Now	\$109,100	2027	\$272,700			
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Worn/Erode, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Soffits									
	Cast in Place Concrete	65%	Now	\$10,800	LIFE	* *	5	\$4,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Under Balcony At Rear Of Building								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Under Balcony At Rear Of Building								
	Paint Peeling, Extent : Moderate, Area Affected : 100%								
	Location : Under Balcony At Rear Of Building								
	Metal Panel	35%			2041	* *	5-10	\$3,400	
Interior									
Floors									
	Ceramic Tile	10%			2040	* *	5	\$5,300	
	Sheet Vinyl/Rubber	85%			2031	\$2,951,700	5	\$67,700	
	Terrazzo	5%			LIFE	* *	5	\$2,100	
Interior Walls									
	Ceramic Tile	5%			2040	* *	5	\$2,900	
	Concrete Masonry Unit	5%	Now	\$5,400	LIFE	* *	5	\$1,100	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Roof Stair Bulkhead								
	Glass: Single Pane	2%			LIFE	* *	5	\$900	
	Gypsum Board	50%	4+	\$8,000	LIFE	* *	5	\$17,200	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 3rd Floor Corridor								
	Plaster	23%	Now	\$6,400	LIFE	* *	5	\$3,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Roof Stair And Elevator Bulkheads								
	SGFT/Glazed Masonry	15%			LIFE	* *			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	80%			2036	\$706,000	5	\$42,500	
	Exposed Struc: Concrete	10%	Now	\$15,900	LIFE	* *	5	\$800	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Roof Stair And Elevator Bulkheads							
	Gypsum Board	10%	Now	\$1,900	LIFE	* *	5	\$6,600	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 3rd Floor Corridor							
Site Enclosure									
	Fence/Gates								
	Chain Link	40%			2041	* *			
	Iron Picket	30%			2051	* *			
	Masonry: Brick	30%	Now	\$2,200	2041	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Southeast Corner Of Property							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Retaining Walls								
	Masonry: Brick	100%	Now	\$3,400	2041	* *			
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
		Location : Handicap Ramp							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Handicap Ramp							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2036	\$208,300			
	On-Site Walkways								
	Cast in Place Concrete	50%			2036	\$28,500			
	Masonry: Granite	50%			LIFE	* *			
	Parking/Driveway								
	Asphalt	100%			2034				

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	2%			2039	* *	5		
	Molded Case Bkrs	98%			2039	* *	5	\$900	
Wiring									
	Thermoplastic	100%			2041	* *	1		
Motor Controllers									
	Locally Mounted	100%			2036	\$118,500	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
Interior Lighting									
	Fluorescent	95%			2031	\$515,100	10	\$31,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2031	\$27,100	10	\$1,600	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
Egress Lighting									
	Emergency, Battery	50%			2031	\$29,900	10	\$4,300	
	Exit, LED	10%			2046	* *	1		
	Exit, Service	40%			2031	\$6,100	1		
Exterior Lighting									
	HID	20%			2031	\$33,300	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Exterior								
	Explanation : Operated Via Timers								
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2031	\$20,100	1	\$4,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Entry And Exit Doors								
	Explanation : Surveillance Cameras And Intrusion Alarm System								
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2031	\$27,600	1-3	\$6,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors								

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2036	\$378,700	1	\$17,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Gas Fired Hot Water Boilers								
	Distribution								
	Hot Wtr Piping/Pump	100%			2030	\$77,900	4	\$1,800	
	Terminal Devices								
	Air Handler	50%			2027	\$335,300	1	\$11,000	
	Convactor/Radiator	50%			2029	\$145,700	1	\$5,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2027	\$525,800	1	\$16,500	
	R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
	Location : Two Units At Roof								
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$1,200	2031	\$57,600	4	\$1,800	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
	Location : Piping And Pumps At Roof								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$691,500	1	\$22,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,900	
	Exhaust Fans								
	Roof	100%			2027	\$69,200	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$457,700	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$17,100	2		
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Two 75 Gallon Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Submersible	100%		2027	\$1,100	4	\$1,100	
	Sewage Ejector(s)							
	Electric	100%		2027	\$18,700	4	\$2,100	
	Backflow Preventer							
	Generic	100%		2031	\$15,900	1	\$2,200	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%		LIFE		* *		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 2 Units</i>						

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Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

Asset Name : CENTRAL HARLEM DIST HEALTH CTR.
Address : 2238 FIFTH AVENUE @W. 137 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0012.000 / 2788 **Yr Built/Renovated** : 1937 / 2013
Area Sq Ft : 31,180 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 13-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1734 **Lot** : 34 **BIN** : 1053900

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$181,900	\$259,100
Interior Architecture	\$724,700	\$1,146,800
Electrical	\$284,600	\$462,000
Mechanical	\$1,922,300	\$157,500
Total	\$3,113,600	\$2,025,300
Importance Code A	\$181,900	\$259,100
Importance Code B	\$2,931,700	\$1,766,300
Total	\$3,113,600	\$2,025,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$28,100			\$7,100
Interior Architecture	\$49,700	\$10,000		\$3,500
Electrical	\$6,900	\$49,600	\$2,900	\$3,500
Mechanical	\$21,400	\$8,100	\$19,000	\$8,100
Site Pavements	\$500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$113,800	\$74,800	\$29,100	\$29,400
Importance Code A	\$31,200	\$3,200	\$3,100	\$10,200
Importance Code B	\$34,700	\$71,600	\$26,000	\$19,200
Importance Code C	\$47,900			
Total	\$113,800	\$74,800	\$29,100	\$29,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	93%	Now	\$122,600	LIFE	**	5	\$29,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout, Mostly At Lower Level Adjacent To Sidewalk									
	Masonry: Limestone	5%			LIFE	**	5	\$1,200	
	Masonry: Sandstone	2%			LIFE	**	5	\$500	
Windows									
	Aluminum	90%			2055	**	5	\$14,200	
	Metal Louvers	5%	0-2	\$2,200	2036	\$43,800			
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Steel	5%	Now	\$59,300	2058	**	5	\$4,900	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Basement, Second And Third Floors									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Basement, Second And Third Floors									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Basement, Second And Third Floors									
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,500	
	Masonry: Brick	90%			LIFE	**	5	\$4,100	
Roof									
	Modified Bitumen	95%	Now	\$25,900	2033	\$259,100			
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Leaks In To 3rd Floor									
	Skylight, Metal/Glass	5%			2053	**	10	\$4,200	
Soffits									
	Cement - Fiber Panel	100%			2038	**	10		
Interior									
Floors									
	Cast in Place Concrete	8%			LIFE	**	5	\$9,300	
	Ceramic Tile	5%			2036	\$149,600	5	\$2,700	
	Poured Epoxy/Resin	2%			2033	\$59,500			
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : New Covid Laboratory Basement									
	Sheet Vinyl/Rubber	25%			2038	**	5	\$19,900	
	Terrazzo	10%			LIFE	**	5	\$4,100	
	Vinyl Tile	35%			2033	\$513,200	3	\$9,300	
	Vinyl Tile 9" X 9"	10%	2-4	\$212,200	2033	\$424,500	3	\$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Wood	5%			2061	**	5	\$5,000	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%			2042	**	5	\$2,900		
Concrete Masonry Unit	10%			LIFE	**	5	\$2,300		
Gypsum Board	25%			LIFE	**	5	\$8,600		
Gypsum Board	2%			LIFE	**	5	\$700		
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : New Covid Laboratory Basement									
Masonry: Brick	5%			LIFE	**				
Metal Panel	5%			LIFE	**				
Plaster	33%	0-2	\$46,000	LIFE	**	5	\$5,700		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement									
SGFT/Glazed Masonry	10%			LIFE	**				
Wood	5%			LIFE	**	5	\$11,400		
Ceilings									
AcousTileConcealSpLn	60%	0-2	\$512,400	2053	**	5	\$19,900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Second And Third Floors									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Second And Third Floors									
Worn/Erode, Extent : Moderate, Area Affected : 25%									
Location : Second And Third Floors									
AcousTileSusp.Lay-In	10%			2046	**	5	\$5,300		
AcousTileSusp.Lay-In	2%			2050	**	5	\$1,100		
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : New Covid Laboratory Basement									
Exposed Struc: Concrete	8%			LIFE	**	5	\$700		
Gypsum Board	10%			LIFE	**	5	\$6,600		
Metal Panel	5%			LIFE	**	5	\$3,300		
Plaster	5%			LIFE	**	5	\$1,700		
Site Enclosure									
Fence/Gates									
Chain Link	100%			2053	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2046	**				
On-Site Walkways									
Cast in Place Concrete	95%			2046	**				
Masonry: Granite	5%	Now	\$500	LIFE	**				
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 100%									
Location : Front Steps									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2043	**	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1,200 Ampere Main Service Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2043	**	5	\$800	
Raceway									
	Conduit	70%			2033	\$28,900	1		
	Conduit	30%			2043	**	1		
Panelboards									
	Molded Case Bkrs	90%			2032	\$53,900	5	\$700	
	Molded Case Bkrs	10%			2041	**	5	\$100	
Wiring									
	Braided Cloth	30%			2032	\$17,500	1		
	Thermoplastic	70%			2043	**	1		
Motor Controllers									
	Locally Mounted	20%			2038	**	5		
	Locally Mounted	79%			2031	\$93,600	5	\$200	
	Variable Frequency Drive	1%			2038	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$500	
Stand-by Power									
Generators									
	Not Accessible	100%							
Batteries									
	Lead/Acid	100%			2027	\$2,500	5	\$1,200	
Lighting									
Interior Lighting									
	Fluorescent	60%			2028	\$284,600	10	\$17,200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : 2nd And 3rd Floors									
	Fluorescent	35%			2033	\$166,000	10	\$10,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	2%			2033	\$9,500	10	\$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : 1st Floor Lobby And Corridors									
	Incandescent	2%			2028	\$10,500	2		
	LED	1%			2041	**			
Recent Installation, Extent : N/A, Area Affected : 1%									
Location : Basement									

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

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

Lighting

Egress Lighting

Emergency, Battery	50%		2033	\$26,200	10	\$3,800		
Exit, LED	10%		2048	* *	1			
Exit, Battery	40%		2028	\$17,700	10	\$800		

Exterior Lighting

Fluorescent	15%		2033	\$18,700	10	\$400		
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								

HID	15%		2033	\$21,800	10			
No Component	70%							

Alarm

Security System

Generic	50%		2033	\$29,300	1	\$5,800		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								

Generic	50%		2033	\$29,300	1	\$5,800		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System</i>								

Fire/Smoke Detection

Generic, Digital	100%		2033	\$80,400	1-3	\$19,800		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Horns/strobes, Smoke Detection</i>								

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%		2053	* *	1			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : There Is No Vent For Gas Meter Room</i>								

Conversion Equipment

Steam Boiler	100%		2046	* *	1	\$30,900		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								

Distribution

Steam Piping/Pump	100%		2053	* *				
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	20%			2038	* *	1	\$3,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Updated Floor							
	Air Handler	30%			2028	\$176,000	1	\$5,800	
	Convactor/Radiator	50%			2038	* *	1	\$5,000	
Controls									
	Digital	100%			2028	\$895,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	85%			2028	\$391,000	1	\$12,300	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Split Unit	15%			2038	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Serves The Covid Lab In The Basement							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	\$1,500	
Terminal Devices									
	Air Handler/Cool/Ht	40%			2038	* *	1	\$7,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Room 202							
		Explanation : There Is No Air Conditioning For Computer Server Room							
	Air Handler/Cool/Ht	60%			2028	\$363,000	1	\$11,600	
Heat Rejection									
	Water Cooling Tower	100%	Now	\$7,900	2031	\$157,500	2	\$25,100	
		Leak Evident, Extent : Light, Area Affected : 20%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,400	
Exhaust Fans									
	Interior	70%			2028	\$96,800	2	\$700	
	Roof	30%			2033	\$18,200	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Water Source							
		Explanation : Staff Noted Odd Smell To Water, Reason Unknown.							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$17,100	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Explanation : One 85-gallon Unit. Quantity 1					
	HW Heat Exchanger								
	Steam Fired	100%			2053	* *	4	\$3,100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$5,500	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 10%					
				Location : Water Backup From Sewage In Boiler Room					
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$1,900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement To 3rd Floor					
				Explanation : One Unit					
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2043	* *	1-2	\$400	

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

Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$165,700	
Interior Architecture		\$125,100
Electrical		\$11,700
Mechanical	\$52,400	\$160,400
Total	\$218,100	\$297,100
Importance Code A	\$165,700	
Importance Code B	\$52,400	\$297,100
Total	\$218,100	\$297,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$7,800		\$30,200	\$4,100
Interior Architecture	\$58,900		\$1,800	\$1,800
Electrical	\$4,700	\$4,400	\$7,400	\$4,800
Mechanical	\$71,000	\$3,800	\$13,700	\$4,400
Site Pavements	\$29,800			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$186,600	\$22,600	\$67,500	\$29,500
Importance Code A	\$10,100	\$2,400	\$32,600	\$6,500
Importance Code B	\$151,300	\$20,300	\$34,900	\$23,000
Importance Code C	\$25,200			
Total	\$186,600	\$22,600	\$67,500	\$29,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
CHELSEA DISTRICT HEALTH CENTER
Asset # : 1575

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	4+	\$165,700	LIFE	**	5	\$40,300	
	Spalling, Extent : Moderate, Area Affected : 5%							
	Location : Front Facade At Parapet Wall							
Masonry: Granite	8%			LIFE	**	5	\$2,700	
Pre-Cast Concrete	2%			LIFE	**	5	\$2,900	
Windows								
Aluminum	80%			2050	**	5	\$8,300	
Steel	20%	4+	\$7,800	2050	**	5	\$12,900	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 40%							
	Location : Penthouse Windows							
Parapets								
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
Masonry: Brick	40%			LIFE	**	5	\$1,800	
Metal Panel	50%			2054	**	5	\$8,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Material Is Plastic Panel Screen							
Metal Panel	5%			2044	**	5	\$900	
Roof								
Modified Bitumen	98%			2039	**	10	\$25,400	
Skylight, Metal/Glass	2%			2054	**	10	\$1,700	
Interior								
Floors								
Carpet	10%			2035	\$63,200	3	\$5,400	
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : 1st Floor Carpeted Area							
	Explanation : Report Of Mold Under Carpet							
Cast in Place Concrete	5%			LIFE	**	5	\$3,900	
Ceramic Tile	40%			2047	**	5	\$14,300	
Traffic Topping	5%			2042	**	5	\$2,200	
Vinyl Tile	40%	Now	\$39,500	2039	**	3	\$5,400	
	Adhesion Failure, Extent : Severe, Area Affected : 10%							
	Location : Patient Rooms							
	Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
	Location : 2nd Floor Patient Rooms							
Interior Walls								
Gypsum Board	65%			LIFE	**	5	\$14,200	
Mosaic Tile	25%			LIFE	**			
Plaster	5%	Now	\$2,200	LIFE	**	5	\$500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Penthouse							
Wood	5%			LIFE	**	5	\$7,300	

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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	50%			2047	**	5	\$17,900	
	Gypsum Board	10%			LIFE	**	5	\$4,500	
	Wood	40%			LIFE	**	5	\$125,100	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2069	**			
	Retaining Walls								
	Cast in Place Concrete	100%			2069	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$6,900	2047	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : At Hydrant								
	On-Site Walkways								
	Cast in Place Concrete	10%			2047	**			
	Pavers/Stone	90%	Now	\$23,000	2043	**			
	Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2054	**	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 1,200 Ampere Main Disconnect Switch								
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2054	**	5	\$100	
	Molded Case Bkrs	50%			2044	**	5	\$300	
	Raceway								
	Conduit	90%			2054	**	1		
	Conduit	10%			2044	**	1		
	Panelboards								
	Fused Disc Sw	10%			2033	\$4,000	5	\$100	
	Molded Case Bkrs	20%			2050	**	5	\$100	
	Molded Case Bkrs	40%			2033	\$16,000	5	\$300	
	Molded Case Bkrs	30%			2056	**	5	\$200	
	Wiring								
	Thermoplastic	20%			2034	\$11,700	1		
	Thermoplastic	10%			2054	**	1		
	Thermoplastic	70%			2060	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	70%			2051	**	5	\$100	
	Variable Frequency Drive	30%			2054	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2051	**	1	\$8,000	
	Generators								
	Diesel	100%			2047	**	1	\$10,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : One 250 Kilovolt Ampere Generator								
Batteries									
	Lead/Acid	100%			2029	\$2,500	5	\$1,000	
Fuel Storage									
	Day Tank	50%			2056	**	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 324 Gallons Capacity								
	Main Tank	50%			2069	**	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Diesel Tank Installed In The Basement								
Lighting									
	Interior Lighting								
	Fluorescent	20%			2042	**	10	\$4,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st, 2nd, 3rd Floor								
	Explanation : T-8 Lamps Installed This Year								
	Fluorescent	20%			2042	**	10	\$4,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement, 1st, 2nd Floor								
	Explanation : Compact Fluorescent Light Fixtures Installed Ths Year								
	LED	60%			2042	**			
Egress Lighting									
	Emergency, Service	50%			2042	**	1		
	Exit, Service	30%			2044	**	1		
	Exit, Service	20%			2042	**	1		
Exterior Lighting									
	LED	20%			2042	**			
	No Component	80%							
Alarm									

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

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

Alarm

Security System
Generic

100% 2042 * * 1 \$9,700
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Cameras Security System And Intrusion Alarm System

Fire/Smoke Detection
Generic, Digital

100% 2042 * * 1-3 \$16,500

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

Heating

Energy Source
Natural Gas

100% 2054 * * 1

Conversion Equipment
Steam Boiler

100% 2047 * * 1 \$23,600
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 2 Natural Gasoline Fired Steam Boilers

Distribution

Central Plant Steam
Piping/Pmp

100% 2054 * * 4 \$1,200
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : New

Terminal Devices
Convactor/Radiator

100% 2047 * * 1 \$7,700

Air Conditioning

Energy Source
Electricity

100% 2056 * * 1

Conversion Equipment
Reciprocating
Compr/Chiller

50% Now \$35,200 2039 * * 1 \$5,000
Malfunctioning, Extent : Moderate, Area Affected : 50%
Location : Roof. Two Of The Chillers Are Not Working Due To Bad Compressor

Ext Pkg Unit -
Heating/Cooling

40% 0-2 \$32,100 2034 \$160,400 2 \$500
Not in Service, Extent : Moderate, Area Affected : 20%
Location : Roof. One External Package Unit Is Not Working Due To Bad Compressor

Split Unit

10% 2039 * *

Distribution

Ductwork/Diffusers

100% LIFE * * 2 \$31,100

Ventilation

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$52,400	LIFE	**	2-5	\$13,300	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%									
Location : Roof									
Exhaust Fans									
	Interior	25%			2039	**	2	\$200	
	Roof	75%			2039	**	2	\$600	
Plumbing									
H/C Water Piping									
	Brass/Copper	30%			2054	**	1		
	Galvanized Steel	70%			2047	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement, Water Main Piping									
Explanation : New									
Water Heater With Tanks									
	Gas Fired	100%			2032	\$17,100	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 98 Gallon Unit									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2039	**	4	\$800	
Backflow Preventer									
	Generic	100%			2042	**	1	\$1,500	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	50%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : 1 Unit									
	Hydraulic	50%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : 1 Unit									

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Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$465,000	\$665,500
Interior Architecture	\$1,081,300	\$7,284,600
Electrical	\$545,200	\$1,872,200
Mechanical	\$4,566,500	\$491,300
Total	\$6,658,000	\$10,313,600
Importance Code A	\$465,000	\$722,300
Importance Code B	\$6,193,000	\$8,179,000
Importance Code C		\$1,412,400
Total	\$6,658,000	\$10,313,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$36,900	\$47,900		
Interior Architecture	\$73,300		\$3,500	\$7,900
Electrical	\$20,200	\$32,500	\$15,400	\$15,400
Mechanical	\$27,800	\$80,000	\$43,100	\$20,200
Site Pavements	\$18,300			
Elevators/Escalators	\$32,600	\$32,600	\$32,600	\$32,600
Total	\$209,100	\$193,000	\$94,700	\$76,200
Importance Code A	\$36,900	\$48,100		
Importance Code B	\$140,000	\$145,000	\$94,700	\$76,200
Importance Code C	\$32,100			
Total	\$209,100	\$193,000	\$94,700	\$76,200



