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

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



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

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

Asset #: 132

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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	7 0 /			20.52	* *	_	Φ= 000	
Steel	5%			2052	**	5	\$7,000	
Wood	95%			2044	* *	5	\$107,000	
Parapets	200/	2.4	\$24.400	LIEE	* *	5	\$2,000	
Masonry: Brick	80%	2-4	\$24,400 : Light, Area Affec	LIFE		3	\$3,900	
		: All Roof		iea . 570				
Matal Carrata Dans		. 1111 KOOj	1 arapeis	2064	* *			
Metal Security Bars	10%			2064	* *	-	Ø6 100	
Pre-Cast Concrete	10%			LIFE	* *	5	\$6,100	
Roof Modified Bitumen	95%			2036	\$294,300	10	\$26,900	
Skylight, Metal/Glass	93% 5%			2036	\$294,500 * *	10	\$4,700	
terior	370			2040		10	\$4,700	
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$8,500	
		ervation, E	Extent : Moderate, A		cted : 20%	-	40,000	
		: Basemen		00				
	Explanat	ion : 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 Peeli	ing, Extent	: Light, Area Affec	ted : 5%				
	Location	: Various	Locations					
Marble Panels	5%			LIFE	* *	10	\$800	
Plaster	60%	0-2	\$11,600	LIFE	* *	5	\$7,100	
	Cracking/C	Crumbling,	Extent: Light, Are	a Affecte	ed : 2%			
	Location	: Penthou	se Stairway					
	Paint Peeli	ing, Extent	: Light, Area Affec	ted : 2%				
			se Stairway					
			xtent : Light, Area	Affected .	: 5%			
	Location	: Penthou	se Stairway					
SGFT/Glazed Masonry	15%			LIFE	* *	10	\$3,000	
Ceilings				_		_		_
AcousTileSusp.Lay-In	20%			2049	* *	5	\$7,800	
Exposed Struc: Concrete				LIFE	* *	5-10	\$2,400	
Plaster	70%			LIFE	**	5-10	\$46,900	
		-	: Moderate, Area		10%			
		: Various I	Locations Through					
Plaster	5%			LIFE	* *	5-10	\$3,400	

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

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

Asset #: 132

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
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, I	Extent : Moderate,	Area Aj	fected : 20%			
	Location	: Various L	ocations					
On-Site Walkways								
Cast in Place Concrete	50%			2041	* *			
Masonry: Granite	50%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2049	* *			

lectrical	Current Repair	Future Replacement			Maintenance		
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2036	\$15,100	5	\$100		
	Other Observation, Extent : Light, Area		: 100%				
	Location : Electrical Room Basemen						
	Explanation: One 600 Ampere Main	Disconnec	et Switch				
Switchgear / Switchboard							
Fused Knife Sw	100%	2036	\$97,500	5	\$100		
	On Extended Life, Extent : Moderate, A		ed : 100%				
	Location : Electrical Room Basemen.	t					
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, A	Area Affect	ed : 100%				
	Location : Basement						
Fused Toggle Switch	55%	2035	\$22,000	5	\$400		
	On Extended Life, Extent : Moderate, A		ed : 100%				
	Location: 2nd And 3rd Floor Hallwo	iys					
Molded Case Bkrs	30%	2052	* *	5	\$200		
Wiring							
Braided Cloth	70%	2035	\$40,800	1			
	Insulation Aged, Extent : Moderate, Ar	ea Affected	d: 100%				
	Location: Throughout The Building						
Thermoplastic	10%	2056	* *	1			
Thermoplastic	20%	2036	\$11,700	1			

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

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

Asset #: 132

Electrical	Current Repair	Future Replace	nent N	laintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated FY	d Cost Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2034 \$8	8,900 5	\$200		
Ground						
Grounding Devices Generic	100%	LIFE	** 5	\$800		
Generic	Other Observation, Extent : Mode		3	\$800		
	Location: Basement Stock Roon	**	o .			
	Explanation: Water Main Pipe (
Lighting	Explanation . Water Main 1 spe	<i>srounded</i>				
Interior Lighting						
Fluorescent	35%	2031 \$13	8,800 10	\$8,400		
	Other Observation, Extent : Light,					
	Location : Basement Some In Fin	rst Floor				
	Explanation: T-12 Lamps					
Fluorescent	43%	2036 \$17	0,500 10	\$10,300		
	Other Observation, Extent : Light,	Area Affected : 100%				
	Location : Some In First Floor A	Ind Second Floor And Thi	rd Floor			
	Explanation: T-8 Lamps					
Fluorescent	2%	2036	7,900 10	\$500		
	Compact Fluorescent Light, Exten	t : Light, Area Affected : 1	100%			
	Location : First Floor Lobby					
LED	20%	2044	* *			
Egress Lighting						
Emergency, Battery	40%	2031 \$1	7,500 10	\$2,500		
Exit/Emergency Light	20%	2044	* *			
Combo						
Exit, Battery	40%	2044	** 10	\$700		
Exterior Lighting						
HID	15%		9,900 10			
LED	5%	2044	* *			
No Component	80%					
Alarm						
Security System Generic	50%	2031 \$2	6 600 1	¢5 200		
Generic	Other Observation, Extent : Light,		6,600 1	\$5,300		
	Location: Hallways And Exit Do					
	Explanation: Intrusion Alarm A					
Generic	50%		6,600 1	\$5,300		
Generic	Other Observation, Extent : Light,	·	6,600 1	\$5,500		
	Location: Inside And Outside	Area Affectea . 10070				
	Explanation : CCTV Surveillanc	e Cameras				
Fire/Smoke Detection	Explanation . CC11 Survettune	c camerus				
Generic, Digital	100%	2036 \$7	3,200 1-3	\$18,000		
500010, D1g1ttt1	Other Observation, Extent : Light,	·	2,200 1 2	Ψ10,000		
	Location: Throughout The Build					
	Explanation: Strobe Lights, Bell	-	Aanual Pullbox	And Fire Alarm		
	Panel	,, 2 000001, 1				

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

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

Asset #: 132

Mechanical	Current R	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	1000/		2046	* *	1		
Natural Gas	100%		2046	7- 7-	1		
Conversion Equipment Steam Boiler	100%		2041	* *	1	\$25,800	
Steam Boner	Other Observation, E.	ctent : N/A, Area A		100%	1	Ψ25,000	
	Location : Basemen		55				
	Explanation: Two U	nits					
Distribution							
Steam Piping/Pump	100%		2036	\$208,700			
Terminal Devices							
Air Handler	10%		2031	\$49,000	1	\$1,600	
	On Extended Life, Ext Location : Basemen	-	lffected :	100%			
Convector/Radiator	90%		2034	\$191,800	1	\$7,600	
	On Extended Life, Ext	ent : Light, Area A				4.,000	
	Location : Througho	ut					
Controls							
Digital	100% Now	\$163,000	2031	\$814,900			
	Software Issue Suspec		re, Area A	ffected : 100%			
	Location : Basemen	t - Boiler Room					
Air Conditioning							
Energy Source Electricity	100%		2044	* *	1		
Conversion Equipment	10070		2044		1		
Split Unit	25% Now	\$15,500	2031	\$154,700			
apar our	Leak Evident, Extent .						
	Location: Basemen						
	R-22 Refrigerant, Ext		ffected : .	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	\$22,000	
Exhaust Fans	100%		LIFE	-1- W	2-5	\$23,000	
Exhaust Fans Interior	100%		2031	\$115,600	2	\$800	
Plumbing	10070		2031	Ψ112,000		ΨΟΟΟ	
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, E.		Iffected :	100%			
	Location : Basemen		11				
	Explanation : One U	nii, /3mbh /3 Ga	iions				

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

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

Asset #: 132

Mechanical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated 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 : I	N/A, Area Affected :	100%			
	Location: Basement To 3rd	l Floor				
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2036	\$18,000	1-2	\$400	

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

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

Page: 7

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

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



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

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

Asset #: 1980

		Current I	Repair	Futur	Future Replacement		Maintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior	•			•	•			•
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		Now	\$16,600	2031	\$828,700			
			xtent : Moderate, A of At Hvac Duct Po					
Skylight, Metal/Glass	5%			2041	* *	10	\$13,300	
	Location	ervation, E : Through tion : 2 Sky		ffected :	100%			
	Ехриини	uon . 2 bky	ugnts					
Soffits	Ехрійни	пон . 2 вку	lignts					
Soffits Stucco Cement	100%	пон . 2 вку	ugnts	2036		5		
		ион . 2 зку	iignts	2036		5		
Stucco Cement terior Floors		ion . 2 Sky	lignts	2036		5		
Stucco Cement terior		ton . 2 Sky	ugnts	2036 LIFE	**	5	\$6,100	
Stucco Cement terior Floors	100%	ion . 2 Sky	ugnis		* * \$157,500		\$6,100 \$2,800	
Stucco Cement terior Floors Cast in Place Concrete	100%	юп . 2 эку	ugnis	LIFE		5		
Stucco Cement terior Floors Cast in Place Concrete Ceramic Tile	100% 5% 5%	. 2 Зку	ugnis	LIFE 2034	\$157,500	5 5	\$2,800	
Stucco Cement terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls	100% 5% 5% 15% 75%	ion . 2 Sky	ugnis	LIFE 2034 LIFE	\$157,500 * * \$1,157,900	5 5 5	\$2,800 \$6,500	
Stucco Cement terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile	100% 5% 5% 15% 75%			LIFE 2034 LIFE 2036	\$157,500 * *	5 5 5	\$2,800 \$6,500	
Stucco Cement terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls	100% 5% 5% 15% 75% 5% Worn/Eroc		Light, Area Affecte	LIFE 2034 LIFE 2036	\$157,500 * * \$1,157,900	5 5 5 3	\$2,800 \$6,500 \$21,000	
Stucco Cement terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile	100% 5% 5% 15% 75% Worn/Eroc Location	le, Extent :	Light, Area Affecte	LIFE 2034 LIFE 2036 2034 ed: 5%	\$157,500 * * \$1,157,900	5 5 5 3	\$2,800 \$6,500 \$21,000 \$2,400	
Stucco Cement terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Gypsum Board	100% 5% 5% 15% 75% Worn/Erod Location 35%	le, Extent :	Light, Area Affecte	LIFE 2034 LIFE 2036 2034 ad: 5%	\$157,500 * * \$1,157,900 \$133,600	5 5 5 3	\$2,800 \$6,500 \$21,000	
Stucco Cement terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Gypsum Board Masonry: Brick	100% 5% 5% 15% 75% Worn/Erod Location 35% 10%	le, Extent :	Light, Area Affecte	LIFE 2034 LIFE 2036 2034 ed: 5% LIFE LIFE	\$157,500 ** \$1,157,900 \$133,600	5 5 5 3	\$2,800 \$6,500 \$21,000 \$2,400	
Stucco Cement terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Gypsum Board Masonry: Brick Metal Panel	100% 5% 5% 15% 75% 5% Worn/Eroc Location 35% 10% 5%	le, Extent :	Light, Area Affecte	LIFE 2034 LIFE 2036 2034 ed: 5% LIFE LIFE LIFE	\$157,500 ** \$1,157,900 \$133,600	5 5 5 3	\$2,800 \$6,500 \$21,000 \$2,400	
Stucco Cement terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Gypsum Board Masonry: Brick Metal Panel Marble Panels	100% 5% 5% 15% 75% Worn/Eroc Location 35% 10% 5% 5%	le, Extent : : Bathroor	Light, Area Affecte ns	LIFE 2034 LIFE 2036 2034 ad:5% LIFE LIFE LIFE LIFE	\$157,500 ** \$1,157,900 \$133,600 ** ** **	5 5 5 3 5	\$2,800 \$6,500 \$21,000 \$2,400 \$10,200	
Stucco Cement terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Gypsum Board Masonry: Brick Metal Panel	100% 5% 5% 15% 75% 5% Worn/Erod Location 35% 5% 5% 20%	le, Extent : : Bathroon	Light, Area Affectens \$4,700	LIFE 2034 LIFE 2036 2034 ad:5% LIFE LIFE LIFE LIFE LIFE	\$157,500 ** \$1,157,900 \$133,600 ** ** ** **	5 5 5 3	\$2,800 \$6,500 \$21,000 \$2,400	
Stucco Cement terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Gypsum Board Masonry: Brick Metal Panel Marble Panels	100% 5% 5% 15% 75% 5% Worn/Erod Location 35% 10% 5% 5% 20% Cracking/	le, Extent : : Bathroon Now Crumbling,	Light, Area Affecte ns	LIFE 2034 LIFE 2036 2034 ad:5% LIFE LIFE LIFE LIFE LIFE	\$157,500 ** \$1,157,900 \$133,600 ** ** ** **	5 5 5 3 5	\$2,800 \$6,500 \$21,000 \$2,400 \$10,200	

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

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

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

Asset #: 1980

Architecture		Current l	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	• • • •		4.5. 5.0.0	• • • • •		_	42 - 00	
AcousTileSusp.Lay-In	20%		\$2,500	2044	**	5	\$3,700	
			xtent : Moderate, A					
			r Conference Room					
AcousTileSusp.Lay-In	20%		\$2,500	2036	\$123,700	5	\$3,700	
	_	_	Extent : Light, Are	a Affecto	ed : 10%			
		ı : Through	out					
Gypsum Board	20%			LIFE	* *	5	\$9,300	
Metal Panel	10%			LIFE	* *	5	\$4,600	
Plaster	30%	Now	\$6,800	LIFE	* *	5	\$7,000	
	_	0	Extent : Moderate ir Bulkhead	, Area Aj	ffected : 2%			
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 Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : Rear Yaı	rd And Exterior Rar	np				
	Explana	tion: 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			

lectrical	Current Repa	ir Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2051	* *	5	\$200	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Electrical Ro	om				
	Explanation : Main Ser	vice Disconnect Switch	Rated At 1,600 Am	peres.		
Switchgear / Switchboard	-					
Fused Disc Sw	100%	2041	* *	5	\$200	
Raceway						
Conduit	50%	2031	\$20,600	1		
Conduit	50%	2051	* *	1		

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

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

Asset #: 1980

Electrical	Current Repair			Futur	e 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%		\$29,100	2056	* *	1		
		_	ent : Severe, Area A	ffected :	100%			
		: Through	out The Building					
Thermoplastic	50%			2041	* *	1		
Motor Controllers		·						
Locally Mounted	50%			2029	\$59,300	5	\$100	
Variable Frequency	50%			2036	\$27,300			
Drive								
Ground								
Grounding Devices					de de	_		
Generic	100%			LIFE	* *	5	\$600	
Stand-by Power								
Transfer Switches	1000/			2011	* *		ф11 coo	
Automatic	100%			2044	* *	1	\$11,600	
Generators	1000/			20.40	* *	1	#14.600	
Diesel	100%	omiation I	Extent : Light, Area	2040		1	\$14,600	
		ervanon, E : Generat		Ајјестеа	: 100%			
	Explana	tion : Emer	gency Generator R	ated At (600 Kilowatts			
Batteries								
Lead/Acid	100%			2027	\$2,500	5	\$1,400	
Fuel Storage								
Day Tank		Now	\$500	2039	* *	5		
			Extent : Moderate, A	lrea Affe	ected : 100%			
		: Generat						
		tion : 275 (Gallons Rated Capa	icity, Tan	ık Remains In Alar	m Due To	o Pump Failure	
Underground Storage	50%			LIFE	* *	5		
			Extent : Light, Area	Affected	: 100%			
		: Undergr						
	Explana	tion : 4,000) Gallons Rated Ca	pacity				

Lighting

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

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

Asset #: 1980

Electrical	Current Repair	uture Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting	000/	2026	4.50 -00	4.0	**	
Fluorescent	80%	2036	\$459,700	10	\$27,700	
	Other Observation, Extent : Light, Area Location : Throughout The Building	Ајјестеа	: 100%			
	Explanation: T-8 Lamps					
Fluorescent	10%	2036	\$57,500	10	\$3,500	
Tuorescent	Other Observation, Extent : Light, Area		·	10	\$5,500	
	Location: Upper Floors	11,100000	. 100/0			
	Explanation: T-5 Lamps					
Fluorescent	5%	2027	\$28,700	10	\$1,700	
	Other Observation, Extent : N/A, Area A		·		, ,	
	Location: Basement					
	Explanation: T-12 Lamps					
Fluorescent	5%	2036	\$28,700	10	\$1,700	
	Compact Fluorescent Light, Extent : Lig	ght, 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		
ШБ	Other Observation, Extent : Light, Area			10		
	Location : Outside Perimeter	11,1,000,000	. 100/0			
	Explanation : Operated Via Timer					
No Component	80%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2039	* *	1	\$4,200	
	Other Observation, Extent : Light, Area		: 100%			
	Location: Lobby And Entry And Exit					
F: (G 1 B : :	Explanation : Surveillance System And	d Intrusio	on Alarm System			
Fire/Smoke Detection	70%					
No Component Generic, Digital	70% 30% Now \$2,900	2036	\$29,200	1-3	\$6,400	
Generic, Digital	Malfunctioning, Extent: Moderate, Area			1-3	φυ, 4 00	
	Location: 1st Floor, Panel Remain Tr			Not Work	ing	
	Other Observation, Extent : Light, Area				J	
	Location: Hallways And Basement	55 - 5156				
	Explanation : Manual Pull Stations, A	larm Bel	ls, Horns, Strobe L	ights And	d Smoke	
	Detectors					