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.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$465,000	LIFE	* *	5	\$56,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%								
Location : West And South Facades								
Metal/Glass Curt Wall	43%			LIFE	* *	5	\$113,800	
Metal Panel	10%			2053	* *	5-10	\$97,100	
Metal Coiling Doors	2%			2046	* *	5	\$8,800	
Window Wall	5%			2053	* *	5	\$26,500	
Windows								
Aluminum	95%	Now	\$28,400	2049	* *	5	\$14,900	
Hardware Missing, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Louvers	5%			2042	* *	10	\$9,800	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	\$4,200	
Metal/Glass Curt Wall	45%			2053	* *	5	\$14,700	
Metal Panel	5%			2053	* *	5	\$1,600	
Roof								
Modified Bitumen	100%	0-2	\$8,500	2033	\$424,700			
Blisters, Extent : Light, Area Affected : 5%								
Location : Roof								
Soffits								
Metal Panel	100%			2043	* *	5-10		
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$30,900	
Ceramic Tile	10%			2036	\$795,400	5	\$14,100	
Quarry Tile	10%			2046	* *	5	\$21,200	
Terrazzo	5%	Now	\$65,900	LIFE	* *	5	\$5,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Lobby								
Vinyl Tile	20%			2038	* *	3	\$10,600	
Vinyl Tile 9" X 9"	45%	4+	\$1,015,400	2033	\$5,076,900	3	\$23,800	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	10%			2036	\$1,360,400	5	\$24,700	
	Concrete Masonry Unit	15%			LIFE	**	5	\$14,800	
	Glass: Single Pane	2%			LIFE	**	5	\$3,700	
	Gypsum Board	35%			LIFE	**	5	\$51,900	
	Marble Panels	3%			LIFE	**			
	Plaster	20%	0-2	\$24,100	LIFE	**	5	\$14,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	50%	Now	\$23,500	2046	**	5	\$35,300	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 2%								
	Location : Throughout								
	Exposed Struc: Concrete	15%			LIFE	**	5	\$3,300	
	Metal Panel	5%			LIFE	**	5	\$8,800	
	Plaster	30%	0-2	\$25,700	LIFE	**	5	\$26,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Site Enclosure									
Fence/Gates									
	Iron Picket	30%			2053	**			
	Masonry: Brick	70%			2043	**			
Retaining Walls									
	Masonry: Fieldstone	100%			2043	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : West Side Of Building At Entrance								
	Explanation : This Is Actually A Granite Planter Wall								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$10,300	2038	**			
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : 30th Street								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Sidewalk Throughout								
	Explanation : Sidewalk Shed Installed								
On-Site Walkways									
	Masonry: Granite	100%	2-4	\$8,000	LIFE	**			
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
	Location : Front Steps At Entry								
Parking/Driveway									
	Cast in Place Concrete	100%			2038	**			

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

Electrical		Current Repair			Future Replacement		Maintenance		
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%			2033	\$45,300	5	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2 Main Service Disconnect Switches Rated At 2,000 Amperes Each									
Transformers									
	Dry Type	100%			2031	\$26,700	5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 500 Kilovolt Amperes									
Switchgear / Switchboard									
	Fused Disc Sw	10%			2043	* *	5		
	Molded Case Bkrs	90%			2033	\$146,300	5	\$2,200	
Raceway									
	Conduit	80%			2033	\$92,800	1		
	Conduit	20%			2043	* *	1		
Panelboards									
	Fused Disc Sw	10%			2041	* *	5	\$200	
	Molded Case Bkrs	40%			2041	* *	5	\$1,000	
	Molded Case Bkrs	50%			2032	\$59,900	5	\$1,200	
Wiring									
	Braided Cloth	60%	2-4	\$104,300	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	40%			2043	* *	1		
Motor Controllers									
	Locally Mounted	5%			2031	\$14,800	5		
	Locally Mounted	25%			2038	* *	5	\$200	
	Motor Control Center	20%			2038	* *	5	\$500	
	Motor Control Center	50%			2031	\$81,900	5	\$1,300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,400	
Stand-by Power									
Transfer Switches									
	Automatic	50%			2031	\$6,900	1	\$14,500	
	Automatic	50%			2038	* *	1	\$14,500	
Generators									
	Diesel	50%			2029	\$54,300	1	\$18,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 205 Kilowatts									
	Diesel	50%			2036	\$54,300	1	\$18,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Generator Rated At 225 Kilowatts									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Batteries								
	Lead/Acid	100%			2027	\$2,500	5	\$3,500	
Fuel Storage									
	Day Tank	25%			2032	\$6,400	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Rated Capacity							
	Day Tank	5%			2041	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 25 Gallons Rated Capacity							
	Main Tank	70%			2036	\$53,800	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2028	\$143,400	10	\$8,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	Fluorescent	78%			2033	\$1,118,500	10	\$67,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	12%			2033	\$172,100	10	\$10,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lights							
Egress Lighting									
	Emergency, Service	45%			2033	\$26,100	1		
	Emergency, Battery	5%			2033	\$7,900	10	\$1,100	
	Exit, LED	50%			2061	* *	1		
Exterior Lighting									
	HID	9%			2033	\$39,600	10		
	Incandescent	1%			2028	\$5,100	2		
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$35,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							

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

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2028

\$243,100

1-3

\$58,100

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

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

Heating

Energy Source

Utility Steam

100%

2043

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Steam From Con Edison*

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2036

\$56,700

5

\$5,600

*Other Observation, Extent : N/A, Area Affected : 50%**Location : 6th Floor East And Basement Mechanical Room**Explanation : 2 Heat Exchangers On Each Floor*

Distribution

Hot Wtr Piping/Pump

30%

2041

* *

4

\$1,400

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Various Locations*

Steam Piping/Pump

70%

2043

* *

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Various Locations*

Terminal Devices

Air Handler

20%

Now

\$354,700

2043

* *

1

\$10,500

*Corroded, Extent : Severe, Area Affected : 80%**Location : 1 Unit, Roof*

Air Handler

5%

Now

\$88,700

2043

* *

1

\$2,600

*Abandoned in Place, Extent : Severe, Area Affected : 100%**Location : 2nd Floor Mechanical Room Number 3**On Extended Life, Extent : Moderate, Area Affected : 20%**Location : 2nd Floor Mechanical Room Number 3*

Air Handler

35%

2028

\$620,800

1

\$20,400

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

Convactor/Radiator

20%

2031

\$154,100

1

\$6,100

Fan Coil Unit/Heat

20%

2028

\$467,400

1

\$6,100

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Controls								
	Electrical	100%			2028	\$524,000			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	60%			2029	\$1,153,000	1	\$61,200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : 2 Units, R-123</i>							
	Window/Wall Unit	20%			2027	\$71,400	1		
	No Component	20%							
Distribution									
	CW & CHW Wtr Pipe/Pump	60%	0-2	\$3,700	2043	* *	4	\$2,800	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Penthouse And Roof</i>							
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2028	\$877,800	1	\$35,000	
	No Component	40%							
Heat Rejection									
	Water Cooling Tower	50%	Now	\$57,100	2031	\$190,400	2	\$37,900	
		<i>Corroded, Extent : Severe, Area Affected : 60%</i>							
		<i>Location : Supporting Beams At Roof</i>							
		<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Roof</i>							
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : 2 Inefficient Units</i>							
	Water Cooling Tower	10%	Now	\$38,100	2038	* *	2	\$7,600	
		<i>Corroded, Extent : Severe, Area Affected : 60%</i>							
		<i>Location : Penthouse</i>							
		<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Penthouse</i>							
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Penthouse</i>							
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,600	
Exhaust Fans									
	Interior	75%			2028	\$313,500	2	\$2,200	
		<i>On Extended Life, Extent : Light, Area Affected : 30%</i>							
		<i>Location : Various Locations</i>							
	Roof	25%			2028	\$45,700	2	\$700	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2043	* *	4	\$14,000	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2033	\$18,900	4	\$2,000	
	Sewage Ejector(s)								
	Electric	100%			2033	\$49,300	4	\$3,800	
	Backflow Preventer								
	Generic	100%			2033	\$42,100	1	\$5,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : One Unit From Cellar To 6th Floor; Two Units From 1st To 6th Floor								
	Explanation : 3 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$47,500	
	Sprinkler								
	No Component	30%							
	Generic	70%			2043	* *	1-2	\$18,500	
	Fire Pump								
	Generic	100%			2036	\$90,000	1	\$17,600	

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Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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 : 04-Jun-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1729 **Lot** : 27 **BIN** : 4042887

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$215,000	
Electrical		\$73,800
Mechanical		\$197,700
Total	\$215,000	\$271,500
Importance Code A	\$215,000	
Importance Code B		\$271,500
Total	\$215,000	\$271,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$122,700		\$2,700	
Interior Architecture	\$100,500	\$2,900	\$3,700	\$2,000
Electrical	\$2,600	\$1,600	\$1,900	\$2,200
Mechanical	\$26,900	\$4,900	\$47,100	\$4,900
Site Enclosure	\$7,800			
Site Pavements	\$9,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$276,800	\$16,600	\$62,600	\$16,300
Importance Code A	\$124,800	\$2,100	\$4,800	\$2,100
Importance Code B	\$103,800	\$14,500	\$57,900	\$13,200
Importance Code C	\$48,200			\$1,000
Total	\$276,800	\$16,600	\$62,600	\$16,300



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Exterior	Exterior Walls							
	Masonry: Brick	73%		LIFE		**	5	\$71,800
		Horizontal Cracks, Extent : Light, Area Affected : 10%						
		Location : North And South Facades						
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%						
		Location : North And South Facades						
		Paint Peeling, Extent : Severe, Area Affected : 60%						
		Location : Exterior Facades						
		Repairs in Progress, Extent : N/A, Area Affected : 100%						
		Location : Exterior Walls						
		Sidewalk Shed in Use, Extent : Light, Area Affected : 50%						
		Location : Perimeter Of Building						
		Vertical Cracks, Extent : Moderate, Area Affected : 15%						
		Location : Throughout						
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Exterior Walls						
		Explanation : Scaffolding Installed						
	Masonry: Granite	5%		LIFE		**	5	\$3,700
		Repairs in Progress, Extent : N/A, Area Affected : 100%						
		Location : Exterior Walls						
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%						
		Location : Front Entry						
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%						
		Location : Front Entry						
	Masonry: Limestone	2%		LIFE		**	5	\$1,500
		Paint Peeling, Extent : Moderate, Area Affected : 30%						
		Location : Front Facade						
		Repairs in Progress, Extent : N/A, Area Affected : 100%						
		Location : Exterior Walls						
	Masonry: Marble	5%	Now	\$23,000	LIFE	**	5	\$1,800
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%						
		Location : Around Window Openings						
		Cracking/Crumbling, Extent : Light, Area Affected : 5%						
		Location : Around Window Openings						
	Metal Panel	10%	0-2	\$16,300	2056	**	5	\$9,200
		Deformed/Dented, Extent : Moderate, Area Affected : 30%						
		Location : Exterior Security Gates						
	Pre-Cast Concrete	5%		LIFE		**	5	\$16,000
		Deteriorated Finish, Extent : Severe, Area Affected : 80%						
		Location : Exterior Facade						
		Repairs in Progress, Extent : N/A, Area Affected : 100%						
		Location : Exterior Walls						
		Caulking Deteriorated, Extent : Moderate, Area Affected : 30%						
		Location : Precast Concrete Base Band At Perimeter Of Building Facade						
		Spalling, Extent : Moderate, Area Affected : 40%						
		Location : Exterior Base Band Of Building Perimeter						

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

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior										
Windows	Aluminum	90%			2052	* *	5	\$10,200		
	Air Infiltration, Extent : Moderate, Area Affected : 40%									
	Location : Basement Windows									
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
	Location : Basement Windows									
	Repairs in Progress, Extent : N/A, Area Affected : 100%									
	Location : Windows Throughout									
	Other Observation, Extent : N/A, Area Affected : 100%									
	Location : Windows Throughout									
	Explanation : Blinds Laminated Within Glazing Units									
	Bronze/Brass	10%	Now	\$134,700	2061	* *	5	\$3,500		
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
	Location : Bulkheads									
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%									
	Location : Bulkheads									
	Thermally Inefficient, Extent : Severe, Area Affected : 100%									
	Location : Bulkheads									
Parapets										
Masonry: Brick	Masonry: Brick	65%			LIFE	* *	5-10	\$21,600		
	Repairs in Progress, Extent : N/A, Area Affected : 100%									
	Location : Parapets									
	Masonry: Marble	Masonry: Marble	25%			LIFE	* *	5-10	\$14,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
		Location : Coping								
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
		Location : Coping								
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
		Location : Coping								
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
		Location : Coping								
		Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Parapets									
	Explanation : Repairs In Progress									
	Metal Panel	5%			2056	* *	5	\$900		
	Metal Rail	5%			2049	* *	5-10	\$4,400		
Roof										
Skylight, Metal/Glass	Skylight, Metal/Glass	5%	Now	\$80,300	2046	* *				
	Corrosion/Rusting, Extent : Light, Area Affected : 10%									
	Location : Stir Bulk Head									
Under Construction	95%									
Interior										

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$8,600		
Ceramic Tile	5%			2045	**	5	\$2,000		
Recent Installation, Extent : N/A, Area Affected : 25%									
Location : Third Floor									
Terrazzo	15%	Now	\$27,600	LIFE	**	5	\$4,600		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Front And East Stairs									
Vinyl Tile	75%			2041	**	3	\$11,100		
Interior Walls									
Ceramic Tile	5%			2045	**	5	\$2,000		
Glass: Single Pane	5%			LIFE	**	5	\$3,000		
Gypsum Board	50%			LIFE	**	5-10	\$33,900		
Metal Panel	5%			LIFE	**	10	\$900		
Plaster	20%	Now	\$3,900	LIFE	**	5	\$2,400		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Electric Room									
SGFT/Glazed Masonry	15%			LIFE	**	10	\$3,000		
Ceilings									
AcousTileSusp.Lay-In	20%	4+	\$2,600	2041	**	5	\$3,900		
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : First Floor And Partial Basement Level									
AcousTileSusp.Lay-In	15%			2053	**	5	\$5,900		
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$2,500		
Exposed Struc: Steel	5%			LIFE	**	10	\$3,900		
Gypsum Board	25%			LIFE	**	5-10	\$33,800		
Plaster	30%	Now	\$7,200	LIFE	**	5	\$7,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Electric Room									
Site Enclosure									
Fence/Gates									
Iron Picket	100%	0-2	\$7,800	2056	**				
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Perimeter Fencing									
Retaining Walls									
Cast in Place Concrete	100%			2056	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	75%			2049	**				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Public Side Walk Throughout									
Explanation : Sidewalk Shed Installed									
Pavers/Stone	25%			2045	**				

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	80%			2041	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Walkways Throughout</i>								
<i>Explanation : Sidewalk Shed Installed</i>								
Panel/Paver: Concrete	20%	Now	\$9,200	2046	**			
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Entry Steps</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2046	**	5	\$100	
<i>Other Observation, Extent : N/A, 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	40%			2046	**	5	\$100	
Molded Case Bkrs	60%			2046	**	5	\$500	

Raceway

Conduit	20%			2036	\$8,200	1		
Conduit	80%			2046	**	1		

Panelboards

Fused Disc Sw	2%			2044	**	5		
Fused Disc Sw	3%			2035	\$1,200	5		
Molded Case Bkrs	10%			2035	\$4,000	5	\$100	
Molded Case Bkrs	85%			2044	**	5	\$600	

Wiring

Braided Cloth	20%			2035	\$11,700	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	70%			2046	**	1		
Thermoplastic	10%			2036	\$5,800	1		

Motor Controllers

Locally Mounted	10%			2041	**	5		
Motor Control Center	85%			2041	**	5	\$700	
Variable Frequency Drive	5%			2041	**			

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$800	
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Lighting

Interior Lighting

LED	100%			2044	**			
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
CORONA DISTRICT HEALTH CENTER
Asset # : 133

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

Lighting

Egress Lighting

Emergency, Battery	50%		2036	\$22,000	10	\$3,200		
Exit, LED	10%		2064	* *	1			
Exit, Service	40%		2036	\$4,500	1			

Exterior Lighting

Under Construction	100%							
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Alarm

Security System

Under Construction	100%							
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Fire/Smoke Detection

Generic, Digital	100%		2036	\$73,800	1-3	\$18,200		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas	100%		2046	* *	1			
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Conversion Equipment

Furnace	25%		2036	\$20,400	1	\$3,300		
Hot Water Boiler	15%		2041	* *	1	\$2,000		

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

Location : Third Floor Mechanical Room

Explanation : One Unit

Steam Boiler	60%		2049	* *	1	\$15,600		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Two Steam Boilers

Distribution

Ductwork/Diffusers	40%		LIFE	* *	2-5	\$9,300		
Central Plant Steam	60%		2046	* *	4	\$800		
Piping/Pmp								

Terminal Devices

Air Handler	40%		2036	\$197,700	1	\$6,500		
Convactor/Radiator	60%	Now	2041	* *	1	\$4,600		

Leak Evident, Extent : Moderate, Area Affected : 5%

Location : First Floor

Air Conditioning

Energy Source

Electricity	100%		2052	* *	1			
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
CORONA DISTRICT HEALTH CENTER
Asset # : 133

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Heat Pump Air Sourced	50%			2037	**	2	\$800	
	Ext Pkg Unit - Heating/Cooling	40%			2041	**	2	\$600	
	Window/Wall Unit	10%			2031	\$10,000	1		
Distribution									
	CW & CHW Wtr	50%			2056	**	4	\$1,000	
	Pipe/Pump								
	Ductwork/Diffusers	30%			LIFE	**	2	\$12,800	
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2041	**	1	\$9,800	
	No Component	40%							
Heat Rejection									
	Air Cooled Condenser Unit	40%			2041	**	2	\$7,300	
	No Component	60%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,200	
Exhaust Fans									
	Interior	40%			2036	\$46,600	2	\$300	
	Roof	60%			2036	\$30,600	2	\$500	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2041	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2029	\$34,200	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 85 Gallon Tank								
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2029	\$900	4	\$900	
Sewage Ejector(s)									
	Electric	100%			2041	**	4	\$1,100	
Backflow Preventer									
	Generic	100%			2044	**	1	\$1,600	
Fixtures									
	Generic	100%							
Vertical Transport									

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

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

Vertical Transport

Elevators

Geared Traction

100%

LIFE

* *

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

Location : Basement To 3rd Floor

Explanation : One Unit

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Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$348,200	
Interior Architecture	\$161,900	
Mechanical		\$413,200
Total	\$510,100	\$413,200
Importance Code A	\$348,200	
Importance Code B		\$413,200
Importance Code C	\$161,900	
Total	\$510,100	\$413,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$26,900		\$44,800	\$1,200
Interior Architecture	\$23,200	\$1,500		\$2,500
Electrical	\$3,200	\$5,600	\$5,800	\$3,400
Mechanical	\$6,500	\$2,400	\$3,200	\$2,500
Site Enclosure	\$1,400			
Site Pavements	\$24,100	\$200	\$200	\$3,600
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$92,500	\$16,800	\$61,200	\$20,400
Importance Code A	\$27,800	\$900	\$45,700	\$2,100
Importance Code B	\$46,600	\$14,900	\$15,300	\$14,700
Importance Code C	\$18,100	\$1,000	\$200	\$3,600
Total	\$92,500	\$16,800	\$61,200	\$20,400



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$22,500	LIFE	**	5	\$5,500	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
Location : Left Side And Rear Elevations								
Masonry: Brick Cavity	5%			LIFE	**	5	\$1,400	
Masonry: Limestone	25%	Now	\$53,800	LIFE	**	5	\$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Window Surrounds								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Front Facade								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Front Facade								
Metal/Glass Curt Wall	40%			LIFE	**	5	\$20,500	
Granite Panels	5%			LIFE	**	5	\$1,000	
Window Wall	5%			2054	**	5	\$5,100	
Windows								
Aluminum	58%			2050	**	5	\$2,400	
Aluminum	2%	Now	\$2,400	2050	**	5		
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Room No. 3								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 100%								
Location : Room No. 3								
Special Gauge/Ballistic	40%	Now	\$120,400	LIFE	**	1		
Other Observation, Extent : Light, Area Affected : 30%								
Location : Street Facade								
Explanation : Bullet Proof Glass, 3 Locations Inoperable								
Parapets								
Metal Panel	5%			2054	**	5	\$900	
Metal Rail	85%			2039	**	5-10	\$68,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout, Bottom Rail								
Metal: Cage/Fence	10%			2047	**	5-10	\$3,500	
Roof								
Fiberglass Panel	5%			2037	**	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Yard								
Explanation : Polycarbonate Paneling Covering Egress Stair								
Modified Bitumen	95%	Now	\$174,000	2044	**			
Alligatoring, Extent : Severe, Area Affected : 100%								
Location : Main Roof								
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Soffits								
Stucco Cement	100%			2047	**	5		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
		Paint Peeling, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Ceramic Tile	5%			2043	**	5	\$1,200	
	Terrazzo	10%	Now	\$4,600	LIFE	**	5	\$1,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Door Threshold To Rear Yard. Stair A							
	Vinyl Tile	78%			2039	**	3	\$9,600	
	Vinyl Tile	2%	Now	\$8,100	2042	**	3	\$200	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Hallways, First And Second Floors							
Interior Walls									
	Cast in Place Concrete	15%	0-2	\$161,900	LIFE	**			
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
	Ceramic Tile	5%			2043	**	5	\$1,800	
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,400	
	Glass: Single Pane	2%			LIFE	**	5	\$500	
	Gypsum Board	60%			LIFE	**	5	\$12,800	
	SGFT/Glazed Masonry	8%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	65%	Now	\$5,300	2047	**	5	\$8,000	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Room No. 220, Bathroom Second Floor. Waiting Area							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Room No. 220, Bathroom Second Floor. Waiting Area							
	Exposed Struc: Concrete	10%			LIFE	**	5	\$400	
	Gypsum Board	15%	Now	\$1,300	LIFE	**	5	\$4,600	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Entry Vestibule							
	Plaster	10%	Now	\$1,500	LIFE	**	5	\$1,500	
		Patching Evident, Extent : Light, Area Affected : 10%							
		Location : Main Entry							
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%							
		Location : Main Entry							
Site Enclosure									
Fence/Gates									
	Chain Link	5%			2034			\$2,600	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : East Side Of Parking Area							
	Iron Picket	95%			2069	**			

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%	Now	\$1,400	2054	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : East Wall Of Parking Area. Front Ramp								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Front Ramp								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$6,000	2039	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Prospect Place Side								
	On-Site Walkways								
	Cast in Place Concrete	50%	Now	\$600	2039	* *			
	Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
	Location : Adjacent To Stair Areaway At Rear Of Building								
	Masonry: Granite	15%	0-2	\$3,900	LIFE	* *			
	Caulking Deteriorated, Extent : Light, Area Affected : 5%								
	Location : Front Entry Steps								
	Metal	35%			2054	* *	1-3	\$15,500	
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Egress Stair In Rear Yard								
	Explanation : Corrosion/ Rusting								
	Parking/Driveway								
	Asphalt	100%	Now	\$9,900	2037	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Parking Area								