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

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

Asset #: 1980

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Dat Total (Years	e 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		
		king, Extent : Severe						
		imer Control Malfun Extent : N/A, Area A	_					
	Location : Boiler		ујестеи .	100/0				
		Fas Fired Hot Water I	Roilers					
Distribution	Explanation . 2 C	as i irea iioi rraier i	Joners					
Hot Wtr Piping/Pump	100%		2030	\$82,600	4	\$1,900		
Terminal Devices	100,0			***	-	Ψ1,500		
Air Handler	25%		2027	\$177,700	1	\$5,800		
	Other Observation,	Extent : Light, Area	Affected					
	Location: Roof							
	Explanation: Roo	oftop Units With Gas	Heat. Se	ee Cooling Units.				
Convector/Radiator	70%		2029	\$216,200	1	\$8,500		
Fan Coil Unit/Heat	5%		2027	\$46,800	1	\$600		
		Extent : Light, Area	Affected	: 100%				
		ent Near Auditorium						
	Explanation : Selj Cooling Units.	^c Contained Unit Wit	h Hot Wa	iter Heat Serving B	asement	Auditorium. See		
Air Conditioning								
Energy Source								
Electricity	100%		2039	* *	1			
Conversion Equipment	50/		2027	#20.000	2	#100		
Int Pkg Unit -	5%		2027	\$30,800	2	\$100		
Heating/Cooling	Other Observation	Extent : Light, Area	Affactad	. 100%				
	Location: Basem		Ајјестеи	. 100/0				
		h Hot Water Heat.						
Exterior Pkg Unit - Cooling	25% Now	\$10,400	2027	\$103,500	2	\$500		
Cooling	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof							
		Extent : Light, Area	Affected	. 100%				
	Location: 3 Units		113,700104	. 100/0				
		fective Climate Conti	ol Syster	n.				
Split Unit	5%		2027	\$44,800				
Spin Olin	-	Extent : Light, Area ent						
	Explanation: Ind	oor Cooling Only U	iits For (Computer Room An	nd Miscel	llaneous Spaces.		
	65%							

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

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

Asset #: 1980

lechanical	Current Repair			e Replacement	М	Maintenance	
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning							
Heat Rejection Air Cooled Condenser Unit	2%		2027	\$2,200	2	\$500	
	Other Observation, Location : Roof	Extent : Light, Area	Affected	: 100%			
		ociated With Miscell	aneous S	plit Units			
Dry Cooler	3%		2027	\$5,200	2	\$800	
	Other Observation, Location: 1st Floo	or Roof					
		ociated With Compu	ter Room	Units.			
No Component	95%						
entilation							
Distribution Ductwork/Diffusers	40% Now Insul. Deteriorating Location : Air Ha	\$13,300 ; Extent : Severe, Ar ndling Unit - 1, 2 An			2-5	\$8,400	
No Component	60%	-					
Exhaust Fans	0070						
Roof	40% Now Other Observation, Location: Roof Po				2 e Alarm)	\$400 Malfunction	
No Component	60% Other Observation, Location: First A	Extent : Light, Area					
	Explanation: No 1	Mechanical Ventilat	ion On Fi	irst And Second Fl	oors		
umbing							
H/C Water Piping	100%		2021	¢405,000	1		
Brass/Copper Water Heater With Tanks	100%		2031	\$485,000	1		
Gas Fired		ent Mechanical Root		\$17,100 : 100%	2		
Considerate District	Explanation : One	2 /0 Gallon Tank					
Sanitary Piping	100%		LIFE	* *	1		
Cast Iron	10070						
Cast Iron Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Non-Submersible				* * \$7,600	1 4	\$1,200	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s)	100%		LIFE			\$1,200 \$2,300	

Vertical Transport

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

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

Page: 14

DEPT. OF HEALTH & MENTAL HYGIENE - 816 BEDFORD DISTRICT HEALTH CENTER

Asset #: 1980

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	ea 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, Are	ea Affected : .	100%			
	Location : I T Room					
	Explanation: Fm-200					

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

Page: 15

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

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



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

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

Asset #: 14653

rchitecture	Current Repair		Futur	e Replacement	Maintenance			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls								
Masonry: Brick	50%		LIFE	* *	5	\$59,300		
Metal Panel	27% Now	\$21,200	2056	* *	5	\$30,000		
	Deformed/Dented, Ex Location : Above Lo		rea Affec	ted : 2%				
Metal Coiling Doors	3%		2049	* *	5	\$5,600		
Pre-Cast Concrete	5% Now	\$4,300	LIFE	* *	5	\$9,600		
	Joint Mortar Miss/Er Location : Sill Joint		erate, Are	a Affected : 25%				
Window Wall	15%		2056	* *	5	\$33,300		
Windows								
Aluminum	95% Now	\$11,400	2052	* *	5	\$6,000		
	Glazing Broken/Crac		rate, Ared	a Affected : 5%				
	Location : Family V	0						
	Other Observation, E		Area Affed	cted : 100%				
	Location : Through	out						
	Explanation: Fixed	l Windows						
Metal Louvers	5% 0-2	\$1,700	2045	* *				
	Deformed/Dented, Ex Location : Through	-	Affected :	5%				
Parapets								
Masonry: Brick	35%		LIFE	* *	5-10	\$18,300		
	Other Observation, E		lffected :	100%				
	Location: Parapet							
	Explanation : Singl	y Ply Membrane T	urn Up W	alls				
Metal Panel	25% 2-4	\$15,600	2056	* *	5	\$3,700		
	Corrosion/Rusting, E. Location : Through		1rea Affec	eted : 40%				
Metal Rail	15%		2049	* *	5-10	\$20,700		
Metal Rail	20% 2-4	\$6,400	2049	* *	5	\$10,800		
	Corrosion/Rusting, E. Location: Support		1rea Affec	eted : 40%				
	Other Observation, E		Area Affe	cted : 100%				
	Location : Over Sec							
	Explanation : Meta	l Rail With Glass						
Pre-Cast Concrete	5% Now	\$3,100	LIFE	* *	5	\$2,400		
The Cast Control	Joint Mortar Miss/Er	•		a Affected : 25%	5	Ψ2,π00		
	Location : Coping	,	,	JJ				
	Caulking Deteriorate	d. Extent · Modera	ite. Area	Affected · 25%				
	Location : Coping		, 111 CU 1	-JJ 2010a . 2070				

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

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

Asset #: 14653

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

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

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

Asset #: 14653

Architecture	Current Repair F		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	40% 0-2	\$7,500	2049	* *	5	\$11,300	
	-	ing, Extent : Light, Are us Location First And					
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	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2049	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2049	* *			
Parking/Driveway							
Asphalt	100%		2045	* *			

ectrical	Current Repair	r Future Repl	acement	Maintenance			
stem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2046	* *	5	\$200		
		: Moderate, Area Affected :	100%				
	Location : Electrical Roo	m					
	Explanation : Main Servi	ce Disconnect Switch Rated	At 4,000 Am	peres.			
Transformers							
Dry Type	100%	2041	* *	5	\$100		
	Other Observation, Extent	Other Observation, Extent: N/A, Area Affected: 100%					
	Location : Electrical Roo	m					
	Explanation: 112.5 Kilov	olt Amperes, 480 Volts Prim	ary, 277/120	Volts Se	econdary		
Switchgear / Switchboard							
Fused Disc Sw	100%	2046	* *	5	\$200		
Raceway							
Conduit	100%	2046	* *	1			
Panelboards							
Fused Disc Sw	30%	2044	* *	5	\$300		
Molded Case Bkrs	70%	2044	* *	5	\$700		
Wiring							
Thermoplastic	100%	2046	* *	1			
Motor Controllers							
Locally Mounted	90%	2041	* *	5	\$200		
Variable Frequency	10%	2053	* *				
Drive							

Ground

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

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

Asset #: 14653

Electrical	Current Repair	pair Future Replac		М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices	1000/	TIPE	ماد ماد	_	#1 100	
Generic	100% Other Observation, Extent : Light, Area Location : Basement Room 11 Explanation : Water Main Pipe Groun		**	5	\$1,100	
Stand-by Power						
Transfer Switches						
Automatic	100%	2041	* *	1	\$11,600	
Generators						
Diesel	100% Other Observation, Extent: N/A, Area Location: Roof			1	\$14,600	
Batteries	Explanation : Emergency Generator I	taiea Ai 0.	oo Kiiovoii Amper	es		
Nickel Cadmium	100%	2029	\$2,500	5	\$8,400	
Fuel Storage	10070	2029	\$2,300	3	\$6,400	
Day Tank	6%	2044	* *	5		
Day Tank	Other Observation, Extent : N/A, Area Location : Roof Explanation : 275 Gallons Rated Cap	Affected : .	100%	3		
Main Tank	94%	2051	* *	5		
	Other Observation, Extent: N/A, Area Location: Basement Explanation: 4,000 Gallons Rated Co		100%			
Lighting	Explanation: 1,000 Gartons Ratea Co	ірасну				
Interior Lighting						
Fluorescent	5%	2036	\$28,700	10	\$1,700	
	Other Observation, Extent : N/A, Area Location : Lobby				. ,	
	Explanation: Compact Fluorescent L		di di			
LED	95%	2041	* *			
Egress Lighting	500/	20.41	* *	1		
Emergency, Service	50%	2041	* *	1		
Exit, Service	50%	2041	ት ች	1		
Exterior Lighting	200/	2041	* *			
LED No Component	30%	2041				
No Component	70%					
Alarm Sagurity System						
Security System Generic	100%	2041	* *	1	\$14,100	
Generic	Other Observation, Extent: N/A, Area Location: Hallways And Outside Explanation: CCTV Surveillance Car	Affected : .		1	φ14,100	

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

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

Asset #: 14653

Electrical	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2041 **	1-3	\$23,200		
_	Other Observation, Extent: Moderate, A	Area Affected : 100%				
	Location: Throughout The Building					
	Explanation : Manual Pull Stations, A And Warden Station	larm Bells, Smoke Detector	rs, Strobe	Lights, Horns,		

Mechanical		Current Repai	ir	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	1000/			2056	* *			
Plant Campus Steam / PRV	100%			2056	* *	1		
	Other Obse	rvation, Extent	: N/A, Area Ą	ffected :	100%			
	Location .	Throughout						
	Explanati	on : Steam Is P	rovided From	Kings C	ounty Hospital			
Conversion Equipment								
Heat Exchanger, Shell & Tube	40%			2045	* *			
Pres. Reducing Valve/LP	60%			2045	* *	5	\$1,300	
Steam								
Distribution								
Hot Wtr Piping/Pump	40%			2052	* *	4	\$1,100	
	Location .	rvation, Extent Hallways on : Used For I		-	100%			
Steam Piping/Pump	60%	0-2	\$90,600	2046	* *			
1 6 1	Controller I	Not Working, E.	xtent : Moder	ate, Area	Affected: 10%			
	Location .	Defective Bui	lding Manage	ment Sys	tem			
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			
č	Malfunction	ing, Extent : N	Ioderate, Area	Affected				
	Location .	Throughout						
Air Conditioning		-						
Energy Source								
Plant Campus Steam / PRV	100%			2056	* *	1		

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

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

Asset #: 14653

Mechanical	Current	Repair	Future Replacement Maintenance		aintenance		
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning Conversion Equipment			2015			***	
Absorption Chiller/Steam/HW	90% 2-4	\$110,100	2045	* *	1	\$33,100	
	Controller Not Work	_		Affected: 50%			
	•	ature Control Of No		1000/			
	Other Observation,	extent : N/A, Area A nt Air Conditioning		100%			
		ni Air Conditioning tillers. Lithium, Bro		l Water Used As Ra	ofrigeran	t	
Split Unit	10%	illers. Lilliam, Bro	2041	**	jrigerun		
Distribution	1070		2041				
CW & CHW Wtr	100%		2056	* *	4	\$2,800	
Pipe/Pump Terminal Devices							
Air Handler/Cool/Ht	60%		2041	* *	1	\$14,000	
Fan Coil - 2 Pipe	40%		2036	\$460,300	1	\$4,900	
Heat Rejection				4 100,200		4 - 1,5 - 2 - 2	
Water Cooling Tower	100% Now Leak Evident, Extend Location: Roof	\$9,500 t : Moderate, Area A	2034 Iffected :	\$190,500 10%	2	\$30,400	
Dehumidifier	<u> </u>						
Generic	100%		2037	* *			
	Other Observation, Location: Baseme Explanation: 1 Un	nt Air Conditioning		100%			
entilation	Ехрининон . 1 Ст						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$33,300	
Exhaust Fans							
Interior	50%		2041	* *	2	\$600	
Roof	50%		2036	\$36,600	2	\$600	
lumbing H/C Water Piping							
Brass/Copper	100%		2056	* *	1		
Water Heater With Tanks	10070		2030		1		
Electric	100%		2034	\$47,300	4		
2100410	Other Observation,	Extent : N/A, Area A			·		
	Location : Baseme	nt					
	Explanation: 1 Ur	iit 80 Gallons					
HW Heat Exchanger							
Steam Fired	100%		2066	* *	4	\$3,700	
	Recent Replace Evident, Extent: N/A, Area Affected: 100%						
	Location: Baseme		ff0-4. 1	1000/			
	Other Observation,		ујестеа :	100%			
	Location : Baseme						
	Explanation · 2 Ru	and Now Instantanc	ous Huit	C			
Sanitary Piping	Explanation: 2 Br	and New Instantane	ous Unit	S.			

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

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

Asset #: 14653

Mechanical	Current F	Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (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, E	Extent : N/A, Area A	ffected :	100%				
	Location: Basemer	nt To 2nd Floor						
	Explanation: One l	Unit						
Fire Suppression								
Standpipe								
Generic	100%		2056	* *	1-5	\$19,000		
Sprinkler								
Generic	100%		2056	* *	1-2	\$10,600		
	Dry System, Extent : Location : Through		d : 100%	Ó				

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

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

Page: 23

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

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



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

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

Asset #: 1985

chitecture	Current F	Repair	Futur	e Replacement	Maintenance		
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls							
Masonry: Brick	85% 0-2 Efflorescence, Extent Location: Roof Lev Joint Mortar Miss/Er Location: East Ana	vel, Front Facade vode, Extent : Mode			5	\$30,100	
Manager		- Trest State Trails	LIEE	* *		¢2.700	
Masonry: Limestone	10%		LIFE	* *	5	\$2,700	
Granite Panels Windows	5%		LIFE	~ ~	5	\$1,300	
Aluminum	95% Now Ctrwt/Balnc Not Fun- Location: Various A Hardware Missing, E Location: Various A Unit Inoperable, Exte Location: Various A Water Penetration, E Location: Rooms 3	Locations, All Face Extent : Moderate, A Locations, All Face ent : Moderate, Are Locations, All Face extent : Moderate, A	ades Area Affeo ades a Affecte ades Irea Affeo	cted : 25% d : 25%	5	\$1,400	
Metal Louvers	5%		2037	* *	10	\$900	
Parapets						*****	
Masonry: Brick Cavity	95% Now Efflorescence, Extent Location: Perimete Joint Mortar Miss/Er Location: West Sid	er Parapets ode, Extent : Light			5	\$7,000	
Pre-Cast Concrete	5%		LIFE	* *	5	\$2,300	
Roof							
Built-Up (BUR)	15% Now Drains Clogged, Exte Location: Lower Re Ponding, Extent: Mo Location: Lower Re	oof derate, Area Affect oof		* * d : 5%			
Modified Bitumen	85% Now Blisters, Extent: Mod Location: Upper Re Ponding, Extent: Lig Location: Upper Re Recent Repair Evider Location: Upper Re Water Penetration, E. Location: Upper Re Other Observation, E Location: Upper Re Explanation: Repa	oof wht, Area Affected: oof nt, Extent: N/A, Are oof extent: Light, Area oof extent: N/A, Area A	2% ea Affecte Affected :	: 5%			
Soffits							
Cast in Place Concrete	100%			* *	5	\$5,300	

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

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

Asset #: 1985

Architecture		Current l	Repair	Future Replacement Maintenance			aintenance		
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		
Cast III Flace Colletete	Paint Pee		t : Light, Area Affec nt			3	\$13,200		
Mosaic Tile	10%			2047	* *	5	\$11,600		
Sheet Vinyl/Rubber	Location Seams Op	r/Impact D 1 : 1st Floo en/Split, Ex	\$227,100 amage, Extent : Mo r Offices Area stent : Moderate, A r Offices Area			5	\$5,200		
			Moderate, Area A <u>j</u> r Offices Area	ffected : 1	100%				
Terrazzo	_	Crumbling,	\$13,000 Extent : Light, Are 1st Floor, Baseme	00	* * ed : 10%	5	\$5,400		
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	Location Water Pen	Crumbling, 1 : Bulkhead	xtent : Severe, Area			5	\$9,800		
Ceilings			•						
AcousTileSusp.Lay-In		Discoloring	, Extent : Light, Ard oor At Leaking Are		* * ed : 5%	5	\$18,500		
Exposed Struc: Concrete				LIFE	* *	5	\$1,100		
Plaster	30%			LIFE	* *	5	\$8,700		
Plaster	15% Water Pen Location	Now netration, E n : Rooms 3	\$63,400 xtent : Moderate, A 20, 344, 345 And 3 Extent : Severe, Are	LIFE Irea Affec 146		5	\$4,300		
	Location	ı : Rooms 3	20, 344, 345 And 3 ir Not Successful, S	346					
Site Enclosure	· T /	- Fw			<u> </u>				
Fence/Gates									
Chain Link	95%			2054	* *				
Iron Picket	5%			2054	* *				
Free Standing Walls Masonry: Brick	100%			2054	**				

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

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

Asset #: 1985

Architecture		Current R	lepair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$11,000	2069	* *			
	Other Ob.	servation, E	xtent : Severe, Ared	a Affecte	d : 80%			
	Location	n : Ramp Are	ea At Front Of Bui	lding				
	Explana	tion : Staini	ng Rust Marks					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$11,100	2047	* *			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	n : At Front	Of Property					
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$900	2047	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 5%			
	Location	n : Rear Yard	d And Front Steps					
Activity Yard								
Asphalt	100%	Now	\$9,800	2037	* *			
•	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	n : Rear Yard	d					

ectrical	Current Repa	ir <u>F</u> uture	Replacement	M	aintenance	
stem Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2054	* *	5	\$100	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Electrical Ro	от				
	Explanation: Main Serv	ice Switch Rated At 1,6	00 Amperes.			
Switchgear / Switchboard						
Fused Disc Sw	100%	2054	* *	5	\$100	
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 Affec	eted : 75%			
	Location: Basement, Pe	nthouse, Boiler Room				
	Explanation: Panels Are	e Original And Are At E	Ind Of Life			
Molded Case Bkrs	60%	2050	* *	5	\$500	
Wiring						
Thermoplastic	100%	2060	* *	1		
Motor Controllers						
Locally Mounted	70%	2032	\$83,000	5	\$200	
Variable Frequency Drive	30%	2039	* *			