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

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

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

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

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$11,100

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

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)		

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Furnace

70%

2034

\$37,900

1

\$6,000

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

Hot Water Boiler

30%

2039

* *

1

\$2,600

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

Distribution

Hot Wtr Piping/Pump

30%

2042

* *

4

\$300

No Component

70%

Terminal Devices

Convactor/Radiator

20%

2047

* *

1

\$1,100

Fan Coil Unit/Heat

10%

2039

* *

1

\$600

No Component

70%

Controls

Electrical

100%

2032

\$96,700

Air Conditioning

Energy Source

Electricity

100%

2050

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

80%

0-2

\$4,700

2034

\$233,900

2

\$700

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

Split Unit

20%

2034

\$82,600

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Fan Coil - 2 Pipe	20%			2039	**	1	\$1,100	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2034	\$10,100	2	\$2,400	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,700	
Exhaust Fans									
	Interior	10%			2039	**	2	\$100	
	Roof	90%			2039	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$34,200	2		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Boiler Room Explanation : One 175 Gallons Unit								
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2039	**	4	\$600	
Backflow Preventer									
	Generic	100%			2039	**	1	\$1,100	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement To Second Floor Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2054	**	1-2	\$4,900	

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

Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$67,600	\$600,000
Interior Architecture		\$1,839,600
Electrical	\$103,700	\$620,000
Mechanical	\$433,000	\$727,800
Site Pavements		\$361,300
Total	\$604,300	\$4,148,600
Importance Code A	\$67,600	\$830,100
Importance Code B	\$536,700	\$3,112,900
Importance Code C		\$205,600
Total	\$604,300	\$4,148,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$8,700			
Interior Architecture	\$37,400	\$3,500	\$3,100	
Electrical	\$85,100	\$1,600	\$1,700	\$41,300
Mechanical	\$44,800	\$3,600	\$4,200	\$3,600
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$183,200	\$15,900	\$16,300	\$52,100
Importance Code A	\$13,100	\$2,600	\$2,600	\$2,600
Importance Code B	\$150,200	\$13,300	\$12,500	\$49,500
Importance Code C	\$19,900		\$1,200	
Total	\$183,200	\$15,900	\$16,300	\$52,100



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
EAST HARLEM DISTRICT HEALTH CTR.
Asset # : 1998

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	75%	Now	\$67,600	LIFE	* *	5	\$41,000	
		Efflorescence, Extent : Moderate, Area Affected : 5%							
		Location : Bulkheads							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : East Elevation And Stair Bulkhead Y							
	Masonry: Granite	5%			LIFE	* *	5	\$2,100	
	Masonry: Limestone	5%			LIFE	* *	5	\$2,100	
	Stucco Cement	15%			2036	\$464,600	5	\$20,500	
	Windows								
	Aluminum	100%			2047	* *	5	\$3,800	
	Parapets								
	Masonry: Brick	90%			LIFE	* *	5	\$1,300	
	Masonry: Limestone	5%			LIFE	* *	5	\$100	
	Metal Rail	5%			2036	\$4,700	5-10	\$1,300	
	Roof								
	Modified Bitumen	95%	Now	\$6,800	2036	\$135,400			
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Story Roof On West Side							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 2nd Story Roof On West Side							
	Skylight, Metal/Glass	5%			2051	* *	10	\$2,200	
Interior									
	Floors								
	Cast in Place Concrete	10%			LIFE	* *	5	\$8,600	
	Ceramic Tile	10%			2034	\$222,800	5	\$4,000	
	Terrazzo	10%			LIFE	* *	5	\$3,100	
	Vinyl Tile	35%			2031	\$382,100	3	\$5,200	
	Vinyl Tile 9" X 9"	35%			2031	\$1,106,100	3	\$5,200	
	Interior Walls								
	Ceramic Tile	10%			2034	\$128,600	5	\$2,300	
	Glass: Single Pane	3%			LIFE	* *	5	\$500	
	Marble Panels	2%			LIFE	* *			
	Plaster	70%	Now	\$19,900	LIFE	* *	5	\$4,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : 2nd Floor Suite 209 At Exterior Walls And Boiler Room							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : 2nd Floor Suite 209 At Exterior Walls And Boiler Room							
	SGFT/Glazed Masonry	15%			LIFE	* *			

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	2%			2036	\$13,100	5		\$800	
Exposed Struc: Concrete	15%			LIFE	**	5		\$900	
Gypsum Board	10%			LIFE	**	5		\$4,900	
Plaster	73%	Now		LIFE	**	5		\$18,000	

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

Location : Stairwell Y

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

Location : Stairwell Y

Site Enclosure

Fence/Gates

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

Retaining Walls

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

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

Location : Areaways On North Elevation

Explanation : This Is Actually Granite

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2036	\$284,200				
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On-Site Walkways

Cast in Place Concrete	80%			2036	\$77,100				
Masonry: Granite	20%			LIFE	**				

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

Under 600 Volts

Service Equipment

Fused Disc Sw	80%			2031	\$18,100	5		\$200	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement / Boiler Room

Explanation : Main Service Disconnect Switch Rated At 800 Amperes.

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

Location : Basement

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

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$130,000	5		\$1,300	
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Raceway

Conduit	80%			2031	\$48,100	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2030	\$6,000	5	\$100	
	Fused Toggle Switch	30%	0-2	\$18,000	2056	* *	5	\$200	
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Molded Case Bkrs	5%			2047	* *	5	\$100	
	Molded Case Bkrs	55%			2030	\$32,900	5	\$700	
Wiring									
	Braided Cloth	30%	2-4	\$26,300	2056	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	10%			2041	* *	1		
	Thermoplastic	55%			2031	\$48,200	1		
	Thermoplastic	5%			2057	* *	1		
Motor Controllers									
	Locally Mounted	70%			2029	\$103,700	5	\$200	
	Locally Mounted	30%	2-4	\$26,700	2051	* *	5		
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Mechanical Room									
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,400	LIFE	* *	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	98%			2036	\$393,700	10	\$23,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	2%			2039	* *			
Egress Lighting									
	Emergency, Battery	40%			2031	\$17,700	10	\$2,500	
	Emergency, Battery	10%			2036	\$4,400	10	\$600	
	Exit, Service	30%			2031	\$3,400	1		
	Exit, Service	20%			2036	\$2,300	1		
Exterior Lighting									
	HID	20%			2036	\$44,300	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2031	\$26,700	1	\$5,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lobby, Outside, Entry And Exit Doors									
Explanation : CCTV Surveillance Cameras And Intrusion Alarm System									

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2036

\$49,000

1-3

\$12,100

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

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Conversion Equipment

Steam Boiler

100%

2036

\$230,100

1

\$26,200

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

Distribution

Steam Piping/Pump

75%

2031

\$158,600

Steam Piping/Pump

25%

2051

* *

Terminal Devices

Convactor/Radiator

100%

2029

\$215,900

1

\$8,500

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

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Window/Wall Unit

100%

2029

\$100,000

1

Ventilation

Distribution

Ductwork/Diffusers

20%

LIFE

* *

2-5

\$2,900

No Component

80%

Exhaust Fans

Interior

100%

2027

\$117,100

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

\$339,100

1

Water Heater With Tanks

Gas Fired

100%

2027

\$17,100

2

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	75%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	25%	Now	\$14,000	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 25%							
		Location : Areaways And Basement Level Drains. Severe Clogging Due To Heavy Internal Pipe Corrosion							
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$9,500	4	\$1,500	
	Backflow Preventer								
	Generic	100%			2031	\$11,800	1	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Unit. Not In Service							

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

Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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 : 06-Mar-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,Ph
Block : 2079 **Lot** : 21 **BIN** : 3058406

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$335,900	\$328,000
Electrical		\$39,200
Mechanical		\$804,500
Total	\$335,900	\$1,171,700
Importance Code A	\$335,900	\$328,000
Importance Code B		\$843,700
Total	\$335,900	\$1,171,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$74,300		\$10,100	
Interior Architecture	\$177,100		\$4,300	\$7,900
Electrical	\$13,000	\$3,900	\$4,400	\$4,700
Mechanical	\$18,700	\$8,000	\$10,500	\$7,500
Site Enclosure	\$10,500			
Site Pavements	\$20,500			
Elevators/Escalators	\$22,300	\$22,300	\$22,300	\$22,300
Total	\$336,300	\$34,200	\$51,600	\$42,400
Importance Code A	\$77,500	\$3,300	\$13,400	\$3,300
Importance Code B	\$165,500	\$30,900	\$38,300	\$34,700
Importance Code C	\$93,300			\$4,400
Total	\$336,300	\$34,200	\$51,600	\$42,400



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
FORT GREENE DISTRICT HEALTH CTR.
Asset # : 1981

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$105,800	LIFE	**	5	\$64,200	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 5th Floor Regional Office								
	Masonry: Limestone	5%			LIFE	**	5	\$6,000	
	Metal Panel	9%			2056	**	5-10	\$49,700	
	Metal Coiling Doors	1%			2049	**	5	\$2,500	
	Granite Panels	5%	Now	\$49,400	LIFE	**	5	\$3,000	
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Entry Ramp								
Windows									
	Aluminum	90%	Now	\$80,500	2052	**	5	\$8,400	
	Condensation Present, Extent : Light, Area Affected : 5%								
	Location : 4th Floor Waiting Room								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Metal Louvers	5%			2039	**	10	\$5,900	
	Steel	5%	Now	\$70,500	2061	**	5	\$5,900	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Penthouse								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
	Location : Penthouse								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Penthouse								
Parapets									
	Masonry: Brick	60%			LIFE	**	5-10	\$22,100	
	Masonry: Limestone	5%			LIFE	**	5-10	\$3,300	
	Metal Panel	30%			2056	**	5	\$6,300	
	Metal Rail	5%			2049	**	5-10	\$4,900	
Roof									
	Modified Bitumen	100%	Now	\$79,100	2036	\$263,800			
	Alligatoring, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Blisters, Extent : Light, Area Affected : 5%								
	Location : Roof								
	Patching Evident, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Ponding, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 5th Floor								
Soffits									
	Cast in Place Concrete	40%			LIFE	**	5		
	Cement - Fiber Panel	60%			2041	**	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.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
FORT GREENE DISTRICT HEALTH CTR.
Asset # : 1981

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$22,800	
	Ceramic Tile	13%			2045	**	5	\$6,800	
	Terrazzo	10%			LIFE	**	5	\$8,200	
	Vinyl Tile	66%			2041	**	3	\$12,900	
	Vinyl Tile 9" X 9"	1%	Now	\$41,700	2046	**	3	\$200	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Electric Room								
Interior Walls									
	Ceramic Tile	10%			2045	**	5	\$8,800	
	Concrete Masonry Unit	10%			LIFE	**	5	\$7,100	
	Gypsum Board	40%			LIFE	**	5-10	\$59,900	
	Marble Panels	3%			LIFE	**	10	\$1,100	
	Plaster	20%	Now	\$8,600	LIFE	**	5	\$5,300	
	Water Penetration, Extent : Moderate, Area Affected : 6%								
	Location : Fifth Floor Office								
	SGFT/Glazed Masonry	15%	Now	\$23,800	LIFE	**			
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Basement And Stair Bulkhead								
	Wood	2%			LIFE	**	5	\$14,100	
Ceilings									
	AcousTileSusp.Lay-In	60%	Now	\$10,400	2049	**	5	\$15,700	
	Staining/Discoloring, Extent : Light, Area Affected : 2%								
	Location : First Floor								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 5th Floor								
	Exposed Struc: Concrete	10%			LIFE	**	5-10	\$6,500	
	Exposed Struc: Steel	5%			LIFE	**	10	\$5,200	
	Gypsum Board	10%	Now	\$4,600	LIFE	**	5	\$6,500	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 5th Floor Bathroom								
	Metal Panel	5%			LIFE	**	5	\$6,500	
	Plaster	10%	Now	\$7,900	LIFE	**	5	\$3,300	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Stair Bulkhead And Basement Information Technology Room								
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$10,500	2056	**			
	Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
	Location : Rear Gate								
Free Standing Walls									
	Masonry: Brick	100%			2056	**			
Retaining Walls									
	Cast in Place Concrete	100%			2056	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$20,500	2049	* *
Spalling, Extent : Moderate, Area Affected : 10%					
Location : Willoughby Street					

On-Site Walkways

Cast in Place Concrete	50%			2049	* *	
Masonry: Granite	50%			LIFE	* *	

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%	2046	* *	5	\$200
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
<i>Location : Electrical Room</i>					
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>					

Switchgear / Switchboard

Fused Disc Sw	100%			2046	* *		5	\$200
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Raceway

Conduit	100%			2046	* *		1	
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Panelboards

Fused Disc Sw	10%			2044	* *		5	\$100
Molded Case Bkrs	90%			2044	* *		5	\$1,000

Wiring

Thermoplastic	100%			2046	* *		1	
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Motor Controllers

Locally Mounted	40%			2041	* *		5	\$100
Variable Frequency Drive	60%			2053	* *			

Ground

Grounding Devices

Generic	100%	LIFE	**	5	\$1,200
Other Observation, Extent : Moderate, Area Affected : 100%					
Location : Basement Room B-15					
Explanation : Water Main Pipe Grounded					

Lighting

Interior Lighting

LED	100%			2044	* *			
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Egress Lighting

Emergency, Battery	50%			2041	* *		10	\$4,200
Exit, Battery	50%			2041	* *		10	\$1,200

Exterior Lighting

LED	20%			2031	\$44,800			
No Component	80%							

Alarm

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

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

Alarm

Security System

Generic

50%

2044

* *

1

\$7,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Interior And Exterior**Explanation : CCTV System*

Generic

50%

2031

\$39,200

1

\$7,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

Fire/Smoke Detection

Generic, Digital

100%

Now

\$10,800

2041

* *

1-3

\$23,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : First Floor**Explanation : Trouble Signal Visible On Fire Alarm Control Panel*

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%

2056

* *

1

Conversion Equipment

Hot Water Boiler

10%

2041

* *

1

\$1,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Sub-basement Boiler Room, Penthouse**Explanation : 3 Units, Summer Boiler*

Steam Boiler

90%

2049

* *

1

\$31,100

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

Distribution

Hot Wtr Piping/Pump

10%

2052

* *

4

\$300

Steam Piping/Pump

90%

2046

* *

Terminal Devices

Air Handler

25%

2036

\$164,000

1

\$5,400

Convactor/Radiator

75%

2041

* *

1

\$8,500

Controls

Electrical

100%

2034

\$232,400

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	40%			2032	\$284,300	1	\$15,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : One Chiller On Roof									
	Int Pkg Unit - Heating/Cooling	20%			2037	**	2	\$400	
	Ext Pkg Unit - Heating/Cooling	15%			2044	**	2	\$300	
	Split Unit	5%			2041	**			
	Window/Wall Unit	20%			2031	\$26,400	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	40%			2056	**	4	\$1,000	
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2041	**	1	\$8,600	
	No Component	60%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,800	
Exhaust Fans									
	Interior	80%			2036	\$123,700	2	\$900	
	Roof	20%			2036	\$13,500	2	\$200	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2041	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2034	\$17,100	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 1 Unit 80 Gallons									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2041	**	4	\$900	
Backflow Preventer									
	Generic	100%			2041	**	1	\$2,100	
Fixtures									
	Generic	100%							
Vertical Transport									

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

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

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

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

Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		\$117,300
Electrical		\$124,300
Mechanical	\$92,800	
Total	\$92,800	\$241,600
Importance Code B	\$92,800	\$241,600
Total	\$92,800	\$241,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$9,400		\$700	\$3,300
Interior Architecture	\$75,900		\$900	\$2,400
Electrical	\$12,100	\$2,000	\$1,800	\$1,600
Mechanical	\$53,500	\$2,200	\$46,900	\$2,300
Site Enclosure	\$11,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$169,300	\$11,500	\$57,600	\$16,800
Importance Code A	\$11,100	\$1,700	\$2,400	\$4,900
Importance Code B	\$119,000	\$9,800	\$55,200	\$11,800
Importance Code C	\$39,300			
Total	\$169,300	\$11,500	\$57,600	\$16,800



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Glass Block	1%			LIFE	**	5	\$100		
Masonry: Brick Cavity	94%			LIFE	**	5	\$17,000		
	Efflorescence, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Masonry: Limestone	5%			LIFE	**	5	\$700		
Windows									
Aluminum	100%			2050	**	5	\$6,600		
Parapets									
Masonry: Brick Cavity	95%			LIFE	**	5	\$4,300		
Masonry: Limestone	5%			LIFE	**	5	\$300		
Roof									
Modified Bitumen	97%	Now	\$9,400	2039	**				
	Blisters, Extent : Moderate, Area Affected : 2%								
	Location : Throughout Upper Roof								
	Ponding, Extent : Moderate, Area Affected : 2%								
	Location : Canopy Roof. Improper Pitch								
Skylight, Metal/Glass	3%			2054	**	10	\$1,800		
Soffits									
Cast in Place Concrete	40%			LIFE	**	5	\$1,200		
Metal Panel	60%			2054	**	5-10	\$2,500		
Interior									
Floors									
Cast in Place Concrete	7%	4+	\$3,000	LIFE	**	5	\$3,800		
	Paint Peeling, Extent : Light, Area Affected : 20%								
	Location : Basement								
Ceramic Tile	8%	Now	\$5,600	2043	**	5	\$1,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Toilets Throughout								
Mosaic Tile	3%			2039	**	5	\$1,900		
Terrazzo	5%			LIFE	**	5	\$1,000		
Vinyl Tile	17%	Now	\$5,900	2034	\$117,300	3	\$1,600		
	Uneven Substrate, Extent : Moderate, Area Affected : 25%								
	Location : 2nd Floor Offices								
	Worn/Erode, Extent : Moderate, Area Affected : 25%								
	Location : 2nd Floor Offices								
Vinyl Tile	50%			2039	**	3	\$6,200		
Vinyl Tile 9" X 9"	10%	Now	\$30,000	2044	**	3	\$900		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Basement								
	Worn/Erode, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Basement								

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Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$8,500	LIFE	**			
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Storage Room								
Ceramic Tile	7%	Now	\$1,700	2043	**	5	\$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets Throughout								
Glass Block	3%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$2,000	
Plaster	65%	Now	\$17,800	LIFE	**	5	\$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Staircase And 2nd Floor Offices								
Ceilings								
AcousTileSusp.Lay-In	15%			2047	**	5	\$3,700	
Gypsum Board	10%			LIFE	**	5	\$3,100	
Plaster	75%			LIFE	**	5	\$11,700	
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	\$10,400	2054	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Roof, Remote Terminal Unit Enclosure								
Iron Picket	25%			2069	**			
Free Standing Walls								
Masonry: Brick	100%	2-4	\$900	2054	**			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : At Main Entrance								
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			

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%			2034	\$7,500	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	\$65,000	5	\$400	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	70%			2034	\$11,300	1		
	Conduit	30%			2044	* *	1		
Panelboards									
	Molded Case Bkrs	70%			2033	\$27,900	5	\$300	
	Molded Case Bkrs	30%			2042	* *	5	\$100	
Wiring									
	Thermoplastic	20%			2044	* *	1		
	Thermoplastic	80%			2034	\$15,900	1		
Motor Controllers									
	Locally Mounted	100%			2032	\$59,300	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,400	LIFE	* *	5	\$200	
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
Lighting									
	Interior Lighting								
	LED	100%			2042	* *			
Egress Lighting									
	Emergency, Battery	50%			2034	\$14,000	10	\$2,000	
	Exit, Service	50%			2034	\$3,600	1		
Exterior Lighting									
	LED	30%			2042	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2034	\$31,300	1	\$6,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Analog	100%			2034	\$43,000	1-3	\$10,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2039	**	1	\$16,500	
Repairs In Progress, Extent : N/A, Area Affected : 50%								
Location : Unit No. 2 In Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution Steam Piping/Pump	100%			2044	**			
Terminal Devices								
Convactor/Radiator	90%			2039	**	1	\$4,900	
Unit Heater - Steam	10%			2034	\$9,500	4	\$200	
Controls								
Electrical	100%			2029	\$92,800			
Air Conditioning								
Energy Source Electricity	100%			2042	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	20%	0-2	\$36,600	2044	**	2	\$200	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Rooftop Unit Is Very Noisy Due To Malfunction								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Unit, Roof								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : On Extended Life Time								
Window/Wall Unit	70%			2029	\$44,200	1		
No Component	10%							
Ventilation								
Distribution Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,800	
No Component	70%							
Exhaust Fans Roof	30%	0-2	\$9,700	2044	**	2	\$100	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Roof								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : 2 Units, Roof								
No Component	70%							
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$4,300	2044	**	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Main Valve								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$17,100	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit 75 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$700	2034	\$3,300	4	\$400	
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : The Housing, Boiler Room							
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$1,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							

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Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$201,600	\$909,000
Interior Architecture		\$1,238,300
Electrical	\$88,600	\$921,900
Mechanical	\$1,563,900	\$1,354,400
Site Pavements		\$111,800
Total	\$1,854,100	\$4,535,400
Importance Code A	\$201,600	\$1,118,300
Importance Code B	\$1,652,500	\$3,417,100
Total	\$1,854,100	\$4,535,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$33,400			
Interior Architecture	\$67,200			\$9,100
Electrical	\$11,200	\$3,500	\$5,600	\$4,600
Mechanical	\$39,200	\$8,500	\$11,700	\$9,000
Site Pavements	\$3,000			
Elevators/Escalators	\$28,800	\$28,800	\$28,800	\$28,800
Total	\$182,800	\$40,800	\$46,100	\$51,400
Importance Code A	\$35,600	\$2,300	\$2,300	\$2,300
Importance Code B	\$126,400	\$38,500	\$43,800	\$49,100
Importance Code C	\$20,700			
Total	\$182,800	\$40,800	\$46,100	\$51,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glazed Ceramic Panel	5%			LIFE	**	5	\$12,800	
	Masonry: Brick	90%	Now	\$201,600	LIFE	**	5	\$49,000	
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Throughout 2nd And 3rd Floor								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Throughout 2nd And 3rd Floor								
	Granite Panels	5%	4+	\$6,700	LIFE	**	5	\$2,000	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
	Location : Front Facade								
Windows									
	Aluminum	90%	Now	\$15,700	2047	**	5	\$8,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Basement Boiler Room								
	Glass Block	5%	Now	\$5,000	LIFE	**	5	\$600	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor West Facade								
	Metal Louvers	5%			2034	\$50,900	10	\$5,700	
Parapets									
	Concrete Masonry Unit	10%			LIFE	**	5	\$900	
	Masonry: Brick	80%			LIFE	**	5	\$6,700	
	Masonry: Limestone	5%			LIFE	**	5	\$500	
	Metal Rail	5%			2036	\$28,000	5-10	\$7,500	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Roof									
	Single Ply Membrane	85%			2031	\$858,100	10	\$41,900	
	Skylight, Metal/Glass	15%			2051	**	10	\$24,600	
Soffits									
	Cast in Place Concrete	50%	Now	\$5,900	LIFE	**	5	\$2,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Rear Yard Exit								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Rear Yard Exit								
	Ceramic Tile	50%			2041	**	10	\$500	
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Main Entrance								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
JAMAICA DISTRICT HEALTH CENTER
Asset # : 1979

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$15,100		
Ceramic Tile	10%			2040	**	5	\$6,900		
Patching Evident, Extent : Light, Area Affected : 10%									
Location : Toilets Throughout									
Worn/Erode, Extent : Light, Area Affected : 10%									
Location : Toilets Throughout									
Terrazzo	15%			LIFE	**	5	\$8,100		
Vinyl Tile	65%	Now	\$24,800	2031	\$1,238,300	3	\$16,800		
Adhesion Failure, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor Laboratory									
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor Laboratory									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : 1st Floor Laboratory									
Interior Walls									
Glazed Ceramic Panel	10%			LIFE	**				
Gypsum Board	55%	Now	\$11,100	LIFE	**	5	\$23,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 2nd And 3rd Floor Offices									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd And 3rd Floor Offices									
Plaster	25%	Now	\$8,800	LIFE	**	5	\$5,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 2nd And 3rd Floor Offices									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 2nd And 3rd Floor Offices									
SGFT/Glazed Masonry	10%			LIFE	**				
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Basement									
Ceilings									
AcousTileSusp.Lay-In	80%	Now	\$18,300	2044	**	5	\$27,600		
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : 2nd And 3rd Floor Offices									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : 2nd And 3rd Floor Offices									
Exposed Struc: Concrete	10%			LIFE	**	5	\$1,100		
Plaster	10%	Now	\$4,200	LIFE	**	5	\$4,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 2nd And 3rd Floor Offices									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd And 3rd Floor Offices									

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
JAMAICA DISTRICT HEALTH CENTER
Asset # : 1979

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	95%			2051		* *		
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Rear Yard							
	Iron Picket	5%			2066		* *		
Retaining Walls									
	Cast in Place Concrete	100%			2066		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$2,200	2036	\$111,800			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Along Parsons Boulevard							
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$800	2036	\$4,000			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Rear Yard							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2051	* *	5	\$100	
Fused Disc Sw	50%			2041	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch For The Annex Rated At 400 Amperes.								
Transformers								
Dry Type	100%			2044	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 112.5 Kilovolt-ampere, 208/480/277 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051	* *	5	\$1,400	
Raceway								
Conduit	30%			2051	* *	1		
Conduit	50%			2051	* *	1		
Conduit	20%			2031	\$12,000	1		
Panelboards								
Fused Disc Sw	10%			2047	* *	5	\$100	
Fused Disc Sw	5%			2053	* *	5	\$100	
Molded Case Bkrs	20%			2030	\$18,000	5	\$300	
Molded Case Bkrs	35%			2039	* *	5	\$500	
Molded Case Bkrs	30%			2047	* *	5	\$400	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	5%	2-4	\$4,400	2056	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	30%			2051	* *	1		
	Thermoplastic	25%			2031	\$21,900	1		
	Thermoplastic	40%			2051	* *	1		
Motor Controllers									
	Locally Mounted	50%			2036	\$88,900	5	\$200	
	Locally Mounted	20%			2029	\$35,600	5	\$100	
	Locally Mounted	30%			2044	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$800	
Lighting									
Interior Lighting									
	Fluorescent	60%			2031	\$420,600	10	\$25,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps.							
		Lighting Fixtures Are Scheduled To Be Replaced With LED Lighting Fixtures.							
	Fluorescent	5%			2027	\$35,100	10	\$2,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps.							
		Fixtures Are Scheduled To Be Replaced With LED Lighting Fixtures.							
	Fluorescent	5%			2036	\$35,100	10	\$2,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	\$35,100	10	\$2,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Annex Building							
	Fluorescent	25%			2036	\$175,200	10	\$10,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Annex Building							
Egress Lighting									
	Emergency, Battery	35%			2036	\$27,100	10	\$3,900	
	Emergency, Battery	15%			2039	* *	10	\$1,700	
	Exit, LED	15%			2059	* *	1		
	Exit, Service	35%			2036	\$7,000	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	5%			2031	\$10,300	10	\$200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Rear Of Main Building							
	LED	15%			2039	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Exterior							
		Explanation : LED Fixtures Installed In 2018.							
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	\$29,100	1	\$5,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside And Entry And Exit Doors							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	\$133,200	1-3	\$32,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Furnace	20%			2036	\$28,700	1	\$4,600	
	Heat Exchanger, Shell & Tube	35%			2034	\$68,800			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit And Pump Serves Annex.							
		2 Units Serve Main Building.							
	Hot Water Boiler	10%			2044	* *	1	\$2,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Third Floor Equipment Room							
		Explanation : 1 Unit Serves Annex							
	Steam Boiler	35%			2036	\$140,600	1	\$16,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Steam Boilers Serving Main Building							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	45%			2030	\$45,300	4	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Asbestos Insulation							
	Hot Wtr Piping/Pump	40%			2047	* *	4	\$1,400	
	Steam Piping/Pump	15%			2031	\$55,300			
Terminal Devices									
	Air Handler	25%			2027	\$216,800	1	\$7,100	
	Convactor/Radiator	50%			2036	\$188,400	1	\$7,400	
	No Component	25%							
Air Conditioning									
Energy Source									
	Electricity	100%			2039	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	60%			2027	\$407,800	1	\$12,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Chillers							
	Ext Pkg Unit - Heating/Cooling	40%			2036	\$309,600	2	\$1,100	
Distribution									
	CW & CHW Wtr Pipe/Pump	60%			2031	\$44,700	4	\$2,000	
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2027	\$894,000	1	\$28,500	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,700	
Exhaust Fans									
	Roof	40%			2036	\$35,800	2	\$600	
	No Component	60%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2031	\$591,700	1		
Water Heater With Tanks									
	Gas Fired	100%			2027	\$17,100	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 2 Units. 70 Gallons Each							
Sanitary Piping									
	Cast Iron	60%			LIFE	* *	1		
	Cast Iron	40%			LIFE	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	60%	0-2	\$2,000	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : During Heavy Rains At Parking Lot Drain.							
	Cast Iron	40%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$10,300	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2036	\$20,600	1	\$2,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 70%							
		Location : Basement To 4th Floor							
		Explanation : Two Passenger Units							
	Hydraulic	20%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 30%							
		Location : Sub-basement To 1st Floor And 1st To 3rd Floor							
		Explanation : One Freight Unit And One Passenger Elevator In The Annex							

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

Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$87,000	
Electrical		\$104,300
Mechanical	\$60,200	
Site Pavements	\$54,500	
Total	\$201,800	\$104,300
Importance Code A	\$87,000	
Importance Code B	\$60,200	\$104,300
Importance Code C	\$54,500	
Total	\$201,800	\$104,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$68,200			
Interior Architecture	\$2,800		\$2,100	
Electrical	\$1,500	\$1,600	\$1,300	\$1,500
Mechanical	\$1,300	\$1,500	\$2,300	\$1,500
Site Pavements	\$47,800	\$100	\$100	\$1,300
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$128,800	\$10,300	\$12,900	\$11,500
Importance Code A	\$69,100	\$800	\$800	\$800
Importance Code B	\$9,700	\$9,400	\$12,100	\$9,400
Importance Code C	\$50,000	\$100	\$100	\$1,300
Total	\$128,800	\$10,300	\$12,900	\$11,500



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	**	5	\$4,000	
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$10,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : First Floor, Main Entrance									
Explanation : This Component Is Actually Architectural Terra Cotta									
	Masonry: Brick Cavity	90%	0-2	\$42,300	LIFE	**	5	\$24,300	
Diagonal Cracks, Extent : Light, Area Affected : 5%									
Location : Bulkhead Stair									
Efflorescence, Extent : Light, Area Affected : 20%									
Location : West Facade									
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Spalling, Extent : Severe, Area Affected : 10%									
Location : Throughout Main Building									
Vertical Cracks, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Main Building									
	Masonry: Limestone	2%			LIFE	**	5	\$400	
Windows									
	Aluminum	100%	4+	\$19,100	2049	**	5	\$4,000	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 4th Floor Window Lintels									
Parapets									
	Concrete Masonry Unit	30%			LIFE	**	5	\$1,100	
	Masonry: Brick Cavity	65%	Now	\$87,000	LIFE	**	5	\$2,200	
Misaligned/Bulging, Extent : Severe, Area Affected : 5%									
Location : Parapet Of 3rd Floor Lower Roof									
Spalling, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Vertical Cracks, Extent : Severe, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	3%	4+	\$1,200	LIFE	**	5	\$100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%									
Location : Coping Stones									
	Pre-Cast Concrete	2%			LIFE	**	5	\$400	
Roof									
	Single Ply Membrane	100%	4+	\$5,700	2038	**			
Blisters, Extent : Moderate, Area Affected : 2%									
Location : Overpass To Annex									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Overpass To Annex									
Soffits									
	Metal Panel	25%			2053	**	5-10		
	Stucco Cement	75%			2046	**	5		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,200	
	Ceramic Tile	5%			2042	**	5	\$1,000	
	Terrazzo	10%			LIFE	**	5	\$1,600	
	Vinyl Tile	80%			2038	**	3	\$6,200	
Interior Walls									
	Ceramic Tile	10%			2042	**	5	\$4,600	
	Glass: Single Pane	10%			LIFE	**	5	\$3,400	
	Gypsum Board	60%			LIFE	**	5	\$16,400	
	Plaster	10%			LIFE	**	5	\$1,400	
	SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	85%			2046	**	5	\$17,500	
		Staining/Discoloring, Extent : Light, Area Affected : 5% Location : 4th Floor Main Building							
	Gypsum Board	15%			LIFE	**	5	\$3,800	
Site Enclosure									
Fence/Gates									
	Chain Link	75%			2053	**			
	Iron Picket	25%			2068	**			
Free Standing Walls									
	Masonry: Fieldstone	100%			2053	**			
		Other Observation, Extent : N/A, Area Affected : 100% Location : Main Entrance Explanation : Actually Granite Walls							
Retaining Walls									
	Cast in Place Concrete	100%			2068	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2046	**			
On-Site Walkways									
	Cast in Place Concrete	95%	Now	\$40,900	2046	**			
		Sinking/Subsiding, Extent : Severe, Area Affected : 10% Location : Rear Walkway Tripping Hazard, Extent : Severe, Area Affected : 5% Location : Rear Walkway At Exit							
	Metal	5%	Now	\$54,500	2063	**	1-3	\$4,200	
		Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100% Location : Floor Hatch, South Side							
Parking/Driveway									
	Asphalt	100%	0-2	\$6,900	2042	**			
		Ponding, Extent : Moderate, Area Affected : 10% Location : Rear Lot							

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room At Main Building Basement									
Explanation : Main Service Switch Ratings 2,000 Amperes For Main Building And 1,200 Amperes For The Annex									
	Transformers								
	Dry Type	100%			2038	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room At Main Building Basement									
Explanation : 112.5 Kilovolt Amperes 208/480 Volt									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2043	**	5	\$400	
	Raceway								
	Conduit	100%			2043	**	1		
	Panelboards								
	Fused Disc Sw	5%			2041	**	5		
	Molded Case Bkrs	95%			2041	**	5	\$300	
	Wiring								
	Thermoplastic	100%			2043	**	1		
	Motor Controllers								
	Locally Mounted	100%			2038	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	45%			2033	\$93,900	10	\$5,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Annex Building									
	Fluorescent	5%			2033	\$10,400	10	\$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways Annex									
	LED	50%			2041	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Main Building									
Explanation : LED Lighting Fixtures									
	Egress Lighting								
	Emergency, Service	25%			2033	\$2,100	1		
	Emergency, Battery	25%			2033	\$5,800	10	\$800	
	Exit, LED	25%			2048	**	1		
	Exit, Battery	25%			2033	\$4,900	10	\$200	
	Exterior Lighting								
	LED	20%			2038	**			
	No Component	80%							

Alarm

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm									
	Security System								
	Generic	50%			2033	\$12,900	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside Of The Main Building And The Annex							
		Explanation : CCTV Surveillance Camera							
	Generic	50%			2033	\$12,900	1	\$2,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Main Building And Annex							
		Explanation : Intrusion System							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	\$35,400	1-3	\$8,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Main Building And Annex							
		Explanation : Two Fire Alarm Panels							

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%			2053	* *	1		
	Conversion Equipment								
	Furnace	80%			2038	* *	1	\$5,400	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Roof							
		Explanation : 4 Package Units							
	Steam Boiler	20%			2050	* *	1	\$2,700	
	Terminal Devices								
	Air Handler	20%			2038	* *	1	\$1,700	
	Convactor/Radiator	20%			2050	* *	1	\$900	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2055	* *	1		
	Conversion Equipment								
	Reciprocating	20%			2038	* *	1	\$1,300	
	Compr/Chiller								
		Other Observation, Extent : N/A, Area Affected : 20%							
		Location : Roof							
		Explanation : 2 Units On Roof							
	Ext Pkg Unit -	80%			2038	* *	2	\$700	
	Heating/Cooling								
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 4 Units. Roof							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$60,200	LIFE	* *	2-5	\$7,600	
Leak Evident, Extent : Moderate, Area Affected : 5%									
Location : Leaking Duct At 4th Floor Conference Room									
Exhaust Fans									
	Roof	100%			2038	* *	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2031	\$17,100	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2038	* *	1	\$800	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st To 3rd Floor.									
Explanation : 1 Unit									

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Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

Asset Name : MANHATTAN ANIMAL SHELTER
Address : 326 EAST 110TH STREET @1ST - 2ND AVENUES
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0020.000 / 13721 **Yr Built/Renovated** : 1989 / 2009
Area Sq Ft : 15,347 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 22-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 1681 **Lot** : 37 **BIN** : 1052845

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$80,900	\$471,000
Interior Architecture	\$322,900	\$164,400
Electrical		\$13,100
Mechanical		\$497,800
Total	\$403,800	\$1,146,300
Importance Code A	\$80,900	\$471,000
Importance Code B	\$98,700	\$675,400
Importance Code C	\$224,300	
Total	\$403,800	\$1,146,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$37,300	\$11,500		
Interior Architecture	\$87,100			
Electrical	\$1,400	\$14,100	\$1,800	\$1,400
Mechanical	\$88,400	\$50,800	\$7,300	\$1,300
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$221,300	\$83,500	\$16,300	\$9,900
Importance Code A	\$54,300	\$12,400	\$800	\$800
Importance Code B	\$166,500	\$71,100	\$15,600	\$9,200
Importance Code C	\$600			
Total	\$221,300	\$83,500	\$16,300	\$9,900



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	55%	Now	\$80,900	LIFE	* *	5	\$9,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : North Elevation								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : North Elevation, 2nd Floor								
	Masonry: Brick	3%	Now	\$6,800	LIFE	* *	5	\$800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%								
	Location : Throughout Garage, North And South Facade								
	Metal Coiling Doors	2%			2038	* *	5	\$1,700	
	Stucco Cement	35%			2046	* *	5	\$24,000	
	Stucco Cement	5%			2038	* *	5	\$3,400	
Windows									
	Aluminum	88%			2041	* *	5	\$800	
	Metal Louvers	12%			2036	\$5,900	10	\$700	
Parapets									
	Concrete Masonry Unit	40%			LIFE	* *	5	\$700	
	Metal Rail	50%			2038	* *	5-10	\$14,100	
	Metal: Cage/Fence	5%			2038	* *	5-10	\$600	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$500	
Roof									
	Single Ply Membrane	93%	Now	\$23,500	2033	\$471,000			
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Skylight, Metal/Glass	5%	Now	\$6,900	2043	* *			
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Sloped Glazing	2%			LIFE	* *	5	\$6,600	
Interior									
Floors									
	Cast in Place Concrete	75%	4+	\$29,300	LIFE	* *	5	\$37,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Laundry Room								
	Quarry Tile	10%	Now	\$33,800	2038	* *	5	\$1,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Traffic Topping	15%	Now	\$98,700	2033	\$164,400	5	\$2,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : 2nd Floor Corridor								
	Worn/Erode, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								

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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls	Concrete Masonry Unit	95%	Now	\$224,300	LIFE	* *	5	\$9,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	5%	0-2	\$600	LIFE	* *	5	\$400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Ceilings									
AcousTileSusp.Lay-In		70%	4+	\$5,300	2038	* *	5	\$8,000	
		Worn/Erode, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Gypsum Board	10%	Now	\$4,000	LIFE	* *	5	\$2,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Plaster		20%	Now	\$14,000	LIFE	* *	5	\$2,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
Site Enclosure									
Fence/Gates	Chain Link	60%			2043	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lower Roof							
		Explanation : Located At Lower Roof							
Iron Picket		40%			2053	* *			
	Free Standing Walls								
	Concrete Masonry Unit	100%			2043	* *			
Site Pavements									
Public Sidewalk	Cast in Place Concrete	100%			2050	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Recent Replacement Evident							
Parking/Driveway	Cast in Place Concrete	100%			2050	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Recent Replacement Evident							

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2053	**	5	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1,200 Ampere Main Service Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2053	**	5	\$400	
Raceway									
	Conduit	50%			2053	**	1		
	Conduit	50%			2043	**	1		
Panelboards									
	Molded Case Bkrs	30%			2049	**	5	\$100	
	Molded Case Bkrs	70%			2041	**	5	\$300	
Wiring									
	Thermoplastic	50%			2053	**	1		
	Thermoplastic	50%			2043	**	1		
Motor Controllers									
	Locally Mounted	100%			2038	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	70%			2038	**	10	\$9,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2033	\$13,100	10	\$700	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : First Floor									
	LED	25%			2041	**			
Egress Lighting									
	Emergency, Battery	50%			2038	**	10	\$1,900	
	Exit, Battery	50%			2038	**	10	\$500	
Exterior Lighting									
	LED	10%			2038	**			
	No Component	90%							
Alarm									
Security System									
	Generic	50%			2038	**	1	\$2,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Intrusion Alarm System									
	Generic	50%			2038	**	1	\$2,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance System									

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2038

* *

1-3

\$9,500

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

Location : Throughout The Building

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

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%

2043

* *

1

Conversion Equipment

Furnace

90%

2038

* *

1

\$6,800

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

Location : Roof

Explanation : 4 Rooftop Package Units

Hot Water Boiler

10%

0-2

\$16,300

2053

* *

1

\$700

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

Location : 1st Floor

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

Location : 1st Floor Boiler Room

Explanation : 1 Unit, Used As Back Up Unit

Distribution

Hot Wtr Piping/Pump

15%

2041

* *

4

\$100

No Component

85%

Terminal Devices

Fan Coil Unit/Heat

15%

2033

\$57,100

1

\$700

No Component

85%

Controls

Digital

100%

Now

\$44,100

2031

\$440,800

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

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

Air Conditioning

Energy Source

Electricity

100%

2049

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

90%

Now

\$23,200

2038

* *

2

\$700

Broken, Extent : Severe, Area Affected : 25%

Location : One Rooftop Unit Has Broken Motor

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

Location : Roof

Explanation : 4 Rooftop Package Units Using 407c Refrigerant

Split Unit

10%

2038

* *

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Ductwork/Diffusers	100%			LIFE	**	2	\$20,000	
Ventilation									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,600	
	Exhaust Fans								
	Roof	100%			2038	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$3,900	2043	**	1		
Corroded, Extent : Severe, Area Affected : 3%									
Location : Water Main Valve, 1st Floor									
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$17,100	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Floor									
Explanation : 85-gallon Unit. Quantity 1									
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2033	\$6,900	1	\$900	
	Fixtures								
	Generic	100%							
	Tankless Water Heater(POU)								
	Gas Fired	100%			2028	\$32,400	2	\$1,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Floor									
Explanation : 200 Gallon Storage Tank Unit									
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st To 2nd Floor									
Explanation : 1 Unit									

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Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

Asset Name : MANHATTANVILLE DIST. HEALTH CTR.
Address : 21 OLD BROADWAY BTWN: W.126 ST. - W.129 ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0021.000 / 13728 **Yr Built/Renovated** : 1950 / 2009
Area Sq Ft : 15,260 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 14-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1983 **Lot** : 3 **BIN** : 1059720