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

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

Asset #: 1985

Current Repair	Future Replacement	Maintenance
% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priorit
100%	LIFE **	5 \$500
100%	2042 **	
50%	2042 **	10 \$3,900
50%	2069 * *	1
20%	2042 **	
80%		
100%	2069 * *	5 \$300
Other Observation, Extent : Light, An	rea Affected : 100%	
Location: 1st Floor Front Disk		
Explanation: Cameras Security Sy.	stem	
100%	2029 \$61,000	1 \$12,100
Other Observation, Extent : Light, An Location : Hallways	rea Affected : 100%	
Explanation: Intrusion Alarm Only	Motion Sensors	
		1-3 \$1,300
Malfunctioning, Extent : Moderate, A Location : Boiler Room	Area Affected : 5%	
· ·	*	er Room Heat Detector.
		1-3 \$19,200
	% of Fail Date Estimated Co Total (Years) 100% 100% 50% 50% 20% 80% Other Observation, Extent: Light, An Location: Ist Floor Front Disk Explanation: Cameras Security Sy. 100% Other Observation, Extent: Light, An Location: Hallways Explanation: Intrusion Alarm Only 7% Now \$5,900 Malfunctioning, Extent: Moderate, An Location: Boiler Room Other Observation, Extent: Moderate Location: Throughout The Building	Total Cyears Fail Date Estimated Cost FY Estimated Cost FY

Mechanical	Curren	t Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2054	* *	1		

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

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

Asset #: 1985

Mechanical	Current Repair	Futu	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Conversion Equipment Furnace	40% Other Observation, Extent : Light, Area Location : Roof Mounted	2039 a Affected	* *	1	\$6,400		
	Explanation : 2 Large Units, 1 Small	Unit					
Steam Boiler	4% Other Observation, Extent: N/A, Area L Location: Boiler Room Explanation: 2 Units	2039 Affected :	**	1	\$1,300		
Steam Boiler	56%	2039	* *	1	\$18,000		
Distribution Steam Piping/Pump No Component	60% 40%	2044	* *				
Terminal Devices							
Air Handler	40%	2034	\$244,400	1	\$8,000		
Convector/Radiator No Component	40% 20%	2032	\$106,200	1	\$4,200		
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 A Location : Basement Mechanical Equ						
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	500/	2020	¢72.000	2	¢500		
Interior Roof	50% 50%	2029 2034	\$72,000 \$31,500	2 2	\$500 \$500		
Plumbing	JU / 0	2034	\$51,500		\$300		
H/C Water Piping							
Brass/Copper	100%	2044	* *	1			
Water Heater With Tanks Gas Fired	100%	2029	\$17,100	2			

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

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

Asset #: 1985

Mechanical	Current Repa	ir F	Future Replacement Maintenance				
System Component Type	% of Fail Date Est Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%	L	IFE	* *	1		
Storm Drain Piping							
Cast Iron	100% 0-2	. ,	IFE	* *	1		
	Blockage /Clogged, Exten Location : Roof	t : Severe, Area A <u>f</u>	ffected	l : 100%			
Sump Pump(s)							
Non-Submersible	100% 2-4	\$6,500 20	044	* *	4	\$700	
	On Extended Life, Extent Location : Basement	: Severe, Area Affe	ected :	100%			
Sewage Ejector(s)							
Electric	100%	20	034	\$17,000	4	\$1,300	
Backflow Preventer							
Generic	100%	20	034	\$14,500	1	\$2,000	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		IFE	* *			
	Other Observation, Exten		ected :	100%			
	Location: Basement To	3rd Floor					
	Explanation: One Unit						
ire Suppression Chemical System							
No Component	98%						
Generic	2%	20	029	\$1,200	1-10	\$600	
	Other Observation, Exten	t : Moderate, Area	ı Affec	eted : 100%			
	Location: Kitchen						
	Explanation : No Kitche	n Hood					

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

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

Page: 30

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

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



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

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

Asset #: 1986

Architecture	Current Repair	Future Replacement Maintenance		aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Bronze/Brass	3%	LIFE **	_	40.000	
Cast in Place Concrete	5% Now \$19,200	LIFE **	5	\$8,000	
	Exposed Reinforcement, Extent: Model Location: Spandrels	raie, Area Affectea : 10%			
	Spalling, Extent: Moderate, Area Affec	etad : 100%			
	Location: Spandrels	iea . 1070			
Manager D. 1-1-		1100 **	-	£26.200	
Masonry: Brick	82% Now \$216,200 Cracking/Crumbling, Extent: Moderat	LIFE	5	\$26,300	
	Location: Stair Bulkheads	e, Area Affectea . 2070			
	Diagonal Cracks, Extent: Moderate, A	rea Affected : 10%			
	Location: Stair Bulkheads	rea riffected . 1070			
	Joint Mortar Miss/Erode, Extent : Mod	erate. Area Affected · 25%			
	Location: Throughout	e, ave, 111 ea 11,5 eevea : 20 / 0			
	Misaligned/Bulging, Extent : Moderate	, Area Affected : 10%			
	Location : Stair Bulkheads	, 33			
	Rusting Masonry Supt, Extent : Modera	ate, Area Affected : 20%			
	Location : Throughout				
	Other Observation, Extent : Light, Area	a Affected : 2%			
	Location: West Stair Tower				
	Explanation : Safety Netting Has Bee	n 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: Mod	erate, Area Affected : 5%			
	Location: Throughout	1. 1. 1.00 . 1. 250/			
	Joint Mortar Miss/Erode, Extent: Mod	erate, Area Affectea : 25%			
	Location: Throughout Water Penetration, Extent: Moderate,	Avea Affected . 50/			
	Location: Throughout	Area Affeciea : 5%			
Parapets	Locuion : Inroughour				
Masonry: Brick	88% Now \$50,600	LIFE **	5	\$4,000	
Wasoniy. Brick	Joint Mortar Miss/Erode, Extent : Mod		J	ψ 1,000	
	Location : Throughout	5,000 m			
	Misaligned/Bulging, Extent: Moderate	, Area Affected : 10%			
	Location : Throughout	, 33			
	Water Penetration, Extent : Moderate, .	Area Affected : 10%			
	Location : Throughout				
Masonry: Limestone	10% Now \$11,300	LIFE **	5	\$600	
j · 22•	Joint Mortar Miss/Erode, Extent : Mod		-	4000	
	Location : Coping				
	Caulking Deteriorated, Extent : Moder	ate, Area Affected : 20%			
	Location : Coping				
	2%	2059 **			

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

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

Asset #: 1986

Architecture		Current F	Repair	Future Replacement Maintenance		aintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof			*					
Modified Bitumen	100%		\$109,100	2027	\$272,700			
	Location :		lerate, Area Affecte out	2a : 20%				
		_	Extent : Moderate	. Area Ai	ffected · 25%			
	Location:	-		.,,	,			
		_	xtent : Moderate, A	1rea Affec	cted : 10%			
	Location:	Through	out					
			ctent : Moderate, A	rea Affec	eted : 10%			
	Location:	_						
			Moderate, Area A <u>f</u>	fected: 5	50%			
Soffits	Location:	Inrough	out					
Cast in Place Concrete	65%	Now	\$10,800	LIFE	* *	5	\$4,600	
Cast III I face Concrete					fected : 20%	3	\$ 1,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Under Balcony At Rear Of Building						
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5%						
	Location :	Location : Under Balcony At Rear Of Building						
	Paint Peelin	g, Extent	: Moderate, Area	Affected :	100%			
	Location:	Under B	alcony At Rear Of	Building				
Metal Panel	35%			2041	* *	5-10	\$3,400	
nterior								
Floors	100/			2040	* *	-	95.200	
Ceramic Tile	10% 85%			2040 2031		5	\$5,300 \$67,700	
Sheet Vinyl/Rubber Terrazzo	5%			LIFE	\$2,951,700 * *	5 5	\$2,100	
Interior Walls	370			LIIL			\$2,100	
interior viams								
Ceramic Tile	5%			2040	* *	5	\$2,900	
Ceramic Tile Concrete Masonry Unit	5% 5%	Now	\$5,400	2040 LIFE	* *	5 5	\$2,900 \$1,100	
	5%		\$5,400 ent : Moderate, Ar	LIFE	* *		·	
	5% Diagonal C	racks, Ext		LIFE	* *		·	
	5% Diagonal C	racks, Ext	ent : Moderate, Ar	LIFE	* *		·	
Concrete Masonry Unit	5% Diagonal Co Location:	racks, Ext	ent : Moderate, Ar	LIFE ea Affecto	* * ed : 5%	5	\$1,100	
Concrete Masonry Unit Glass: Single Pane	5% Diagonal Co Location: 2% 50%	racks, Ext Roof State 4+ ration, Ex	ent : Moderate, Ar ir Bulkhead \$8,000 stent : Moderate, A	LIFE ea Affecto LIFE LIFE	** ed:5% ** **	5	\$1,100 \$900	
Concrete Masonry Unit Glass: Single Pane	5% Diagonal Control Location: 2% 50% Water Penet	racks, Ext Roof Star 4+ ration, Ex 3rd Floor	ent : Moderate, Ar ir Bulkhead \$8,000 stent : Moderate, A	LIFE ea Affecto LIFE LIFE	** ed:5% ** **	5	\$1,100 \$900	
Concrete Masonry Unit Glass: Single Pane Gypsum Board	5% Diagonal Control Location: 2% 50% Water Penet Location: 23%	racks, Ext Roof Stan 4+ ration, Ex 3rd Floor Now	ent : Moderate, Ar r Bulkhead \$8,000 stent : Moderate, A r Corridor	LIFE ea Affecto LIFE LIFE rea Affecto LIFE	** ** ** ** ** ** ** **	5 5 5	\$1,100 \$900 \$17,200	
Concrete Masonry Unit Glass: Single Pane Gypsum Board	5% Diagonal Control Location: 2% 50% Water Penet Location: 23% Cracking/Control	racks, Ext Roof Star 4+ ration, Es 3rd Floor Now rumbling,	ent : Moderate, Ar r Bulkhead \$8,000 stent : Moderate, A r Corridor \$6,400	LIFE tea Affecto LIFE LIFE trea Affecto LIFE , Area Aff	** ** ** ** ** ** ** **	5 5 5	\$1,100 \$900 \$17,200	