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$236,300	
Interior Architecture	\$195,500	
Electrical	\$2,300	\$113,800
Total	\$434,100	\$113,800
Importance Code A	\$236,300	
Importance Code B	\$197,900	\$113,800
Total	\$434,100	\$113,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$73,200		\$1,300	
Interior Architecture	\$76,900	\$400		\$2,000
Electrical	\$1,700	\$1,400	\$15,900	\$1,900
Mechanical	\$39,700	\$2,400	\$2,200	\$2,000
Site Pavements	\$3,900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$202,700	\$11,400	\$26,700	\$13,100
Importance Code A	\$74,700	\$1,500	\$2,900	\$1,500
Importance Code B	\$80,200	\$9,500	\$23,800	\$11,600
Importance Code C	\$47,800	\$400		
Total	\$202,700	\$11,400	\$26,700	\$13,100



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		
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	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : Concrete Beams At Rear Yard							
	Masonry: Brick	90%	Now	\$160,000	LIFE	* *	5	\$19,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10% Location : Throughout Water Penetration, Extent : Severe, Area Affected : 5% Location : Stair A1 To Basement							
	Granite Panels	5%	Now	\$13,300	LIFE	* *	5	\$800	
		Deteriorated Finish, Extent : Moderate, Area Affected : 5% Location : Heavy Calcium Deposits At Ramp In Front Of The Building Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10% Location : Ramp At Front Of Building							
Windows									
	Aluminum	100%	Now	\$14,500	2050	* *	5	\$3,000	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5% Location : Throughout. Particularly 2nd Floor Staff Toilet							
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$5,400	LIFE	* *	5	\$2,300	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15% Location : Throughout Lower Roof							
	Masonry: Brick	90%	Now	\$33,600	LIFE	* *	5	\$2,700	
		Efflorescence, Extent : Moderate, Area Affected : 20% Location : Throughout Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20% Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Heavy Calcium Deposits At Various Locations Water Penetration, Extent : Severe, Area Affected : 10% Location : Stair Leading To Bulkhead							
Roof									
	Modified Bitumen	80%	Now	\$76,200	2039	* *			
		Blisters, Extent : Moderate, Area Affected : 60% Location : Throughout Patching Evident, Extent : Light, Area Affected : 15% Location : Throughout							
	Plaza Roof: Stone Panels	20%			2044	* *			
Soffits									
	Stucco Cement	100%			2039	* *	5	\$2,700	
Interior									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$7,800	LIFE	**	5	\$10,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$1,300	2043	**	5	\$600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Terrazzo	5%	0-2	\$2,100	LIFE	**	5	\$900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Lobby							
Vinyl Tile	65%	Now	\$8,200	2039	**	3	\$5,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Including North Area On The 1st Floor							
Vinyl Tile 9" X 9"	5%	Now	\$91,300	2044	**	3	\$400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : 1st Floor							
Interior Walls								
Cast in Place Concrete	20%	Now	\$5,100	LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Ceramic Tile	5%			2043	**	5	\$800	
Masonry: Brick	5%	Now	\$8,000	LIFE	**			
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Stairs To 129th Street							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Stairs To 129th Street							
Metal Panel	20%	Now	\$3,500	LIFE	**			
	Deformed/Dented, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
Plaster	35%	Now	\$2,900	LIFE	**	5	\$1,800	
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Bulkhead							
Plaster	15%	Now	\$24,500	LIFE	**	5	\$800	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : North Area On 1st Floor							
Ceilings								
AcousTileSusp.Lay-In	65%			2051	**	5	\$14,800	
Exposed Struc: Concrete	20%	Now	\$13,700	LIFE	**	5	\$700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
Plaster	15%	Now	\$104,200	LIFE	**	5	\$2,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : North Area On The 1st Floor							

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

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

Site Enclosure

Fence/Gates

Chain Link

25%

2054

**

Iron Picket

75%

2069

**

Free Standing Walls

Masonry: Brick

100%

2054

**

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2039

**

On-Site Walkways

Cast in Place Concrete

100%

Now

\$3,900

2039

**

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

Location : Handicap Ramp

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2054

**

5

\$100

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

Location : Basement

Explanation : 400 Amperes

Switchgear / Switchboard

Fused Disc Sw

100%

2054

**

5

\$100

Raceway

Conduit

50%

2060

**

1

Conduit

50%

2044

**

1

Panelboards

Molded Case Bkrs

100%

2050

**

5

\$400

Wiring

Thermoplastic

50%

2054

**

1

Thermoplastic

50%

2044

**

1

Motor Controllers

Locally Mounted

60%

2047

**

5

\$100

Locally Mounted

40%

2039

**

5

Ground

Grounding Devices

Generic

100%

LIFE

**

5

\$200

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

Location : Basement

Explanation : Water Main

Lighting

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

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

Lighting

Interior Lighting

Fluorescent

49%

2034

\$113,800

10

\$6,900

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : 1st And 2nd Floor*

Fluorescent

1%

2029

\$2,300

10

\$100

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%**Location : Boiler Room*

LED

30%

2042

* *

Under Construction

20%

Egress Lighting

Emergency, Battery

50%

2042

* *

10

\$1,800

Exit, LED

50%

2062

* *

1

Exterior Lighting

HID

20%

2029

\$14,200

10

No Component

80%

Alarm

Security System

Generic

100%

2034

\$28,600

1

\$5,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Cameras Security System And Intrusion Alarm System*

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$9,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : The Fire Alarm System Is For The Gasoline Tank Only. It Consists Of Alarm Bells, Strobe Lights, Manual Pull Stations.*

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

Heating

Energy Source

Natural Gas

100%

2054

* *

1

Conversion Equipment

Steam Boiler

100%

2039

* *

1

\$15,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

2044

* *

4

\$1,100

Piping/Pmp

Terminal Devices

Convactor/Radiator

100%

2039

* *

1

\$4,900

Air Conditioning

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	**	1		
	Conversion Equipment								
	Split Unit	25%	0-2	\$18,100	2039	**			
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Roof. One Unit Are Not Working							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 2nd Floor							
		Explanation : 9 Split Dx System Units							
	Window/Wall Unit	25%			2032	\$14,500	1		
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,700	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2034	\$5,900	2	\$100	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%	4+	\$19,600	2044	**	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement. Corroded Gate Valve							
	Galvanized Steel	80%			2047	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$17,100	2		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Explanation : 65 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							

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Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$387,300	
Interior Architecture	\$1,256,900	\$2,114,600
Electrical	\$410,500	\$960,200
Mechanical	\$522,100	\$1,463,700
Site Pavements		\$141,900
Total	\$2,576,800	\$4,680,500
Importance Code A	\$387,300	\$546,500
Importance Code B	\$1,984,400	\$3,353,200
Importance Code C	\$205,200	\$780,800
Total	\$2,576,800	\$4,680,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$34,900			
Interior Architecture	\$74,300			\$7,100
Electrical	\$20,100	\$4,800	\$5,000	\$23,700
Mechanical	\$9,000	\$7,000	\$28,600	\$7,000
Site Pavements	\$7,800			
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Total	\$161,100	\$26,600	\$48,500	\$52,700
Importance Code A	\$37,500	\$2,500	\$2,500	\$2,500
Importance Code B	\$116,500	\$24,100	\$45,900	\$50,200
Importance Code C	\$7,100			
Total	\$161,100	\$26,600	\$48,500	\$52,700



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$69,300	LIFE	* *	5	\$42,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Penthouse								
	Efflorescence, Extent : Moderate, Area Affected : 10%								
	Location : East Facade Of Bulkhead								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Granite	5%	Now	\$20,700	LIFE	* *	5	\$2,000	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Limestone	10%	Now	\$82,900	LIFE	* *	5	\$3,900	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : Displaced Stone Panels Adjacent To Park								
	Window Wall	5%			2041	* *	5	\$9,900	
Windows									
	Aluminum	98%	Now	\$235,100	2047	* *	5	\$12,300	
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
	Location : Penthouse								
	Caulking Deteriorated, Extent : Light, Area Affected : 50%								
	Location : Throughout								
	Metal Louvers	2%	Now	\$1,400	2040	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Parapets									
	Masonry: Brick	80%			LIFE	* *	5	\$5,300	
	Masonry: Limestone	10%	Now	\$8,200	LIFE	* *	5	\$800	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Metal Rail	10%			2036	\$44,600	5-10	\$12,000	
Roof									
	Modified Bitumen	100%	Now	\$4,600	2041	* *			
	Blisters, Extent : Light, Area Affected : 75%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$12,900	LIFE	* *	5	\$16,600		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Ceramic Tile	5%	Now	\$10,700	2034	\$214,500	5	\$1,900		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Terrazzo	10%			LIFE	* *	5	\$5,900		
Vinyl Tile	60%	Now	\$63,100	2036	\$1,261,200	3	\$17,100		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Vinyl Tile 9" X 9"	15%	Now	\$18,300	2027	\$912,800	3	\$4,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	10%	Now	\$63,900	2034	\$638,900	5	\$5,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Gypsum Board	15%			LIFE	* *	5	\$10,500		
Marble Panels	5%			LIFE	* *				
Plaster	50%	Now	\$141,300	LIFE	* *	5	\$17,400		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
SGFT/Glazed Masonry	20%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In	30%	Now	\$75,900	2044	* *	5	\$11,400		
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Plaster	70%	Now	\$32,400	LIFE	* *	5	\$33,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Site Enclosure									
Fence/Gates									
Chain Link	20%			2041	* *				
Iron Picket	80%			2051	* *				
Retaining Walls									
Cast in Place Concrete	100%			2051	* *				
Site Pavements									

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 0-2 \$700 2036 \$14,000

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

Location : Throughout

On-Site Walkways

Cast in Place Concrete 100% 0-2 \$7,100 2036 \$141,900

Cracking/Crumbling, Extent : Light, Area Affected : 15%

Location : Throughout

Parking/Driveway

Asphalt 70% 2040 * *

Cast in Place Concrete 30% 2036

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2051 * * 5 \$1,400

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

Location : Electrical Room

Explanation : Main Service Disconnect Switches Rated At 1,200 And 800 Amperes.

Switchgear / Switchboard

Air Circuit Breaker 100% 2031 \$130,000 5 \$300

Raceway

Conduit 80% 2031 \$48,100 1

Conduit 20% 2051 * * 1

Panelboards

Molded Case Bkrs 30% 2047 * * 5 \$400

Molded Case Bkrs 70% 2030 \$62,900 5 \$900

Wiring

Braided Cloth 20% 2030 \$17,500 1

Thermoplastic 80% 2041 * * 1

Motor Controllers

Locally Mounted 50% 2029 \$88,900 5 \$200

Locally Mounted 40% 2044 * * 5 \$100

Variable Frequency 10% 2044 * *

Drive

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$800

Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	50%			2036	\$391,300	10	\$23,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2027	\$234,800	10	\$14,200	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor And 3rd Floor							
	Fluorescent	10%			2036	\$78,300	10	\$4,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 4th Floor							
	LED	10%			2039	* *			
Egress Lighting									
Emergency, Battery		50%			2041	* *	10	\$6,200	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
Exit, Battery		50%			2041	* *	10	\$1,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
Exterior Lighting									
	HID	90%			2036	\$216,000	10	\$100	
	HID	10%			2027	\$24,000	10		
Alarm									
Security System									
Generic		50%			2036	\$48,300	1	\$9,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside, Hallways, Lobby And Staircases							
		Explanation : CCTV Surveillance System							
Generic		50%			2031	\$48,300	1	\$9,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
Fire/Smoke Detection									
Generic, Digital		100%			2039	* *	1-3	\$32,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Horns And Smoke Detection							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2036	\$546,500	1	\$25,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 3 Natural Gas Fired Hot Water Boilers								
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$3,800	
	Terminal Devices								
	Air Handler	30%			2031	\$290,400	1	\$9,500	
	Convactor/Radiator	70%			2029	\$294,400	1	\$11,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Reciprocating	30%			2031	\$227,600	1	\$7,200	
	Compr/Chiller								
	Window/Wall Unit	70%			2027	\$136,400	1		
	Distribution								
	CW & CHW Wtr	30%			2041	* *	4	\$800	
	Pipe/Pump								
	No Component	70%							
	Terminal Devices								
	Air Handler/Cool/Ht	40%			2031	\$399,200	1	\$12,700	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$28,700	
	Exhaust Fans								
	Interior	40%			2027	\$91,200	2	\$600	
	Roof	30%			2031	\$29,900	2	\$500	
	No Component	30%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : First Floor Mechanical Equipment Room								
	Explanation : These Components Are Already Accounted For Under The Cooling Section Of This Report								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$17,100	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$10,300	4	\$1,600	
			Other Observation, Extent : Light, Area Affected : 10%						
			Location : Boiler Room						
			Explanation : Boiler Pit Only						
	Backflow Preventer								
	Generic	100%			2041	* *	1	\$3,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : Newly Installed Reduce Pressure Zone Device						
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 5th Floor						
			Explanation : Two Units						

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Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$599,300	\$2,961,100
Interior Architecture	\$738,800	\$6,198,800
Electrical	\$81,500	\$6,945,400
Mechanical	\$22,743,500	\$143,100
Site Pavements	\$62,900	
Total	\$24,226,000	\$16,248,400
Importance Code A	\$599,300	\$2,961,100
Importance Code B	\$23,327,400	\$13,085,200
Importance Code C	\$299,200	\$202,100
Total	\$24,226,000	\$16,248,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$37,300		\$16,400	
Interior Architecture	\$1,699,900	\$14,200	\$25,500	\$3,421,800
Electrical	\$80,000	\$71,000	\$63,600	\$73,400
Mechanical	\$2,326,000	\$161,300	\$114,200	\$199,600
Site Enclosure	\$11,000			
Site Pavements	\$22,500			
Elevators/Escalators	\$98,400	\$98,400	\$98,400	\$98,400
Total	\$4,275,000	\$344,900	\$318,000	\$3,793,100
Importance Code A	\$41,800		\$17,200	
Importance Code B	\$4,214,300	\$344,900	\$300,800	\$3,793,100
Importance Code C	\$19,000			
Total	\$4,275,000	\$344,900	\$318,000	\$3,793,100



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Granite	5%			LIFE	**	5	\$21,700	
	Metal/Glass Curt Wall	40%			LIFE	**	5	\$433,700	
	Metal Panel	10%	Now	\$76,700	2054	**	5	\$108,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : 14th Floor Roof At Cooling Tower									
	Metal Sect. OHD	5%	2-4	\$52,500	2047	**	5	\$45,200	
Deformed/Dented, Extent : Light, Area Affected : 2%									
Location : Along East 26th Street									
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : Along East 26th Street									
Explanation : Weather Stripping Around Doors Deteriorating									
	Pre-Cast Concrete	40%	4+	\$335,500	LIFE	**	5	\$751,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Above Main Entrance									
Windows									
	Metal Louvers	99%			2043	**	10		
	No Component	1%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : No Windows - All Glazed Openings Are Reported As Extra Walls: Metal/glass Curt Wall									
Explanation : Report Clarification									
Parapets									
	Concrete Masonry Unit	30%			LIFE	**	5	\$7,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 9th Floor Roof									
Explanation : A Rubber Membrane Covers This Portion Of Parapet									
	Metal/Glass Curt Wall	30%	4+	\$37,300	2044	**	5	\$12,300	
Corrosion/Rusting, Extent : Light, Area Affected : 10%									
Location : 14th Floor Roof Deck At Cooling Tower									
	Metal Panel	40%			2044	**	5	\$32,800	
Roof									
	IRMA/Protected Membrane	100%			2034	\$1,599,700	10	\$67,600	
Soffits									
	Metal Panel	100%	0-2	\$134,600	2044	**	5	\$31,800	
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : East Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Above Drive Through Entrance									
Interior									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	33%	0-2	\$1,651,800	2030	\$3,303,600	3	\$280,200	
	Worn/Erode, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Cast in Place Concrete	5%	Now	\$48,100	LIFE	**	5	\$61,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout All Mechanical Rooms							
	Recent Repair Evident, Extent : N/A, Area Affected : 5%							
	Location : 14th And 15th Floor Mechanical Rooms							
Ceramic Tile	5%			2043	**	5	\$28,300	
Raised Access Floor	1%			2030	\$326,900	5	\$21,200	
Sheet Vinyl/Rubber	6%			2034	\$2,222,000	5	\$50,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Within DNA Laboratories On Floors 4 - 8							
	Explanation : Reported By The Chief Engineer But Access Not Permitted For Inspectors							
Terrazzo	30%			LIFE	**	5	\$132,700	
Vinyl Tile	20%	2-4	\$62,500	2034	\$3,127,300	3	\$42,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Basement And Storage Rooms							
	Worn/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Storage Rooms Throughout							
Interior Walls								
Concrete Masonry Unit	5%	4+	\$89,600	LIFE	**	5	\$7,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations In Basement And Sub-basement							
Glass: Single Pane	15%			LIFE	**	5	\$42,900	
Gypsum Board	55%	Now	\$146,700	LIFE	**	5	\$125,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Stair B At Various Levels							
	Paint Peeling, Extent : Moderate, Area Affected : 10%							
	Location : Stair B At Various Levels							
Metal Panel	5%			LIFE	**			
Panel: Limestone	15%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Main Lobby And Laboratories Floors 4 - 8							
	Explanation : Material Is A Manufactured Stone Panel							
Wood	5%			LIFE	**	5	\$76,300	
Ceilings								
AcousTileSusp.Lay-In	60%	4+	\$112,900	2047	**	5	\$169,800	
	Worn/Erode, Extent : Light, Area Affected : 2%							
	Location : Bathrooms							
Gypsum Board	20%			LIFE	**	5	\$141,500	
Metal Panel	20%			LIFE	**	5	\$141,500	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2054	**			

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$11,000	2069		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Exit Enclosure At East End Of Building								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	2-4	\$3,500	2047		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along East 26th Street								
Pavers/Stone	10%			2043		* *		
On-Site Walkways								
Cast in Place Concrete	40%			2047		* *		
Pavers/Stone	60%	4+	\$19,000	2043		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Entrance Courtyard								
Parking/Driveway								
Cast in Place Concrete	100%	2-4	\$62,900	2047		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Drive Through Entrance Area								

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	20%			2047	* *	5	\$500	
	Motor Control Center	60%			2047	* *	5	\$6,200	
	Variable Frequency Drive	20%	Now	\$7,300	2047	* *			
	Not Functioning, Extent : Light, Area Affected : 10% Location : Mechanical Rooms On 3rd, 9th And 14th Floors								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$5,600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	* *	1	\$116,400	
	Generators								
	Diesel	100%			2043	* *	1	\$146,500	
	Other Observation, Extent : N/A, Area Affected : 100% Location : 14th Floor Generator Room Explanation : 2,400 Kilowatt Rated Capacity								
	Batteries								
	Lead/Acid	100%			2028	\$2,500	5	\$14,000	
	Fuel Storage								
	Day Tank	10%			2050	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Generator Room Explanation : The Tank Is Rated 250 Gallons.								
	Main Tank	90%			2069	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Vault Explanation : The Tank Capacity Is Rated 12,000 Gallons.								
Lighting									
	Interior Lighting								
	Fluorescent	28%			2034	\$1,578,500	10	\$97,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building								
	Fluorescent	50%			2034	\$2,818,700	10	\$173,400	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building								
	Fluorescent	20%			2034	\$1,127,500	10	\$69,400	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Corridors And Offices								
	LED	2%			2039	* *			
	Egress Lighting								
	Emergency, Service	50%			2034	\$116,500	1		
	Exit, Service	40%			2034	\$65,200	1		
	Exit, Battery	10%			2034	\$53,600	10	\$2,600	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	9%	Now	\$81,500	2034	\$135,800			
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : Building Perimeter					
				Malfunctioning, Extent : Severe, Area Affected : 60%					
				Location : Building Perimeter					
	LED	1%			2039	* *			
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2049	* *	5	\$700	
Alarm									
	Security System								
	Generic	100%			2034	\$709,900	1	\$141,200	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : CCTV Surveillance System					
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$240,100	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2054	* *	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	60%			2037	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 15th Floor Mechanical Room					
				Explanation : Reheat And Perimeter Hydronic Hot Water Heating					
	Pres. Reducing Valve/LP Steam	40%			2037	* *	5	\$9,000	
	Distribution								
	Hot Wtr Piping/Pump	60%			2042	* *	4	\$11,200	
	Steam Piping/Pump	40%			2054	* *			

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	10%	Now	\$14,200	2029	\$711,700	1	\$21,100	
	Leak Evident, Extent : Moderate, Area Affected : 5% Location : 14th Floor Mechanical Room - Leaky Valve And Coil Pipe Connection Other Observation, Extent : N/A, Area Affected : 100% Location : Various Mechanical Rooms Explanation : Steam Heating And Ventilating Units							
Convector/Radiator	50%			2039	* *	1	\$61,100	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout Explanation : Building Perimeter Fin Tubes And Reheat Coils At Variable Volume Terminal Units In Ductwork							
Unit Heater - Hot Water	5%			2029	\$112,100			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Mechanical Rooms, Loading Dock, Other Locations Explanation : Location Noted							
No Component	35%							
	Other Observation, Extent : N/A, Area Affected : 0% Location : Mechanical Rooms Explanation : Air Handling Units With Steam And Chilled Water Coils And Water-cooled Self-contained Packaged Units With Steam Coils, Reported Under Air Conditioning							
Controls								
Digital	100%	Now	\$2,172,200	2027	\$10,861,200			
	Malfunctioning, Extent : Moderate, Area Affected : 20% Location : Mechanical Rooms Obsolete Equipment, Extent : Light, Area Affected : 100% Location : Throughout - Operating System And Controllers No Longer Supported							
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	74%			2037	* *	1	\$302,800	
	R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 14th Floor Mechanical Room, 3 Units							
Split Unit	1%			2029	\$89,800			
	R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Security Office By Loading Dock							
Water Cooled interior Pkg Unit	25%			2028	\$1,697,600	2		
	R-134a Refrigerant, Extent : Light, Area Affected : 1% Location : 1 Of 3 Units In 10th Floor Main Telecom Room R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Various Mechanical Rooms, 10th Floor Main Telecom Room, Telecom Closets, Elevator Machine Room							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	74%			2054	**	4	\$13,800	
	No Component	26%							
Terminal Devices									
	Air Handler/Cool/Ht	74%			2029	\$5,430,000	1	\$173,100	
	No Component	26%							
Heat Rejection									
	Water Cooling Tower	100%			2028	\$1,910,200	2	\$380,600	
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : 14th Floor								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 14th Floor								
	Explanation : Tower Provides Condenser Water To Chillers And To Water Cooled Packaged Units Via Plate And Frame Heat Exchangers								
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$210,900	
Exhaust Fans									
	Interior	99%			2029	\$1,660,400	2	\$11,500	
	Wall Unit	1%			2029	\$1,600	2	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 15th Floor Mechanical Room, Sub-basement Fire Pump Room								
	Explanation : Location Noted								
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2054	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2054	**	4	\$37,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 9th Floor Mechanical Room								
	Explanation : 4 Units, Instantaneous With No Storage								
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$26,700	LIFE	**	1		
	Corroded, Extent : Moderate, Area Affected : 1%								
	Location : Sub-basement Storage Room								
Sump Pump(s)									
	Submersible	100%			2027	\$11,600	4	\$12,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Sub-basement - Garage, Other Locations								
	Explanation : Location Noted								