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

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

Asset #: 1986

Architecture		Current l	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings						_	*	
AcousTileSusp.Lay-In	80%			2036	\$706,000	5	\$42,500	
Exposed Struc: Concrete			\$15,900	LIFE	**	5	\$800	
			xtent : Moderate, A ir And Elevator Bu		cted : 10%			
Gypsum Board	10%	Now	\$1,900	LIFE	* *	5	\$6,600	
,,			xtent : Moderate, A or Corridor	rea Affe	cted : 5%			
Site Enclosure								
Fence/Gates								
Chain Link	40%			2041	* *			
Iron Picket	30%			2051	* *			
Masonry: Brick		Now	\$2,200	2041	* *			
		-	nents, Extent : Mode		ea Affected : 5%			
			st Corner Of Prope	-				
		tar Miss/Ei 1 : Through	ode, Extent : Mode out	rate, Are	ea Affected : 30%			
Retaining Walls								
Masonry: Brick		Now	\$3,400	2041	* *			
	Joint Mor	tar Miss/Er	ode, Extent : Mode	rate, Are	ea Affected : 10%			
		ı : Handica						
	_		Extent : Moderate,	Area Afj	fected : 5%			
	Location	ı : Handica	p 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				

ectrical	Current Repair	Future Rep	olacement	M	aintenance	
ystem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2041	* *	5	\$200	
	Other Observation, Extent : Lig	ght, Area Affected : 100	%			
	Location : Electrical Room					
	Explanation : Two Main Serv Amperes.	ice Disconnect Switche.	s Rated At 2,5	500 Amp	eres And 1,200	
Switchgear / Switchboard						
Fused Disc Sw	100%	2041	* *	5	\$200	
Raceway						
Conduit	100%	2041	* *	1		

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

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

Asset #: 1986

Electrical	Current Repair	Future	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Panelboards							
Fused Disc Sw	2%	2039	* *	5	4000		
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	0.50/	2021	Φ 717 100	10	#21 100		
Fluorescent	95%	2031	\$515,100	10	\$31,100		
	T-8 Lamps And Fixtures, Extent: Light Location: Throughout The Building						
Fluorescent	5%	2031	\$27,100	10	\$1,600		
	Compact Fluorescent Light, Extent: L Location: Throughout The Building	ight, Area A	Affected : 100%				
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	2007	2021	#22.200	10			
HID	20%	2031	\$33,300	10			
	Other Observation, Extent : Light, Area	a Affected .	: 100%				
	Location: Exterior						
N. G	Explanation : Operated Via Timers						
No Component	80%						
Alarm							
Security System	70%						
No Component	70% 30%	2031	\$20,100	1	\$4,000		
Generic	0ther Observation, Extent : Light, Area		\$20,100	1	\$4,000		
	Location: Hallways And Entry And I		100/0				
	Explanation : Surveillance Cameras		ion Alarm System				
Fire/Smoke Detection	Explanation . Sai retitance Camerus .		11vai in System				
No Component	70%						
Generic, Digital	30%	2031	\$27,600	1-3	\$6,600		
= , = -5	Other Observation, Extent : Light, Area Location : Throughout The Building		•	- 0	\$0,000		
	Explanation: Strobe Lights, Manual Detectors	Pull Statio	ns, Alarm Bells, H	Iorns And	d Smoke		

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

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

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

Asset #: 1986

Mechanical		Current F	Repair	Futu	re Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source	1000/			2041	ate ate				
Natural Gas	100%			2041	* *	1			
Conversion Equipment	1000/			2026	¢270.700	1	¢17.600		
Hot Water Boiler	100%	arvation F	xtent : N/A, Area A	2036	\$378,700	1	\$17,600		
			xieni . WA, Areu A t Boiler Room	ујестеи .	10070				
			Fired Hot Water I	Boilers					
Distribution	Explanal	1011 . 2 Gus	T treation rater i	Joiner 5					
Hot Wtr Piping/Pump	100%			2030	\$77,900	4	\$1,800		
Terminal Devices					* : :): : :		, ,,,,,,,,		
Air Handler	50%			2027	\$335,300	1	\$11,000		
Convector/Radiator	50%			2029	\$145,700	1	\$5,800		
Air Conditioning									
Energy Source									
Electricity	100%			2039	* *	1			
Conversion Equipment									
Reciprocating	100%			2027	\$525,800	1	\$16,500		
Compr/Chiller	D 22 D -£.:			1 <i>C</i> C	4-1.1000/				
		geranı, Exi : Two Unit	ent : Moderate, Ar	ea Affeci	tea : 100%				
Distribution	Locuiton	. Iwo Onn	s At Rooj						
CW & CHW Wtr	100%	0-2	\$1,200	2031	\$57,600	4	\$1,800		
Pipe/Pump	10070	0 2	Ψ1,200	2031	Ψ57,000	•	Ψ1,000		
r ipo/r ump	Insul. Dete	riorating,	Extent : Moderate,	Area Af	fected : 10%				
		_	nd 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	1000/				0.00				
Roof	100%			2027	\$69,200	2	\$1,100		
Plumbing									
H/C Water Piping Brass/Copper	100%			2031	\$457,700	1			
Water Heater With Tanks	10070			2031	\$437,700	1			
Gas Fired	100%			2029	\$17,100	2			
Gus i neu		olace Evide	ent, Extent : N/A, A			2			
	_	: Boiler Re		33					
	Other Obs	ervation, E	xtent : Light, Area	Affected	' : 100%				
		: Boiler Re	-						
	Explanat	ion : Two 7	5 Gallon Units						
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping						_		_	
Cast Iron	100%			LIFE	* *	1			

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

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

Asset #: 1986

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost 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	* *			
	Other Observation, Extend	Other Observation, Extent: N/A, Area Affected: 100%				
Location : Basement To 3rd Floor						
	Explanation: 2 Units					

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

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

Page: 37

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

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

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



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

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

Asset #: 2788

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	020/ 37	#122 (00	LIDD	ate ate	_	#20.000	
Masonry: Brick	93% Now	\$122,600	LIFE	**	5	\$29,800	
	Cracking/Crumbling	g, Extent : Light, Are hout, Mostly At Low			alk		
Masonry: Limestone	5%		LIFE	**	5	\$1,200	
Masonry: Sandstone	2%		LIFE	* *	5	\$500	
Windows	-					4200	
Aluminum	90%		2055	* *	5	\$14,200	
Metal Louvers	5% 0-2	\$2,200	2036	\$43,800	-	, ,	
	Corrosion/Rusting,		Affected .				
	Location: Through	hout					
Steel	5% Now	\$59,300	2058	* *	5	\$4,900	
	Air Infiltration, Exte			: 50%		4 -,,	
	•	ent, Second And Thir					
	Corrosion/Rusting,	Extent : Moderate, A	lrea Affec	eted : 50%			
	0	ent, Second And Thir					
	Thermally Inefficien	t, Extent : Moderate	, Area At	fected : 50%			
		ent, Second And Thir		,			
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, I		Affected :	20%			
	Location : Leaks I	n To 3rd Floor					
Skylight, Metal/Glass	5%		2053	* *	10	\$4,200	
Soffits							
Cement - Fiber Panel	100%		2038	* *	10		
nterior							
Floors					_		
Cast in Place Concrete	8%		LIFE	**	5	\$9,300	
	5%		2036	\$149,600	5	\$2,700	
Ceramic Tile							
Ceramic Tile Poured Epoxy/Resin	2%		2033	\$59,500			
	Recent Replace Evid		rea Affec				
Poured Epoxy/Resin	Recent Replace Evid Location : New Co	dent, Extent : N/A, A ovid Laboratory Bas	rea Affec ement	ted : 100%		#10.00 2	
Poured Epoxy/Resin Sheet Vinyl/Rubber	Recent Replace Evic Location : New Co 25%		rea Affec ement 2038	**	5	\$19,900	
Poured Epoxy/Resin Sheet Vinyl/Rubber Terrazzo	Recent Replace Evice Location: New Co. 25% 10%		rea Affec ement 2038 LIFE	** **	5	\$4,100	
Poured Epoxy/Resin Sheet Vinyl/Rubber Terrazzo Vinyl Tile	Recent Replace Evice Location: New Co. 25% 10% 35%	ovid Laboratory Bas	rea Affectement 2038 LIFE 2033	** ** \$513,200	5 3	\$4,100 \$9,300	
Poured Epoxy/Resin Sheet Vinyl/Rubber Terrazzo	Recent Replace Evice Location : New Co. 25% 10% 35% 10% 2-4	ovid Laboratory Base \$212,200	rea Affec ement 2038 LIFE 2033 2033	** ** \$513,200 \$424,500	5	\$4,100	
Poured Epoxy/Resin Sheet Vinyl/Rubber Terrazzo Vinyl Tile	Recent Replace Evice Location: New Co. 25% 10% 35%	svid Laboratory Base \$212,200 g, Extent : Light, Are	rea Affec ement 2038 LIFE 2033 2033	** ** \$513,200 \$424,500	5 3	\$4,100 \$9,300	

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

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

Asset #: 2788

Architecture	Current Repair		Futur	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	
		•	ent, Extent : N/A, A vid Laboratory Bas		eted : 100%			
Masonry: Brick	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
Plaster	33%	0-2	\$46,000	LIFE	* *	5	\$5,700	
	_	Crumbling, 1 : Through	Extent : Light, Are	ea Affecte	ed : 10%			
	Water Per	etration, E.	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı : Basemen	nt					
SGFT/Glazed Masonry	10%			LIFE	* *			
Wood	5%			LIFE	* *	5	\$11,400	
Ceilings							4,	
AcousTileConcealSpLn	60%	0-2	\$512,400	2053	* *	5	\$19,900	
1	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 25%		. ,	
	Location	: Second A	And Third Floors					
	Staining/L	Discoloring,	Extent : Moderate	, Area A	ffected : 50%			
	Location	: Second A	And Third Floors					
	Worn/Ero	de, Extent :	Moderate, Area Af	fected : 1	25%			
	Location	: Second A	And Third Floors					
AcousTileSusp.Lay-In	10%			2046	* *	5	\$5,300	
AcousTileSusp.Lay-In	2%			2050	* *	5	\$1,100	
nedasinesaspizay in		stallation, E	Extent : N/A, Area A		100%	J	Ψ1,100	
			vid Laboratory Bas					
Exposed Struc: Concrete			<u>-</u>	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	370			DII E			Ψ1,700	
Fence/Gates								
Chain Link	100%			2053	* *			
Site Pavements	10070							
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2046	* *			
Masonry: Granite	5%		\$500	LIFE	* *			
J			ode, Extent : Light,		fected : 100%			
		: Front Ste		5.				

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

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

Asset #: 2788

Electrical		Current Repair Future Replacement			M			
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	
			xtent : N/A, Area A	ffected :	100%			
	Location	i : Electrica	al Room					
	Explana	tion : 1,200	Ampere Main Ser	vice Swit	ch			
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	1%			2038	* *			
Drive								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	
tand-by Power								
Generators								
Not Accessible	100%							
Batteries								
Lead/Acid	100%			2027	\$2,500	5	\$1,200	
ighting								
Interior Lighting								
Fluorescent	60%			2028	\$284,600	10	\$17,200	
	T-12 Lamp	os And Fixt	ures, Extent : Light	, Area Aj	ffected : 100%			
	Location	: 2nd And	3rd Floors					
Fluorescent	35%			2033	\$166,000	10	\$10,000	
			res, Extent : Light,				4,	
	•		out The Building	55				
Fluorescent	2%			2033	\$9,500	10	\$600	
Tuorescent			Light, Extent : Lig			10	\$000	
	-		r Lobby And Corri		11/10/10			
			Loody And Corru		010.700			
Incandescent	2%			2028	\$10,500	2		
LED	1%		3.774.4	2041	**			
			Extent : N/A, Area A	IJected :	1%			
	Location	ı : Basemen	t					

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

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

Asset #: 2788

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	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			
	Compact Fluorescent Light, Exten	t : Light, Area	Affected : 100%					
	Location : Building Perimeter							
HID	15%	2033	\$21,800	10				
No Component	70%							
Alarm								
Security System								
Generic	50%	2033	\$29,300	1	\$5,800			
	Other Observation, Extent: N/A, A Location: Throughout The Build		100%					
	Explanation : Intrusion Alarm S	vstem						
Generic	50%	2033	\$29,300	1	\$5,800			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Throughout The Building							
	Explanation: CCTV System							
Fire/Smoke Detection								
Generic, Digital	100%	2033	\$80,400	1-3	\$19,800			
_	Other Observation, Extent: N/A, A	Area Affected :	100%					
	Location: Throughout The Build	ling						
	Explanation : Manual Pull Station	ons, Horns/stro	bes, Smoke Detect	ion				

lechanical	Current Repair	Current Repair Future Replacement		t Repair Future Replacement Mai		aintenance		
ystem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating								
Energy Source								
Natural Gas	100%	2053	* *	1				
	Other Observation, Extent : Lig	ht, Area Affected : 100	0%					
	Location : Basement							
	Explanation : There Is No Ver	nt For Gas Meter Room	n					
Conversion Equipment								
Steam Boiler	100%	2046	* *	1	\$30,900			
	Other Observation, Extent: N/A	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Basement							
	Explanation: 1 Unit							
Distribution								
Steam Piping/Pump	100%	2053	* *					

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

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

Asset #: 2788

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Terminal Devices Air Handler	20% Other Observation, Extent : N/A, A Location : 1st Floor	2038 Area Affected : 1009	**	1	\$3,900	
Air Handler	Explanation : Updated Floor 30%	2028	\$176,000	1	\$5,800	
Convector/Radiator Controls	50%	2038	**	1	\$5,000	
Digital Air Conditioning	100%	2028	\$895,500			
Energy Source Electricity	100%	2041	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	85%	2028	\$391,000	1	\$12,300	
1	R-22 Refrigerant, Extent : Light, A Location : Basement	Area Affected : 100%	6			
Split Unit	15% Other Observation, Extent: N/A, A Location: Roof Explanation: Serves The Covid					
Distribution CW & CHW Wtr Pipe/Pump	100%	2053	**	4	\$1,500	
Terminal Devices Air Handler/Cool/Ht	40% Other Observation, Extent : Light, Location : 2nd Floor Room 202	2038 Area Affected : 100	**	1	\$7,700	
1 II (G 1/II)	Explanation: There Is No Air Co				#11.600	
Air Handler/Cool/Ht Heat Rejection Water Cooling Tower	60% 100% Now \$7, Leak Evident, Extent: Light, Area Location: Roof	2028 900 2031 Affected: 20%	\$363,000	2	\$11,600 \$25,100	
Ventilation	Locuiton : 100g					
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$17,400	
Exhaust Fans Interior Roof	70% 30%	2028 2033	\$96,800 \$18,200	2 2	\$700 \$300	
lumbing H/C Water Piping Brass/Copper	100% Other Observation, Extent : N/A, 2 Location : Water Source Explanation : Staff Noted Odd S.			1		

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

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

Asset #: 2788

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type		l Date Estir 'ears)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	\$17,100	2		
	Other Observa		: N/A, Area A	ffected :	100%			
	Location : Bo							
	Explanation	: One 85 - gal	lon Unit. Qu	antity 1				
HW Heat Exchanger								
Steam Fired	100%			2053	* *	4	\$3,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100% N		\$5,500	LIFE	* *	1		
	Blockage /Clog							
	Location : W	ater Backup	From Sewag	e In Boile	er Room			
Backflow Preventer								
Generic	100%			2038	* *	1	\$1,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observa	ition, Extent .	: N/A, Area A	ffected :	100%			
	Location : Bo	asement To 3	rd Floor					
	Explanation	: One Unit						
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	\$400	

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

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

Page: 44

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

 $Borough \hspace{1.5cm} : \hspace{.1cm} MANHATTAN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

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



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

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

Asset #: 1575

rchitecture	Curre	ent Repair	Futur	e Replacement	М	aintenance		
stem Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior								
Exterior Walls								
Masonry: Brick	90% 4+	\$165,700	LIFE	* *	5	\$40,300		
		Moderate, Area Affect						
		t Facade At Parapet W	Zall					
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		
		g, Extent : Moderate, A	Area Affe	cted : 40%				
	Location: Pent	house 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		
		n, Extent : Light, Area	Affected	: 100%				
	Location: Thro	-						
	Explanation : M	Iaterial Is Plastic Pane	el Screen					
Metal Panel	5%		2044	* *	5	\$900		
Roof								
Modified Bitumen	98%		2039	* *	10	\$25,400		
Skylight, Metal/Glass	2%		2054	* *	10	\$1,700		
erior								
Floors								
Carpet	10%		2035	\$63,200	3	\$5,400		
		n, Extent : Moderate, A	Area Affe	cted : 5%				
		Floor Carpeted Area	_					
		eport 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% Nov	v \$39,500	2039	* *	3	\$5,400		
	Adhesion Failure Location : Pation	, Extent : Severe, Area ent Rooms	Affected	: 10%				
	Misaligned/Bulgi	ng, Extent : Severe, Ar	ea Affecto	ed : 10%				
		Floor Patient Rooms						
Interior Walls								
Gypsum Board	65%		LIFE	* *	5	\$14,200		
Mosaic Tile	25%		LIFE	* *		•		
Plaster	5% Nov	v \$2,200	LIFE	* *	5	\$500		
		ling, Extent : Moderate		fected : 15%		•		
	Location : Pent	O .						