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s) Electric	100%			2039	* *	4	\$22,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement - Pump Room							
		Explanation : 1 Duplex Set							
	Backflow Preventer Generic	100%			2029	\$168,900	1	\$23,200	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	70%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : One Unit From S-2 To 15th Floor, Six Units From S-1 To 13th Floor							
		Explanation : 7 Units							
	Hydraulic	30%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Two Units From Ground To 2nd Floor, One Unit From S-2 To 2nd Floor							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe Generic	100%			2054	* *	1-5	\$197,700	
	Sprinkler Generic	80%			2054	* *	1-2	\$84,800	
	Generic	20%	Now	\$52,300	2054	* *	1-2	\$18,400	
		Dry System, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms, Garage, Other Locations							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Basement And 6th Floor - Main Dry Sprinkler Control Valves Air Leaks							
	Fire Pump Generic	100%			2043	* *	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 : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$117,000	\$389,900
Interior Architecture	\$73,800	
Electrical		\$80,200
Mechanical	\$156,400	
Total	\$347,200	\$470,100
Importance Code A	\$117,000	\$389,900
Importance Code B	\$230,200	\$80,200
Total	\$347,200	\$470,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$62,300		\$800	
Interior Architecture	\$60,400		\$1,300	\$37,100
Electrical	\$20,900	\$2,500	\$4,000	\$2,200
Mechanical	\$46,200	\$1,000	\$4,400	\$1,000
Site Enclosure	\$5,600			
Site Pavements	\$18,200			
Total	\$213,600	\$3,500	\$10,500	\$40,300
Importance Code A	\$62,700	\$400	\$1,300	\$400
Importance Code B	\$99,000	\$3,100	\$9,200	\$39,900
Importance Code C	\$52,000			
Total	\$213,600	\$3,500	\$10,500	\$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
PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY
Asset # : 13730

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Concrete Masonry Unit	8%			LIFE	**	5	\$1,400	
	Glass Block	5%	Now	\$13,700	LIFE	**	5	\$800	
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : West Facade At Fascia Panel And Window Sill								
	Masonry: Brick	85%			LIFE	**	5	\$23,000	
	Metal Coiling Doors	2%			2039	**	5	\$1,700	
Windows									
	Aluminum	100%	0-2	\$48,500	2050	**	5	\$800	
	Air Infiltration, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
Roof									
	Modified Bitumen	100%	Now	\$117,000	2034	\$389,900			1
	Water Penetration, Extent : Severe, Area Affected : 30%								
	Location : Central Pharmacy, Front Entry, Admin Area, 2nd Floor Rear Office And Toilet Room, And Throughout Warehouse								
Interior									
	Floors								
	Carpet	10%			2030	\$36,100	3	\$4,100	
	Cast in Place Concrete	85%	4+	\$73,800	LIFE	**	5	\$38,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout Warehouse								
	Mosaic Tile	5%			2039	**	5	\$2,600	
Interior Walls									
	Cast in Place Concrete	5%	2-4	\$13,500	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Warehouse								
	Concrete Masonry Unit	90%	2-4	\$30,000	LIFE	**	5	\$6,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Receiving Bay								
	Gypsum Board	5%			LIFE	**	5	\$500	
Ceilings									
	AcousTileSusp.Lay-In	10%	4+	\$700	2039	**	5	\$1,000	
	Staining/Discoloring, Extent : Light, Area Affected : 2%								
	Location : 2nd Floor Rear Office								
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	85%	2-4	\$15,200	LIFE	**	5	\$21,700	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
	Location : 2nd Floor Entry Stair And Adjacent Office								
Site Enclosure									
	Fence/Gates								
	Chain Link	70%			2044	**			
	Metal, Corrugated	30%	4+	\$5,600	LIFE	**	1		
	Deformed/Dented, Extent : Light, Area Affected : 5%								
	Location : 42nd Street								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2054		**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$15,400	2039		**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%
Location : 42nd Street

On-Site Walkways

Cast in Place Concrete	100%			2047		**			
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Parking/Driveway

Cast in Place Concrete	100%	2-4	\$2,800	2039		**			
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Cracking/Crumbling, Extent : Light, Area Affected : 2%
Location : Driveway

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2044		**	5	\$100	
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : One 800 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2044		**	5	\$100	
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Raceway

Conduit	100%			2044		**	1		
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Panelboards

Fused Disc Sw	5%			2042		**	5		
Molded Case Bkrs	95%			2042		**	5	\$300	

Wiring

Thermoplastic	100%			2044		**	1		
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Motor Controllers

Locally Mounted	100%			2039		**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$200	
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Stand-by Power

Transfer Switches

Automatic	100%			2039		**	1	\$4,200	
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Generators

Diesel	100%			2037		**	1	\$5,300	
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Generator Room Roof
Explanation : One 125 Kilowatt

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Batteries									
	Nickel Cadmium	100%			2027	\$2,500	5	\$3,000	
Fuel Storage									
	Day Tank	50%			2050	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Roof							
		Explanation : One 100 Gallons							
	Main Tank	50%			2062	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : First Floor							
		Explanation : One 350 Gallons							
Lighting									
Interior Lighting									
	Fluorescent	75%			2034	\$72,500	10	\$9,400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	8%			2034	\$7,700	10	\$1,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	15%	Now	\$14,500	2044	* *			
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	HID	2%			2034	\$3,200	10		
Egress Lighting									
	Emergency, Service	60%			2034	\$5,000	1		
	Exit, Service	30%			2034	\$1,400	1		
	Exit, Battery	10%			2029	\$1,600	10	\$100	
Exterior Lighting									
	HID	10%			2034	\$6,400	10		
	No Component	90%							
Alarm									
Security System									
	Generic	100%			2034	\$25,600	1	\$5,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Intrusion Alarm And Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2034	\$35,200	1-3	\$8,400	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	60%			2034	\$25,500	1	\$4,100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Gas Fired Space Heater Serving Warehouse Space Explanation : 5 Gas Fire Space Heaters 1 On Roof And 4 In The Building							
	No Component	40%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : Rooftop Heating And Cooling Units Explanation : See Air Conditioning Section							
	Controls								
	Electrical	100%			2027	\$45,500			
Air Conditioning									
	Energy Source								
	Electricity	65%			2050	* *	1		
	No Component	35%							
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	40%			2029	\$91,700	2	\$300	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 2 Rooftop Units, Roof							
	Split Unit	20%			2029	\$64,800			
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Explanation : 1 Unit. R-407a Refrigerant							
	Window/Wall Unit	5%			2029	\$2,600	1		
	No Component	35%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,600	
	Exhaust Fans								
	Roof	100%			2034	\$26,500	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Electric	100%			2032	\$23,600	4		
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Explanation : Two 40 Gallon Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

Fire Suppression

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

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

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

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Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$7,768,000	\$919,700
Interior Architecture	\$28,671,500	\$5,429,100
Electrical	\$1,588,400	\$7,328,600
Mechanical	\$27,541,800	\$13,044,300
Total	\$65,569,700	\$26,721,600
Importance Code A	\$8,343,100	\$1,061,000
Importance Code B	\$56,540,400	\$25,430,000
Importance Code C	\$686,200	\$230,600
Total	\$65,569,700	\$26,721,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$49,700	\$30,600		
Interior Architecture	\$20,800		\$185,700	\$43,900
Electrical	\$87,800	\$60,900	\$58,600	\$64,100
Mechanical	\$177,500	\$102,700	\$224,500	\$56,500
Site Enclosure	\$18,700			
Site Pavements	\$7,100			
Elevators/Escalators	\$57,600	\$57,600	\$57,600	\$57,600
Total	\$419,200	\$251,700	\$526,400	\$222,100
Importance Code A	\$49,700	\$31,900		\$600
Importance Code B	\$354,100	\$219,700	\$526,400	\$221,500
Importance Code C	\$15,400			
Total	\$419,200	\$251,700	\$526,400	\$222,100



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
PUBLIC HEALTH LABORATORY BLDG.
Asset # : 1574

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%	Now	\$56,500	LIFE	* *	5	\$47,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Roof Columns And Beams And Throughout							
	Masonry: Brick	80%	Now	\$2,072,600	LIFE	* *	5	\$251,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Sidewalk Shed in Use, Extent : Light, Area Affected : 25%							
		Location : Up To The 2nd Floor							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Metal Coiling Doors	7%			2046	* *	5	\$68,800	
	Granite Panels	5%	Now	\$774,600	LIFE	* *	5	\$11,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout Facade							
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
		Location : Throughout Facade							
		Loose Units, Extent : Moderate, Area Affected : 25%							
		Location : Support Bolts Have Become Loose Or Are Broken. Throughout Facade							
	Window Wall	5%			2033	\$477,600	5	\$59,000	
		Not Insulated, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
Windows									
	Aluminum	100%	0-2	\$4,000,400	2058	* *	5	\$42,000	
		Air Infiltration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Hardware Missing, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Severe, Area Affected : 90%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 25%							
		Location : Throughout							
		Weather Strip Missing, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$4,300	
	Masonry: Brick	70%	2-4	\$19,600	LIFE	* *	5	\$7,700	
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%							
		Location : Throughout Main Roof							
	Metal Panel	5%			2043	* *	5	\$2,100	
	No Component	20%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Main Roof							
		Explanation : Metal Guard Rail On Main Roof							

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	5%	Now	\$56,700	2043	* *			
		Alligatoring, Extent : Moderate, Area Affected : 25%							
		Location : Lower Roof							
		Vegetation Growth, Extent : Severe, Area Affected : 100%							
		Location : Lower Roof							
	Cast in Place Concrete	5%			LIFE	* *			
	IRMA/Protected Membrane	5%			2043	* *	10	\$4,900	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Above Mechanical Room Adjacent To Ramp To Lower Floor							
	Modified Bitumen	70%	Now	\$744,100	2043	* *			1
		Water Penetration, Extent : Severe, Area Affected : 100%							
		Location : Throughout Upper Roof							
	Roll Roofing	10%	Now	\$63,100	2035	\$63,100	5	\$8,100	1
		Water Penetration, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Skylight, Metal/Glass	5%			2043	* *	10	\$16,200	
Soffits									
	Cast in Place Concrete	100%	2-4	\$30,100	LIFE	* *	5	\$127,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Minor Cracks Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	2%			2029	\$177,600	3	\$15,100		
Cast in Place Concrete	11%	Now	\$234,800	LIFE	**	5	\$120,800		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Throughout									
Ceramic Tile	5%	Now	\$70,800	2036	\$1,415,200	5	\$12,600		
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Toilet Rooms And Locker Rooms									
Sheet Vinyl/Rubber	2%	Now	\$131,400	2033	\$656,900	5	\$7,500		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : Throughout 6th And 7th Floors Where Cabinetry Was Removed									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Observed On 6th And 7th Floors									
Explanation : Rubber And Sheet Vinyl Flooring									
Terrazzo	5%			LIFE	**	5	\$19,600		
Vinyl Tile	20%			2033	\$2,773,500	3	\$50,200		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Vinyl Tile	5%			2038	**	3	\$9,400		
Vinyl Tile 9" X 9"	50%	Now	\$4,014,600	2028	\$20,073,100	3	\$94,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
Concrete Masonry Unit	25%	0-2	\$277,200	LIFE	**	5	\$59,000		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Vertical Cracks, Extent : Moderate, Area Affected : 1%									
Location : Column 8n, Stairwell B Exit, Stair A At 14th Floor									
Gypsum Board	5%	Now	\$8,300	LIFE	**	5	\$17,700		
Cracking/Crumbling, Extent : Severe, Area Affected : 2%									
Location : 5th Floor Room 543									
Metal Panel	5%			LIFE	**				
Marble Panels	5%			LIFE	**				
Plaster	57%	0-2	\$409,000	LIFE	**	5	\$100,800		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : 6th Floor And Other Areas Throughout									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : At Windows Throughout									
Wood	3%			LIFE	**	5	\$70,800		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 6th And 7th Floors									
Explanation : Location Noted									

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	30%	Now	\$250,400	2038	* *	5	\$75,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Exposed Struc: Concrete	30%	Now	\$2,256,600	LIFE	* *	5	\$23,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : 14th Floor; Loading Dock							
		Paint Peeling, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor Boiler Room							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Loading Dock							
	Exposed Struc: Steel	5%			LIFE	* *			
	Metal Panel	13%	Now	\$648,400	LIFE	* *	5	\$81,600	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
	Metal Panel	2%			LIFE	* *	5	\$12,600	
	Plaster	20%	Now	\$305,300	LIFE	* *	5	\$62,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2043	* *			
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Roof							
		Explanation : Guard Rail Fencing							
	Free Standing Walls								
	Concrete Masonry Unit	100%			2043	* *			
	Retaining Walls								
	Cast in Place Concrete	50%	0-2	\$18,700	2053	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Ramp At North Elevation							
	Masonry: Brick	50%			2043	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	90%			2038	* *			
	Pavers/Stone	10%			2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Along East 26th Street							
		Explanation : Location Noted							

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 2-4 \$1,300 2038 * *

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

Location : Throughout

Parking/Driveway

Asphalt 10% Now \$5,800 2036 \$29,000

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

Location : Parking Area

Cast in Place Concrete 90% 2038 * *

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2053 * * 5 \$1,500

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

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

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

Transformers

Dry Type 100% 2046 * * 5 \$1,300

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

Location : Generator Room At 3rd Floor

Explanation : Three Transformers With Capacity Of 300, 225 And 500 Kilovolt Amperes 480 Delta/208y/120 Volts And One 500 Kilovolt Amperes 480 Delta/208y/120 Volt At 14th Floor.

Switchgear / Switchboard

Air Circuit Breaker 10% 2053 * * 5 \$200

Fused Disc Sw 80% 2053 * * 5 \$1,200

Molded Case Bkrs 10% 2053 * * 5 \$900

Raceway

Busway 40% 2031 \$269,700 1

Conduit 40% 2033 \$269,700 1

Conduit 20% 2053 * * 1

Panelboards

Fused Disc Sw 5% 2041 * * 5 \$400

Fused Disc Sw 10% 2049 * * 5 \$800

Molded Case Bkrs 70% 2032 \$447,100 5 \$6,500

Molded Case Bkrs 15% 2049 * * 5 \$1,400

Wiring

Braided Cloth 60% 2032 \$539,100 1

Thermoplastic 40% 2053 * * 1

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	4%			2046	**	5	\$100	
	Locally Mounted	15%			2031	\$54,400	5	\$400	
	Motor Control Center	50%			2031	\$727,100	5	\$4,800	
	Motor Control Center	30%			2038	**	5	\$2,900	
	Variable Frequency Drive	1%			2046	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$5,200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2046	**	1	\$108,600	
	Generators								
	Diesel	100%			2042	**	1	\$136,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 2,750 Kilovolt Amperes Capacity								
	Batteries								
	Lead/Acid	100%			2027	\$2,500	5	\$13,100	
	Fuel Storage								
	Day Tank	50%			2049	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 275 Gallon Capacity								
	Main Tank	50%			2061	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Vault Area								
	Explanation : Approximately 12,000 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	70%	Now	\$350,000	2033	\$3,499,700			
	Malfunctioning, Extent : Light, Area Affected : 10%								
	Location : Throughout The Building								
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%	Now	\$10,000	2033	\$500,000			
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Malfunctioning, Extent : Light, Area Affected : 2%								
	Location : Throughout The Building								
	Fluorescent	18%			2028	\$899,900	10	\$55,400	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	2%			2038	**			

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

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

Lighting

Egress Lighting

Emergency, Service	50%			2033	\$103,300	1			
Exit, Service	10%			2033	\$14,500	1			
Exit, Battery	40%			2033	\$190,100	10		\$9,100	

Exterior Lighting

Fluorescent	1%			2033	\$14,100	10		\$300	
HID	4%			2033	\$65,900	10			
Incandescent	2%	Now	\$37,800	2043	* *	2			

Malfunctioning, Extent : Moderate, Area Affected : 100%

Location : Main Entrance Soffit

LED	3%			2038	* *				
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No Component

90%

Alarm

Security System

Generic	100%			2033	\$662,700	1		\$131,800	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : CCTV Surveillance Camera System

Fire/Smoke Detection

Generic, Digital	100%	Now	\$273,200	2038	* *	1-3		\$197,800	
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Malfunctioning, Extent : Moderate, Area Affected : 30%

Location : Throughout The Building

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

Location : Throughout The Building

Explanation : Manual Pull Stations, Smoke Detection

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

Heating

Energy Source

Utility Steam	98%			2033	\$105,100	1			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Mechanical Room

Explanation : Steam From Con Edison

Electricity	2%			2053	* *	1			
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Parking Garage Building Entrance

Explanation : Electric Air Curtain Service

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	26%			2029	\$372,000			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : Steam/ Hot Water Heat Exchangers - Building Perimeter Heat And Hydronic Unit Heaters Service							
Heat Exchanger, Shell & Tube	2%			2029	\$28,600			
	Abandoned in Place, Extent : Light, Area Affected : 100%							
	Location : 6th Floor Mechanical Room: Steam/ Hot Water Heat Exchangers, For Abandoned Re-heat Coils In Ductwork							
Pres. Reducing Valve/LP Steam	70%			2036	\$141,300	5	\$13,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Rooms							
	Explanation : Air Handling Units, Absorption Chiller And Hydronic And Domestic Hot Water Heat Exchangers Service							
Radiant Heater	2%			2028	\$174,600	2	\$3,100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Parking Garage Building Entrance							
	Explanation : Electric Air Curtain							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Ductwork/Diffusers	2%			LIFE	* *	2-5	\$3,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement And From 2nd Floor Roof To Areas Served By Make-up Air Unit									
Explanation : Air Distribution For Two Basement Heating And Ventilating Units And Rooftop Make-up Air Unit									
	Hot Wtr Piping/Pump	38%	Now	\$27,900	2041	* *	4	\$6,300	
Unbalanced System, Extent : Moderate, Area Affected : 50%									
Location : Various Locations, Insufficient Flow, System Water Treatment Needed									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : From Basement Mechanical Room To Building Perimeter Radiation									
Explanation : Location Noted									
	Hot Wtr Piping/Pump	2%			2032	\$14,700	4	\$500	
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Basement									
Not in Service, Extent : Light, Area Affected : 100%									
Location : 6th Floor Mechanical Room: For Abandoned Re-heat Coils In Ductwork									
	Steam Piping/Pump	58%	0-2	\$623,100	2043	* *			
Corroded, Extent : Moderate, Area Affected : 90%									
Location : Mechanical Rooms At All Air Handling Units Except Unit In 6th Floor Mechanical Room									
Insul. Deteriorating, Extent : Moderate, Area Affected : 30%									
Location : 14th Floor									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Air Handling Units, Absorption Chiller And Domestic Hot Water Service									
Terminal Devices									
	Air Handler	5%			2028	\$315,600	1	\$10,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement; 2nd Floor Roof - Access From 3rd Floor Mechanical Room									
Explanation : 2 Basement Heating And Ventilating Units, 1 Rooftop Make-up Air Unit									
	Convactor/Radiator	36%			2031	\$987,300	1	\$39,000	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Building Perimeter									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Building Perimeter									
Explanation : Heating Element Enclosures Fully Covered With Plywood									
	Unit Heater - Hot Water	2%			2028	\$39,800			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Rooms									
Explanation : Location Observed									
	No Component	57%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Terminal Devices Only On Perimeter									
Explanation : Location Noted									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption	44%			2029	\$4,788,200	1	\$159,700	
	Chiller/Steam/HW								
				Obsolete Equipment, Extent : Light, Area Affected : 100%					
				Location : 14th Floor Mechanical Room					
				Other Observation, Extent : N/A, Area Affected : 40%					
				Location : 14th Floor Mechanical Room					
				Explanation : 2 Units, 500 Tons Each Approximate					
	Heat Pump Air Sourced	8%			2037	* *	2	\$1,600	
				Recent Installation, Extent : N/A, Area Affected : 100%					
				Location : 5th, 6th, 7th Floors					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 5th, 6th, 7th Floors					
				Explanation : Variable Refrigerant Flow Condensing Units, Quantity: 6, 6 Tons Each, Ducted To Exterior					
	Reciprocating Compr/Chiller	2%			2028	\$99,000	1	\$3,100	
				Abandoned in Place, Extent : Light, Area Affected : 100%					
				Location : Main Roof - Upper Level: 2 Units, 80 Tons Approximately, Packaged Air Cooled, Disconnected					
	Split Unit	2%			2038	* *			
	Under Construction	44%							
				Other Observation, Extent : N/A, Area Affected : 0%					
				Location : 14th Floor Mechanical Room					
				Explanation : Two Chillers Under Construction					
Distribution									
	CW & CHW Wtr Pipe/Pump	30%	Now	\$97,600	2053	* *	4	\$5,000	
				Corroded, Extent : Severe, Area Affected : 80%					
				Location : Mechanical Rooms At All Air Handling Units Except Unit In 6th Floor Mechanical Room					
				On Extended Life, Extent : Light, Area Affected : 80%					
				Location : Mechanical Rooms At All Air Handling Units Except Unit In 6th Floor Mechanical Room					
	Ductwork/Diffusers	70%	Now	\$1,031,100	LIFE	* *	2	\$305,400	
				Malfunctioning, Extent : Moderate, Area Affected : 50%					
				Location : Various Locations: Cold And Hot Deck Dampers In Ductwork					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : See Ventilation					
				Explanation : Location Noted					

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Dir Expansion	5%			2028	\$321,500	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Elevator Machine Rooms, 10th Floor Mechanical Room									
Explanation : Location Noted									
	Air Handler/Cool/Ht	90%	Now	\$1,171,400	2028	\$5,856,900	1	\$168,000	
Damaged, Extent : Severe, Area Affected : 50%									
Location : Mechanical Rooms: Damaged / Deteriorated Heating Coils									
	Fan Coil - 2 Pipe	5%			2041	* *	1	\$5,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 5th, 6th And 7th Floors									
Explanation : Variable Refrigerant Flow Systems Ceiling Cassette Units									
Heat Rejection									
	Air Cooled Condenser Unit	10%			2033	\$97,100	2	\$23,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Roof									
Explanation : 1 Condensing Unit, 40 Tons, Connected To Air Handler In 10th Floor Mechanical Room									
	Water Cooling Tower	90%	0-2	\$76,200	2027	\$1,524,700	2	\$243,000	
Corroded, Extent : Moderate, Area Affected : 15%									
Location : Outdoor Unit Supporting Beam									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof And 14th Floor Mechanical Room									
Explanation : One 4-cell Outdoor Cooling Tower And Two Indoor Cooling Towers									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$187,000	
Exhaust Fans									
	Interior	80%			2028	\$1,190,000	2	\$8,200	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Mechanical Rooms									
	Roof	20%			2033	\$130,200	2	\$2,100	
Abandoned in Place, Extent : Light, Area Affected : 60%									
Location : Main Roof: Various Laboratory Hood Fans, Disconnected									
On Extended Life, Extent : Light, Area Affected : 40%									
Location : Roofs									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$215,400	2043	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Basement - Water Main: Corroded / Deteriorated									
Leak Evident, Extent : Moderate, Area Affected : 100%									
Location : Main Roof - Water Tank Room: Water Tank Seams									

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger Steam Fired	100%			2059	* *	4	\$49,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 14th Floor Mechanical Room							
		Explanation : Location Noted							
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Submersible	100%			2027	\$10,900	4	\$11,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Ejector Systems Pits							
		Explanation : Location Noted							
	Sewage Ejector(s) Compressed Air	100%	0-2	\$57,100	2053	* *	4	\$3,600	
		Corroded, Extent : Severe, Area Affected : 80%							
		Location : Basement							
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Basement - 4 Systems							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement - 4 Systems							
	Fixtures Generic	100%							
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Passenger - Cellar To 13th Floor And Freight - Cellar To 14th Floor							
		Explanation : 4 Passenger 2 Freight Units							
Fire Suppression									
	Standpipe Generic	100%			2043	* *	1-5	\$169,100	
	Sprinkler No Component Generic	80% 20%			2033	\$927,600	1-2	\$18,800	
	Fire Pump Generic	100%			2036	\$320,200	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 : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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 : 19-May-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6858 **Lot** : 1 **BIN** : 4854226

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$118,400	
Interior Architecture	\$105,600	
Mechanical		\$1,344,700
Total	\$224,000	\$1,344,700
Importance Code A	\$118,400	
Importance Code B	\$105,600	\$1,344,700
Total	\$224,000	\$1,344,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$73,300		\$15,300	
Interior Architecture	\$70,100		\$13,100	\$7,000
Electrical	\$11,400	\$6,100	\$9,500	\$6,100
Mechanical	\$59,000	\$12,900	\$21,900	\$14,000
Site Enclosure	\$1,300			
Site Pavements	\$9,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$232,000	\$26,300	\$67,000	\$34,300
Importance Code A	\$73,800	\$500	\$16,700	\$500
Importance Code B	\$141,000	\$25,800	\$50,300	\$32,500
Importance Code C	\$17,300			\$1,300
Total	\$232,000	\$26,300	\$67,000	\$34,300



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	12%	Now	\$11,700	LIFE	**	5	\$7,100	
		Efflorescence, Extent : Light, Area Affected : 2%							
		Location : West Facade							
		Expansion Joint Failure, Extent : Moderate, Area Affected : 2%							
		Location : North East Corner							
	Masonry: Brick	38%			LIFE	**	5	\$45,000	
	Metal Panel	27%	Now	\$53,000	2056	**	5	\$30,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Roof Equipment Screen							
		Deformed/Dented, Extent : Light, Area Affected : 5%							
		Location : Roof Equipment Screen							
	Metal Coiling Doors	3%			2049	**	5	\$5,600	
	Pre-Cast Concrete	5%			LIFE	**	5	\$19,300	
	Window Wall	4%	Now	\$3,600	2056	**	5	\$4,400	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 2%							
		Location : Various Locations Throughout							
	Window Wall	11%			2056	**	5	\$24,400	
Windows									
	Aluminum	40%	Now	\$4,800	2052	**	5	\$2,500	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 2%							
		Location : Offices Second Floor							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Offices Second Floor							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fixed Windows							
	Aluminum	55%			2052	**	5	\$6,900	
	Metal Louvers	5%			2045	**	10	\$3,900	
Parapets									
	Masonry: Brick	13%	Now	\$6,300	LIFE	**	5	\$1,000	
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	22%			LIFE	**	5-10	\$11,500	
	Metal/Glass Curt Wall	20%			2056	**	5	\$5,900	
	Metal Panel	25%			2056	**	5	\$7,400	
	Metal Rail	15%			2049	**	5-10	\$20,700	
	Pre-Cast Concrete	5%	Now	\$1,600	LIFE	**	5	\$2,400	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Coping							

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

Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	100%	2-4	\$65,400	2041	**			
Blisters, Extent : Light, Area Affected : 10%								
Location : Roof Area Mid Portion								
Soffits								
Glass: Special Gauge	25%			LIFE	**	1		
Metal Panel	75%			2056	**	5-10		
Interior								
Floors								
Carpet	15%			2032	\$149,800	3	\$16,900	
Cast in Place Concrete	5%			LIFE	**	5	\$12,400	
Ceramic Tile	5%			2045	**	5	\$2,800	
Steel Plate	5%			LIFE	**	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Freezers								
Explanation : Recently Replaced								
Terrazzo	20%	Now	\$105,600	LIFE	**	5	\$8,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Traffic Topping	25%			2041	**	5	\$17,600	
Vinyl Tile	25%			2041	**	3	\$5,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$1,100	
Ceramic Tile	30%			2045	**	5	\$2,700	
Concrete Masonry Unit	20%			LIFE	**	5	\$1,400	
Gypsum Board	45%			LIFE	**	5-10	\$6,800	
Ceilings								
AcousTileSusp.Lay-In	40%			2049	**	5	\$22,600	
Exposed Struc: Steel	20%			LIFE	**	10	\$22,600	
Gypsum Board	5%			LIFE	**	5-10	\$9,700	
Metal Panel	35%			LIFE	**	5	\$49,400	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2056	**			
Masonry: Brick	80%			2056	**			
Free Standing Walls								
Masonry: Brick	100%	0-2	\$1,300	2056	**			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2049	**			

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

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

Site Pavements

Parking/Driveway
Asphalt

100% 0-2 \$9,800 2045 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Driveway And Parking Lot

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

Under 600 Volts

Service Equipment
Fused Disc Sw

100% 2056 * * 5 \$200

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.

Transformers

Dry Type

100% 2049 * * 5 \$100

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

Location : Electrical Room

Explanation : 112.5 Kilovolt Amperes, 208 Volts Primary, 480/277 Volts Secondary

Switchgear / Switchboard

Fused Disc Sw

90% 2056 * * 5 \$100

Molded Case Bkrs

10% 2056 * * 5 \$100

Raceway

Conduit

100% 2056 * * 1

Panelboards

Fused Disc Sw

15% 2052 * * 5 \$100

Molded Case Bkrs

85% 2052 * * 5 \$800

Wiring

Thermoplastic

100% 2056 * * 1

Motor Controllers

Locally Mounted

100% 2049 * * 5 \$300

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,100

Stand-by Power

Transfer Switches

Automatic

100% 2049 * * 1 \$11,600

Generators

Diesel

100% 2045 * * 1 \$14,600

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

Location : Roof

Explanation : Emergency Generator Rated At 600 Kilowatts

Batteries

Nickel Cadmium

100% 2029 \$2,500 5 \$8,400

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	5%			2052	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	95%			2064	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 4,500 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2041	* *	10	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Lights							
	Fluorescent	22%			2041	* *	10	\$7,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-8 Lamps							
	LED	75%			2041	* *			
Egress Lighting									
	Emergency, Service	50%			2041	* *	1		
	Exit, LED	50%			2064	* *	1		
Exterior Lighting									
	LED	10%			2041	* *			
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2041	* *	1	\$14,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2041	* *	1-3	\$23,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2046	**	1		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Throughout						
			Explanation : From Queens Hospital Center						
Conversion Equipment									
	Heat Exchanger, Plate & Frame	25%			2045	**	1	\$4,700	
	Pres. Reducing Valve/LP Steam	75%			2039	**	5	\$1,700	
Distribution									
	Hot Wtr Piping/Pump	25%			2052	**	4	\$700	
	Steam Piping/Pump	75%			2056	**			
Terminal Devices									
	Air Handler	75%			2041	**	1	\$17,500	
	Fan Coil Unit/Heat	25%			2041	**	1	\$3,100	
Controls									
	Digital	100%	Now	\$21,700	2034	\$1,083,300			
			Other Observation, Extent : Moderate, Area Affected : 10%						
			Location : Throughout						
			Explanation : Defective Building Management System.						
Air Conditioning									
	Energy Source								
	Steam/HW System	100%			2046	**	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	100%			2039	**	1	\$40,800	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : 2 Units, Using Lithium Bromide Refrigerant						
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2056	**	4	\$2,800	
Terminal Devices									
	Air Handler/Cool/Ht	75%			2041	**	1	\$17,500	
	Fan Coil - 2 Pipe	25%			2041	**	1	\$3,100	
Heat Rejection									
	Water Cooling Tower	100%	0-2	\$9,500	2034	\$190,500	2	\$30,400	
			Corroded, Extent : Moderate, Area Affected : 5%						
			Location : The Piping, Roof						
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Roof						
			Explanation : 4 Inefficient Units.						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,300	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	35%			2041	* *	2	\$400	
	Roof	65%	0-2	\$4,800	2031	\$47,600	2	\$600	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	* *	1		
	Water Heater With Tanks								
	Electric	100%			2035	\$70,900	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : One 120 Gallon Reserve Unit							
	HW Heat Exchanger								
	Steam Fired	100%			2062	* *	4	\$3,700	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2030	\$1,200	4	\$1,200	
	Sewage Ejector(s)								
	Electric	100%			2036	\$19,700	4	\$2,300	
	Backflow Preventer								
	Generic	100%			2041	* *	1	\$2,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To Second Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2056	* *	1-2	\$10,600	
	Fire Pump								
	Generic	100%			2039	* *	1	\$7,000	

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

Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$199,700	\$58,600
Mechanical	\$102,800	
Total	\$302,500	\$58,600
Importance Code A	\$199,700	\$58,600
Importance Code B	\$102,800	
Total	\$302,500	\$58,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$46,100		\$16,400	
Interior Architecture	\$24,700	\$1,700	\$1,600	\$400
Electrical	\$9,000	\$5,500	\$37,300	\$6,600
Mechanical	\$6,700	\$7,700	\$25,200	\$8,000
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$100,900	\$29,400	\$94,800	\$29,400
Importance Code A	\$47,800	\$1,700	\$18,200	\$1,700
Importance Code B	\$53,100	\$26,000	\$76,600	\$27,700
Importance Code C		\$1,700		
Total	\$100,900	\$29,400	\$94,800	\$29,400



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
RIVERSIDE HEALTH CENTER
Asset # : 1984

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%	Now	\$10,600	LIFE	**	5	\$30,500	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Facades								
Explanation : Glazed Terracotta Units								
Masonry: Brick	90%			LIFE	**	5	\$58,600	
Windows								
Aluminum	100%	Now	\$199,700	2050	**	5	\$7,000	
Crtrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	45%	Now	\$12,100	LIFE	**	5	\$1,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Roof Level								
Metal Rail	50%			2047	**	5-10	\$38,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof								
Green, Roof Inaccessible	10%			LIFE	**			
Modified Bitumen	90%			2039	**	10	\$16,400	
Soffits								
Metal: Cage/Fence	50%			2047	**	5		
Stucco Cement	50%			2047	**	5		
Interior								
Floors								
Carpet	2%			2033	\$14,600	3	\$1,700	
Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
Sheet Vinyl/Rubber	5%			2039	**	5	\$3,100	
Steel Grating	3%			2054	**	1		
Terrazzo	25%			LIFE	**	5	\$8,100	
Wood	60%			2062	**	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 Struc: Concrete	65%			LIFE	**	5	\$4,200	
Gypsum Board	30%			LIFE	**	5	\$15,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
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
RIVERSIDE HEALTH CENTER
Asset # : 1984

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

Site Pavements

Public Sidewalk

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

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

Cast in Place Concrete	100%			2047		* *			
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Activity Yard

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2054		* *	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

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

Switchgear / Switchboard

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

Conduit	100%			2054		* *	1		
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Panelboards

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

Thermoplastic	100%			2054		* *	1		
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Motor Controllers

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

Ground

Grounding Devices

Generic	100%			LIFE		* *	5	\$500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : Water Main

Stand-by Power

Transfer Switches

Automatic	100%			2047		* *	1	\$10,500	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2047	* *	1	\$16,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
	Distribution								
	Hot Wtr Piping/Pump	100%			2050	* *	4	\$1,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
	Terminal Devices								
	Air Handler	20%			2039	* *	1	\$4,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 11 Units							
	Convector/Radiator	50%			2047	* *	1	\$5,500	
	Fan Coil Unit/Heat	30%			2039	* *	1	\$3,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%	0-2	\$102,800	2039	* *	2	\$1,500	
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Roof. Unit 1, 3, 4, And 9 Stucked In Heating Mode							
		R-410a Refrigerant, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	Split Unit	10%			2039	* *			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$44,200	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2039	* *	1	\$21,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,000	
	Exhaust Fans								
	Roof	100%			2039	* *	2	\$1,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$17,100	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 100 Gallon Unit							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Controller Not Working, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2064	* *	1-5	\$17,100	
	Sprinkler								
	Generic	100%			2064	* *	1-2	\$9,500	
	Chemical System								
	Wet	5%			2032	\$2,700	1-10	\$1,500	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : 2nd Floor Training Kitchen							
		Explanation : Over Range							
	No Component	95%							

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Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$473,800	\$119,500
Interior Architecture		\$1,030,300
Electrical		\$881,300
Mechanical	\$247,600	\$544,300
Site Pavements		\$380,600
Total	\$721,400	\$2,956,000
Importance Code A	\$721,400	\$119,500
Importance Code B		\$2,683,500
Importance Code C		\$153,100
Total	\$721,400	\$2,956,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$84,500			
Interior Architecture	\$19,100		\$500	\$3,100
Electrical	\$4,700	\$3,900	\$4,500	\$4,700
Mechanical	\$5,200	\$2,900	\$22,600	\$3,400
Elevators/Escalators	\$21,600	\$21,600	\$21,600	\$21,600
Total	\$135,000	\$28,400	\$49,200	\$32,700
Importance Code A	\$85,600	\$1,200	\$1,200	\$1,200
Importance Code B	\$44,800	\$27,300	\$47,500	\$31,500
Importance Code C	\$4,600		\$500	
Total	\$135,000	\$28,400	\$49,200	\$32,700



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$14,400	LIFE	**	5	\$12,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	80%	Now	\$159,000	LIFE	**	5	\$38,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	15%	Now	\$171,100	LIFE	**	5	\$5,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : Along Arthur Avenue							
Windows								
Aluminum	90%	Now	\$143,700	2056	**	5	\$1,500	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Steel	10%	Now	\$15,100	2056	**	5	\$2,100	
	Corrosion/Rusting, Extent : Light, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$1,100	
Masonry: Brick	90%	Now	\$15,900	LIFE	**	5	\$1,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Roof								
Modified Bitumen	95%	Now	\$35,900	2031	\$119,500			
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Skylight, Metal/Glass	5%	Now	\$3,200	2041	**			
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Stairhalls							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$3,800	
	Ceramic Tile	10%			2040	* *	5	\$3,500	
	Granite Panels	15%			LIFE	* *	5	\$3,900	
	Sheet Vinyl/Rubber	30%			2036	\$684,500	5	\$15,700	
	Terrazzo	10%			LIFE	* *	5	\$2,700	
	Vinyl Tile	30%	Now	\$5,800	2031	\$289,000	3	\$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2034	\$56,700	5	\$1,000	
	Gypsum Board	80%	Now	\$4,600	LIFE	* *	5	\$9,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Granite Panels	5%			LIFE	* *			
	SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	75%	0-2	\$8,700	2044	* *	5	\$13,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Exposed Struc: Concrete	5%			LIFE	* *	5	\$300	
	Gypsum Board	10%			LIFE	* *	5	\$4,400	
	Plaster	10%			LIFE	* *	5	\$2,200	
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	\$284,200			
On-Site Walkways									
	Cast in Place Concrete	100%			2036	\$96,300			

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2036	\$26,700	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 208/480/277 Volts, 75 Kilovolt-ampere							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2041	* *	5	\$200	
	Raceway								
	Conduit	100%			2041	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2039	* *	5	\$1,100	
	Wiring								
	Thermoplastic	100%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2036	\$148,100	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
Lighting									
	Interior Lighting								
	Fluorescent	9%			2031	\$31,900	10	\$1,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	90%			2031	\$319,100	10	\$19,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	1%			2039	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Main Lobby							
	Egress Lighting								
	Emergency, Battery	50%			2036	\$19,600	10	\$2,800	
	Exit, Battery	50%			2036	\$16,500	10	\$800	
	Exterior Lighting								
	HID	100%			2031	\$195,500	10	\$100	
Alarm									
	Security System								
	Generic	50%			2036	\$39,300	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Generic	50%			2031	\$39,300	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2036

\$108,100

1-3

\$26,600

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

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Conversion Equipment

Hot Water Boiler

100%

2029

\$247,600

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

\$288,900

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

\$255,500

2

\$1,400

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$13,000

Exhaust Fans

Interior

40%

2031

\$41,300

2

\$300

Roof

10%

2031

\$4,500

2

\$100

No Component

50%

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

Location : Roof

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

Plumbing

H/C Water Piping

Brass/Copper

100%

2051

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$17,100	2		
				Abandoned in Place, Extent : Light, Area Affected : 1% Location : Basement Older Unit Has Been Disconnected					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$8,400	4	\$1,300	
	Backflow Preventer								
	Generic	100%			2036	\$10,400	1	\$1,400	
				Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : Reduced Pressure Zone Device					
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	75%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 5th Floor Explanation : Two Units					
	Hydraulic	25%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 1st Floor Explanation : 1 Unit					
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$12,200	
	Sprinkler								
	Generic	100%			2041	* *	1-2	\$6,500	

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

Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,038,100	\$332,700
Interior Architecture		\$564,200
Electrical	\$413,100	\$225,200
Mechanical	\$602,800	\$928,600
Site Pavements		\$68,200
Total	\$2,054,000	\$2,118,900
Importance Code A	\$1,038,100	\$332,700
Importance Code B	\$1,015,900	\$1,718,000
Importance Code C		\$68,200
Total	\$2,054,000	\$2,118,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$28,800			
Interior Architecture	\$93,200		\$39,500	\$3,900
Electrical	\$154,300	\$1,600	\$1,500	\$19,400
Mechanical	\$60,600	\$3,300	\$13,400	\$4,300
Site Enclosure	\$5,600			
Site Pavements	\$12,900			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$371,200	\$20,700	\$70,200	\$43,500
Importance Code A	\$28,800			\$1,000
Importance Code B	\$281,400	\$20,700	\$70,200	\$42,400
Importance Code C	\$61,000			
Total	\$371,200	\$20,700	\$70,200	\$43,500



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
WASHINGTON HEIGHTS DIST. HEALTH CENTER
Asset # : 1999

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	80%	Now	\$569,000	LIFE	* *	5	\$69,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Sidewalk Shed in Use, Extent : Light, Area Affected : 100%							
		Location : Along 168th Street And Broadway							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	5%	Now	\$68,000	LIFE	* *	5	\$3,200	
		Vertical Cracks, Extent : Moderate, Area Affected : 30%							
		Location : Window Sills							
	Metal Panel	15%			2041	* *	5-10	\$89,100	
Windows									
	Aluminum	90%	Now	\$254,700	2047	* *	5	\$8,900	
		Air Infiltration, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout 6th And 7th Floor Offices And Throughout							
	Steel	10%	Now	\$74,400	2056	* *	5	\$12,400	
		Air Infiltration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Penthouse And Basement							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Penthouse And Basement							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Penthouse And Basement							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	70%	Now	\$72,000	LIFE	* *	5	\$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$10,100	LIFE	* *	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Rail	10%	0-2	\$5,500	2036	\$27,300	5	\$2,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout Upper Roof								
Pre-Cast Concrete	10%	Now	\$3,300	LIFE	* *	5	\$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Coping								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Coping								
Roof								
Modified Bitumen	100%	Now	\$9,900	2031	\$198,800			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Soffits								
Metal Panel	100%			2041	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$5,700	
Ceramic Tile	10%			2040	* *	5	\$5,200	
Quarry Tile	5%			2044	* *	5	\$3,900	
Terrazzo	5%	0-2	\$4,900	LIFE	* *	5	\$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairwells								
Vinyl Tile	10%	Now	\$2,900	2031	\$144,900	3	\$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Basement								
Vinyl Tile 9" X 9"	10%	Now	\$8,400	2031	\$419,300	3	\$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	55%			2059	* *	5	\$54,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 4th, 6th And 7th Floor								
Explanation : Laminated Wood								

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

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

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

Site Pavements

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 4+ \$4,000 2044 * *

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

Location : Along 168th Street And Broadway

On-Site Walkways

Cast in Place Concrete 85% Now \$3,400 2036 \$68,200

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

Location : Southside Of Building

Sinking/Subsiding, Extent : Severe, Area Affected : 20%

Location : Southside Of Building

Masonry: Granite 15% Now \$5,500 LIFE * *

Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%

Location : Main Entrance Stair

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

Under 600 Volts

Service Equipment

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

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.

Switchgear / Switchboard

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

Raceway

Conduit 30% 2041 * * 1

Conduit 65% 2031 \$39,100 1

Conduit 5% 2057 * * 1

Panelboards

Fused Toggle Switch 35% 2-4 \$21,000 2056 * * 5 \$200

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

Location : Basement 1,2,3,4 Stairway

Molded Case Bkrs 30% 2030 \$18,000 5 \$300

Molded Case Bkrs 5% 2053 * * 5 \$100

Molded Case Bkrs 30% 2039 * * 5 \$300

Wiring

Braided Cloth 35% 2-4 \$30,600 2056 * * 1

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

Location : Throughout The Building

Thermoplastic 30% 2031 \$26,300 1

Thermoplastic 5% 2057 * * 1

Thermoplastic 30% 2041 * * 1

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	45%			2029	\$66,700	5	\$100	
	Locally Mounted	5%	Now	\$4,400	2051	**	5		
		Not Functioning, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	Variable Frequency Drive	50%			2036	\$27,300			
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$10,400	LIFE	**	5	\$600	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2031	\$159,900	10	\$9,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	50%			2027	\$266,500	10	\$16,100	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%	0-2	\$26,700	2041	**			
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Office							
	Fluorescent	15%			2027	\$80,000	10	\$4,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways And Staircase							
	Egress Lighting								
	Emergency, Battery	50%			2036	\$29,400	10	\$4,200	
	Exit, LED	10%			2046	**	1		
	Exit, Service	40%			2036	\$6,000	1		
	Exterior Lighting								
	Fluorescent	3%			2027	\$5,000	10	\$100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Outside							
	HID	15%			2027	\$29,400	10		
	Incandescent	2%			2027	\$4,500	2		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2036	\$15,800	1	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor, 4th Floor, Hallways							
		Explanation : CCTV Surveillance Camera							

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

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

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

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2031

\$43,300

1-3

\$10,400

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

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2041

* *

1

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

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2040

* *

5

\$2,100

Distribution

Steam Piping/Pump

100%

Now

\$5,600

2031

\$280,500

*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%

2027

\$263,700

1

\$8,700

Convactor/Radiator

60%

2029

\$171,900

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	20%			2027	\$114,200	2	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : Units Serve Columbia Floors							
	Reciprocating Compr/Chiller	40%			2031	\$206,700	1	\$6,500	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Roof							
		Explanation : Unit Serves Air Handlers On Health Center Floors							
	Window/Wall Unit	40%			2027	\$53,100	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	40%			2041	* *	4	\$700	
	Ductwork/Diffusers	60%			LIFE	* *	2	\$27,300	
Terminal Devices									
	Air Handler/Cool/Ht	40%			2031	\$271,900	1	\$8,700	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,500	
Exhaust Fans									
	Interior	10%	0-2	\$15,500	2041	* *	2	\$100	
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse Mechanical Equipment Room, House General Exhaust Fan Multiple Mechanical And Or Electrical Defects							
	Interior	20%			2027	\$31,100	2	\$200	
	Roof	30%			2031	\$20,400	2	\$300	
	No Component	40%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : 1st, 4th Floor And Penthouse Mechanical Equipment Room							
		Explanation : These Components Are Accounted For Under The Cooling Section Of This Report							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
Water Heater With Tanks									
	Under Construction	100%							
HW Heat Exchanger									
	Steam Fired	100%			2031	\$169,400	4	\$5,200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Submersible	100%			2027	\$1,300	4	\$1,300	
	Sewage Ejector(s)								
	Electric	95%			2031	\$20,900	4	\$2,400	
	Electric	5%	Now	\$700	2041	* *	4	\$100	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement, Malfunctioning Pump Controls							
	Backflow Preventer								
	Generic	100%			2031	\$15,600	1	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Item Located In Water Meter Room							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 7th Floor							
		Explanation : Two Units, Maintained By Columbia University, Malfunctions Often							

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Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$767,000	\$259,100
Interior Architecture		\$1,284,300
Electrical	\$264,200	\$426,000
Mechanical	\$603,300	\$1,082,100
Site Pavements		\$235,100
Total	\$1,634,500	\$3,286,600
Importance Code A	\$767,000	\$635,900
Importance Code B	\$867,500	\$2,493,300
Importance Code C		\$157,400
Total	\$1,634,500	\$3,286,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$27,900			
Interior Architecture	\$221,300	\$3,600	\$8,000	\$4,000
Electrical	\$49,500	\$2,000	\$1,700	\$7,900
Mechanical	\$86,100	\$3,100	\$24,600	\$3,100
Site Enclosure	\$2,700			
Site Pavements	\$18,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$413,200	\$16,000	\$41,500	\$22,200
Importance Code A	\$29,600	\$1,800	\$1,800	\$1,800
Importance Code B	\$346,000	\$14,200	\$39,700	\$20,500
Importance Code C	\$37,600			
Total	\$413,200	\$16,000	\$41,500	\$22,200



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.

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	100%	Now	\$263,600	LIFE	* *	5	\$32,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Bulkhead Stair And Penthouse									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Windows									
	Aluminum	100%	Now	\$451,600	2039	* *	5	\$7,900	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$16,500	LIFE	* *	5	\$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Masonry: Brick	90%	Now	\$51,800	LIFE	* *	5	\$4,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Roof									
	Modified Bitumen	95%			2036	\$259,100	10	\$23,700	
	Roll Roofing	5%	Now	\$3,200	2027	\$8,100	5	\$1,000	
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%									
Location : Lower Roof Over Storage Area									
Scupper Non-Func/Miss, Extent : Moderate, Area Affected : 10%									
Location : Lower Roof Over Storage Area At Rear.									

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
WESTCHESTER DISTRICT HEALTH CTR
Asset # : 1978

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2027	\$140,800	3	\$15,900	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Penthouse							
	Cast in Place Concrete	5%			LIFE	**	5	\$5,800	
	Ceramic Tile	5%			2034	\$149,600	5	\$2,700	
	Terrazzo	20%	0-2	\$19,800	LIFE	**	5	\$8,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Stairwells							
	Vinyl Tile	55%			2031	\$806,400	3	\$10,900	
Interior Walls									
	Ceramic Tile	5%	Now	\$7,900	2034	\$157,400	5	\$1,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Toilets Throughout							
	Concrete Masonry Unit	15%			LIFE	**	5	\$3,400	
	Plaster	35%	Now	\$24,400	LIFE	**	5	\$6,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout 2nd And 3rd Floors. 304b, 306b, 310a, 2nd Floor Conference Room							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout 2nd And 3rd Floors. 304b, 306b, 310a, 2nd Floor Conference Room							
	SGFT/Glazed Masonry	35%			LIFE	**			
	Wood	10%			LIFE	**	5	\$22,900	
Ceilings									
	AcousTile,Adhered	10%	4+	\$3,400	2036	\$170,800	5	\$2,700	
		Misaligned/Bulging, Extent : Light, Area Affected : 5%							
		Location : Throughout 1st Floor							
	AcousTileSusp.Lay-In	25%			2044	**	5	\$13,300	
	Plaster	65%	Now	\$21,000	LIFE	**	5	\$21,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout 2nd And 3rd Floors. 304b, 306b, 310a, 2nd Floor Conference Room							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout 2nd And 3rd Floors. 304b, 306b, 310a, 2nd Floor Conference Room							
Site Enclosure									
Fence/Gates									
	Chain Link	25%	4+	\$2,700	2041	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 15%							
		Location : Rear Yard							
	Iron Picket	75%			2051	**			
		Deteriorated Finish, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Retaining Walls									
	Cast in Place Concrete	100%			2066	**			
Site Pavements									

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

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

Site Pavements

Public Sidewalk

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

On-Site Walkways

Cast in Place Concrete	90%			2044		**			
Masonry: Granite	10%	0-2	\$2,600	LIFE		**			
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Main Entry Stair</i>									

Activity Yard

Cast in Place Concrete	100%	Now	\$11,800	2036		\$235,100			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Rear Yard</i>									

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

Conduit	90%			2031		\$37,100	1		
Conduit	10%			2051		**	1		

Panelboards

Fused Disc Sw	10%			2030		\$6,000	5	\$100	
Molded Case Bkrs	70%			2030		\$41,900	5	\$700	
Molded Case Bkrs	20%			2047		**	5	\$200	

Wiring

Braided Cloth	50%	2-4	\$29,100	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		\$47,400	5	\$100	
Locally Mounted	10%			2029		\$11,900	5		

Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$500	
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
WESTCHESTER DISTRICT HEALTH CTR
Asset # : 1978

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	50%			2036	\$269,800	10	\$16,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	39%			2027	\$210,400	10	\$12,700	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Fluorescent	Fluorescent	9%			2036	\$48,600	10	\$2,900	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
Fluorescent		Location : 1st Floor							
	Fluorescent	1%			2036	\$5,400	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Elevator Cars							
	Incandescent	1%			2027	\$6,000	2		
Egress Lighting									
	Emergency, Battery	50%			2036	\$29,800	10	\$4,300	
	Exit, Service	50%			2036	\$7,600	1		
Exterior Lighting									
	HID	20%			2031	\$33,100	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2036	\$20,000	1	\$4,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Staircases, Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	40%							
	Generic, Digital	60%			2031	\$54,900	1-3	\$13,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns And Strobe Lights							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2041	* *	1		
Conversion Equipment	Hot Water Boiler	100%			2036	\$376,800	1	\$17,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Units. Breeching Not Insulated.								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	20%			2039	* *	4	\$500	
	Hot Wtr Piping/Pump	80%	4+	\$1,200	2030	\$62,000	4	\$1,400	
		Corroded, Extent : Moderate, Area Affected : 2% Location : Hot Water Return Piping To Boiler No.1							
	Terminal Devices								
	Convactor/Radiator	100%			2029	\$290,000	1	\$11,500	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Split Unit	30%			2031	\$252,600			
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor And Basement Explanation : Indoor Units Serve 1st Floor And Basement.							
	Window/Wall Unit	70%			2027	\$94,000	1		
	Heat Rejection								
	Air Cooled Condenser Unit	30%			2031	\$30,800	2	\$7,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Courtyard And Roof Explanation : Serve 1st Floor And Basement Units							
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$31,100	LIFE	* *	2-5	\$19,800	
		Obsolete Equipment, Extent : Light, Area Affected : 100% Location : Basement Mechanical Equipment Room							
	Exhaust Fans								
	Interior	100%	Now	\$15,700	2027	\$157,300	2	\$900	
		Broken, Extent : Severe, Area Affected : 30% Location : 1 Of 3 Toilet Exhaust Fans. Penthouse Equipment Room On Extended Life, Extent : Moderate, Area Affected : 100% Location : Penthouse Mechanical Equipment Room							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$22,600	2036	\$452,700	1		
		Corroded, Extent : Moderate, Area Affected : 5% Location : Main Service Valve In Basement Damaged, Extent : Moderate, Area Affected : 10% Location : Insulation On Cold Water Piping In Basement Other Observation, Extent : Moderate, Area Affected : 30% Location : Various Locations Explanation : Pinhole Leaks Reported							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks Gas Fired	100%			2029	\$17,100	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 70 Gallons							
	Sanitary Piping Cast Iron	2%	Now	\$5,400	LIFE	**	1		
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Boiler Room							
	Cast Iron	98%			LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping Cast Iron	5%	Now	\$3,800	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 100%							
		Location : Backyard Leaders							
	Cast Iron	95%			LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s) Submersible	100%			2027	\$1,100	4	\$1,100	
	Backflow Preventer Generic	100%			2031	\$15,800	1	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : Component Observed In Closet On The First Floor							
	Fixtures Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : One Unit.							
		Defective Elevator Controller							

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Print Date : 13-Aug-2025

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2026

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 : 06-Jan-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2788 **Lot** : 33 **BIN** : 3069604

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$500,700	\$267,100
Interior Architecture	\$211,000	\$298,700
Electrical	\$132,900	\$517,000
Mechanical		\$721,300
Total	\$844,500	\$1,804,000
Importance Code A	\$500,700	\$267,100
Importance Code B	\$343,800	\$1,537,000
Total	\$844,500	\$1,804,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$107,500		\$1,500	
Interior Architecture	\$80,400		\$900	\$3,300
Electrical	\$24,300	\$2,500	\$3,100	\$2,900
Mechanical	\$54,000	\$2,200	\$6,100	\$2,200
Site Pavements	\$3,300			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$276,600	\$11,900	\$18,900	\$15,600
Importance Code A	\$108,700	\$1,200	\$2,800	\$1,200
Importance Code B	\$130,600	\$10,700	\$15,200	\$14,300
Importance Code C	\$37,300		\$900	
Total	\$276,600	\$11,900	\$18,900	\$15,600



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$346,500	LIFE	**	5	\$42,100	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Building Corners								
Granite Panels	2%			LIFE	**	5	\$1,400	
Pre-Cast Concrete	8%	Now	\$13,600	LIFE	**	5	\$12,200	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Front Facade								
Windows								
Aluminum	100%	Now	\$154,200	2044	**	5	\$5,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : 2nd And 3rd Floors								
Glazing Clouded, Extent : Moderate, Area Affected : 25%								
Location : 2nd And 3rd Floors								
Parapets								
Masonry: Brick	90%	Now	\$26,300	LIFE	**	5	\$4,200	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Vegetation Growth, Extent : Moderate, Area Affected : 2%								
Location : Lower Roof								
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Lower Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd And 3rd Floors								
Metal Rail	3%			2049	**	5-10	\$2,500	
Pre-Cast Concrete	7%			LIFE	**	5	\$4,100	
Roof								
Fiberglass Panel	5%			2049	**	1		
Modified Bitumen	90%	Now	\$26,700	2036	\$267,100			
Blisters, Extent : Light, Area Affected : 5%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Light, Area Affected : 10%								
Location : Upper Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor And Lower Roof								
Skylight, Metal/Glass	5%	Now	\$38,100	2046	**			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Skylight								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$16,300	
Ceramic Tile	8%	4+	\$8,400	2039	**	5	\$1,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Mens Bathroom In Basement								
Terrazzo	12%			LIFE	**	5	\$7,000	
Vinyl Tile	60%	Now	\$61,900	2041	**	3	\$8,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : 2nd And 3rd Floors								
Vinyl Tile 9" X 9"	10%			2031	\$298,700	3	\$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And 3rd Floor								
Explanation : 9x9 Vinyl Tile								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$1,900	
Gypsum Board	15%	0-2	\$4,000	LIFE	**	5	\$3,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : 2nd And 3rd Floor								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout 2nd And 3rd Floor								
Marble Panels	5%			LIFE	**	10	\$800	
Plaster	60%	Now	\$27,700	LIFE	**	5	\$6,800	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Third Floor								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Third Floor								
SGFT/Glazed Masonry	15%			LIFE	**	10	\$2,800	
Ceilings								
AcousTileSusp.Lay-In	40%	Now	\$149,000	2056	**	5	\$7,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : 2nd And 3rd Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : 2nd And 3rd Floor								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : 2nd And 3rd Floor								
Exposed Struc: Concrete	10%			LIFE	**	5-10	\$4,700	
Plaster	50%			LIFE	**	5-10	\$32,100	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	100%			2071	**			
Free Standing Walls								
Cast in Place Concrete	100%			2071	**			

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2071		**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Americans With Disabilities Act Ramp</i>									
<i>Explanation : Granite Panels</i>									

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2		\$1,300	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

On-Site Walkways

Cast in Place Concrete	90%	2-4		\$600	2049		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Maujer Street</i>									

Masonry: Granite	10%	Now		\$1,400	LIFE		**		
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Main Steps</i>									

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2036	\$15,100	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 800 Ampere Main Disconnect Switch.</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%				2036	\$97,500	5	\$700	
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Raceway

Conduit	100%				2036	\$41,200	1		
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Panelboards

Molded Case Bkrs	100%				2035	\$39,900	5	\$700	
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Wiring

Thermoplastic	100%				2036	\$58,300	1		
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Motor Controllers

Locally Mounted	100%				2034	\$88,900	5	\$200	
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Ground

Grounding Devices

Generic	100%				LIFE		**	5	\$800
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Water Main Basement</i>									
<i>Explanation : Connected To Main Water Pipe.</i>									

Lighting

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	65%			2031	\$246,800	10	\$14,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : Using T-8 Lamps.							
	Fluorescent	30%	Now	\$113,900	2046	* *			
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : 2nd And 3rd Floor							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd And 3rd Floor							
		Explanation : T-12 Lamps							
	Fluorescent	5%	0-2	\$19,000	2046	* *			
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : 2nd And 3rd Floor							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd And 3rd Floor							
		Explanation : Compact Fluorescent							
Egress Lighting									
	Emergency, Service	10%			2031	\$1,500	1		
	Emergency, Battery	20%			2044	* *	10	\$1,200	
	Exit/Emergency Light Combo	40%			2044	* *			
	Exit, LED	20%			2071	* *	1		
	Exit, Battery	10%			2031	\$3,500	10	\$200	
Exterior Lighting									
	HID	5%	4+	\$6,300	2046	* *			
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Outside							
	LED	15%			2044	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	50%			2031	\$25,500	1	\$5,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
	Generic	50%			2041	* *	1	\$5,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Exterior And Interior							
		Explanation : CCTV System							
Fire/Smoke Detection									
	Generic, Digital	100%			2044	* *	1-3	\$16,700	

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

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WILLIAMSBURG DISTRICT HEALTH CTR
Asset # : 1987

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	50%			2039	* *			
	Steam Boiler	50%			2041	* *	1	\$12,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Gasoline Fired Steam Boilers								
	Distribution								
	Hot Wtr Piping/Pump	90%			2035	\$49,100	4	\$1,700	
	Steam Piping/Pump	10%			2046	* *			
	Terminal Devices								
	Convector/Radiator	100%			2034	\$204,100	1	\$8,100	
	Controls								
	Electrical	100%			2031	\$151,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	15%	2-4	\$8,200	2036	\$41,000	2	\$200	
	Broken, Extent : Moderate, Area Affected : 20%								
	Location : Roof. Unit Is Not Working Due To Multiple Mechanical And Electrical Defects								
	Split Unit	1%			2036	\$5,900			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Elevator Machine Room								
	Explanation : 1 Unit								
	Window/Wall Unit	60%	2-4	\$28,400	2031	\$56,700	1		
	Broken, Extent : Moderate, Area Affected : 60%								
	Location : Various Locations. Broken Front Air Flow Panels								
	On Extended Life, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
	No Component	24%							
	Distribution								
	Ductwork/Diffusers	15%			LIFE	* *	2	\$6,100	
	No Component	85%							
	Terminal Devices								
	Air Handler/Dir Expansion	15%			2031	\$54,500	1		
	Abandoned in Place, Extent : Light, Area Affected : 100%								
	Location : Lower Roof								
	No Component	85%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	15%			2031	\$8,200	2	\$2,600	
		Abandoned in Place, Extent : Light, Area Affected : 100% Location : Lower Roof							
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,000	
	Exhaust Fans								
	Roof	100%	0-2	\$4,800	2036	\$48,400	2	\$600	
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Roof.							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2046	* *	1		
	Galvanized Steel	80%			2034	\$254,900	1		
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Beyond The Boiler Room. The Domestic Hot And Cold Water Piping Are Beyond Their Useful Life Cycle Limit							
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,100	2		
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 1 Unit Capacity 100 Gallons							
	Sanitary Piping								
	Cast Iron	75%			LIFE	* *	1		
		On Extended Life, Extent : Light, Area Affected : 75% Location : Throughout. The Sanitary Piping Risers Are Beyond Their Useful Life Cycle Rating							
	Cast Iron	25%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Light, Area Affected : 75% Location : Throughout. The Storm Pipe Risers Are Beyond Their Useful Life Cycle Rating							
	Backflow Preventer								
	Generic	100%			2041	* *	1	\$1,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Through 3rd Floor Explanation : Basement Through 3rd Floor							

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

CAPITAL		FY 2027 - 2030		FY 2031 - 2036
Miscellaneous Buildings		557,500		487,300
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Miscellaneous Buildings	8,600	5,900	7,800	6,100
ASSET #	NAME	SQFT	CAPITAL	EXPENSE
13731	PEST CONTROL	2,185	321,000	8,700
13733	STATEN ISLAND ANIMAL SHELTER	4,927	723,800	19,600

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