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

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

Asset #: 1575

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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/0	Crumbling,	Extent: Light, Are	a Affecte	ed : 5%			
	Location	: At Hydra	int					
On-Site Walkways								
Cast in Place Concrete	10%			2047	* *			
Pavers/Stone	90%	Now	\$23,000	2043	* *			
	Sinking/Su	bsiding, E	xtent : Moderate, A	rea Affec	rted : 10%			
	Location	: Through	out					

lectrical	Current Repair	Future I	Future Replacement		Maintenance	
rstem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2054	* *	5	\$100	
	Other Observation, Extent:	Moderate, Area Affecte	ed : 100%			
	Location : Electrical Room	ı				
	Explanation: One 1,200 A	mpere Main Disconnec	ct 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		

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

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

Asset #: 1575

Electrical	Current Repair	Future Rep	lacement	M				
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estir	nated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Inder 600 Volts		•				•		
Motor Controllers								
Locally Mounted	70%	2051	* *	5	\$100			
Variable Frequency	30%	2054	* *					
Drive								
Ground								
Grounding Devices				_	*			
Generic	100%	LIFE	* *	5	\$400			
Stand-by Power								
Transfer Switches	1000/	2051	* *	1	ФО 000			
Automatic	100%	2051	~ ~ ~	1	\$8,000			
Generators	100%	2047	* *	1	¢10 100			
Diesel	100% Other Observation, Extent : Lig	ht Area Affected : 1009		1	\$10,100			
	Location: Roof	nı, Area Ajjeciea : 1007	0					
	Explanation : One 250 Kilovo	It Amnana Cananatan						
Batteries	Explanation . One 250 Kitovo	ii Ampere Generator						
Lead/Acid	100%	2029	\$2,500	5	\$1,000			
Fuel Storage	10070	202)	Ψ2,500		Ψ1,000			
Day Tank	50%	2056	* *	5				
Day Turne	Other Observation, Extent : Lig		%	5				
	Location: Roof	3,5						
	Explanation : 324 Gallons Ca	pacity						
Main Tank	50%	2069	* *	5				
William Tulin	Other Observation, Extent : Lig		%	5				
	Location: Basement							
	Explanation : Diesel Tank Ins	talled In The Basement						
Lighting	1							
Interior Lighting								
Fluorescent	20%	2042	* *	10	\$4,400			
	Other Observation, Extent : Lig	ht, Area Affected : 1009	%					
	Location: 1st, 2nd, 3rd Floor							
	Explanation: T-8 Lamps Insta	ılled This Year						
Fluorescent	20%	2042	* *	10	\$4,400			
	Other Observation, Extent : Lig	ht, Area Affected : 1009	%					
	Location: Basement, 1st, 2nd Floor							
	Explanation: Compact Fluor	escent Light Fixtures In	stalled Ths Y	'ear				
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

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

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

Asset #: 1575

Electrical	Current Repair	Future Repl	lacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	nated 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 Syst	em And Intrusion	ı Alarm Syst	'em		
Fire/Smoke Detection						
Generic, Digital	100%	2042	* *	1-3	\$16,500	

Mechanical	Current Repair		Futur	e Replacement	M	aintenance	
system Component Type		Date Estimated Cost (ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Natural Gas	100%		2054	* *	1		
Conversion Equipment							
Steam Boiler	100%		2047	* *	1	\$23,600	
	Other Observa	tion, Extent : Light, Area	Affected	: 100%			
	Location : Bo	asement Boiler Room					
	Explanation	: 2 Natural Gasoline Fire	d Steam .	Boilers			
Distribution							
Central Plant Steam Piping/Pmp	100%		2054	* *	4	\$1,200	
1 6 1	Other Observa	tion, Extent : Light, Area	Affected	: 100%			
	Location : Th	roughout					
	Explanation	: New					
Terminal Devices	•						
Convector/Radiator	100%		2047	* *	1	\$7,700	
r Conditioning							
Energy Source							
Electricity	100%		2056	* *	1		
Conversion Equipment							
Reciprocating Compr/Chiller	50% N	fow \$35,200	2039	* *	1	\$5,000	
1	Malfunctioning	g, Extent : Moderate, Ared	a Affected	d : 50%			
		oof. Two Of The Chillers 2			d Compr	essor	
Ext Pkg Unit -		32,100	2034	\$160,400	2	\$500	
Heating/Cooling	70/0 0	ψυ2,100	2037	\$100, 1 00	2	ψ300	
Treating/Cooming	Not in Service	Extent : Moderate, Area	Affected	· 20%			
		oof. One External Packag			To Rad C	Compressor	
Cmlit I In: it		Joj. S. ie Eliter ital I delias		**	10 Duu C		
Split Unit	10%		2039				
Distribution Ductwork/Diffusers	1000/		LIEE	* *	2	¢21 100	
Ductwork/Dillusers	100%		LIFE	* *	2	\$31,100	

Ventilation

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

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

Asset #: 1575

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation Distribution Ductwork/Diffusers	100% Insul. Dete Location	_	\$52,400 Extent : Moderate,	LIFE Area Aff	* * Sected : 5%	2-5	\$13,300	
Exhaust Fans Interior Roof	25% 75%	·		2039 2039	* *	2 2	\$200 \$600	
Plumbing H/C Water Piping Brass/Copper Galvanized Steel	Location		Extent : Light, Area nt, Water Main Pipi		* * * * : 100%	1 1		
Water Heater With Tanks Gas Fired	Location	ervation, E : Basemen ion : 98 Ga		2032 ffected :	\$17,100 100%	2		
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 Vertical Transport	100%							
Elevators Geared Traction	50% Other Obs	ervation. F	Extent : N/A, Area A	LIFE ffected :	**			
Hydraulic	Location Explanat 50% Other Obst	: Basemer ion : 1 Uni ervation, E	nt To 3rd Floor it Extent : N/A, Area A nt To 3rd Floor	LIFE	**			

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

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

Page: 50

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



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

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

Asset #: 1572

Architecture	Current Repair			Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls Masonry: Brick	Joint Mort	Now ar Miss/Er : Through	\$465,000 rode, Extent : Mode	LIFE rate, Are	* * a Affected : 25%	5	\$56,500		
	Sidewalk S	shed in Use	oui c, Extent : Moderat d South Facades	e, Area Ą	ffected : 75%				
Metal/Glass Curt Wall	43%			LIFE	* *	5	\$113,800		
Metal Panel	10%			2053	* *	5-10	\$97,100		
Metal Coiling Doors	2%			2046	* *	5	\$8,800		
Window Wall	5%			2053	* *	5	\$26,500		
Windows									
Aluminum	95%		\$28,400	2049	* *	5	\$14,900		
		Missing, E : Through	xtent : Light, Area out	Affected	: 5%				
Metal Louvers	5%			2042	* *	10	\$9,800		
Parapets									
Masonry: Brick	50%			LIFE	* *	5	\$4,200		
Metal/Glass Curt Wall	45%			2053	* *	5	\$14,700		
Metal Panel	5%			2053	* *	5	\$1,600		
Roof	4000/		40.500		***				
Modified Bitumen	100% Blisters, E Location		\$8,500 ht, Area Affected : :	2033	\$424,700				
Soffits									
Metal Panel		iscoloring; : Through	Extent : Moderate	2043 e, Area A <u>j</u>	* * fected : 25%	5-10			
nterior									
Floors	400:					-	# 20.00		
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			\$65,900 Extent : Moderate	LIFE , Area A <u>f</u>	* * fected : 10%	5	\$5,500		
Vinyl Tile	20%			2038	* *	3	\$10,600		
Vinyl Tile 9" X 9"	45%	4+	\$1,015,400	2033	\$5,076,900	3	\$23,800		
•		ssing Elem : Through	ents, Extent : Ligh				•		
	_	Evident, Ex : Through	tent : Moderate, Ai out	ea Affeci	ed : 20%				

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

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

Asset #: 1572

Architecture		Current I	Repair	Futur	e 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%		\$24,100	LIFE	* *	5	\$14,800	
		Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 5%			
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	Broken/M	_	\$23,500 tents, Extent : Light	2046 t, Area A	* * ffected : 5%	5	\$35,300	
	Staining/L	i : Through Discoloring, i : Through	Extent : Light, Are	ea Affecto	ed : 2%			
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	
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 5%			
Site Enclosure								
Fence/Gates								
Iron Picket	30%			2053	* *			
Masonry: Brick	70%			2043	* *			
Retaining Walls	1000/			20.42	* *			
Masonry: Fieldstone	100%		7	2043				
			Extent : N/A, Area A e Of Building At Er		100%			
			e Of Bullaing At Er Is Actually A Grani		er Wall			
Site Pavements	Explana		is menuny m or ann	ic i tante	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$10,300	2038	* *			
	_	d/Bulging, 1 : 30th Stre	Extent : Moderate, eet	Area Aff	Sected : 5%			
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : Sidewalk	Throughout					
	Explana	tion : Sidev	valk Shed Installed					
On-Site Walkways								
Masonry: Granite	100%		\$8,000	LIFE	* *			
			ode, Extent : Mode	rate, Are	ea Affected : 30%			
	Location	i : Front Ste	eps At Entry					
Parking/Driveway	10007			2020	عاب عاب			
Cast in Place Concrete	100%			2038	* *			

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

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

Asset #: 1572

Electrical	Current l	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priority
Under 600 Volts							
Service Equipment	1000/		• • • •		-	* * * * * * * * * * * * * * * * * * * *	
Fused Disc Sw	100%		2033	\$45,300	5	\$400	
	Other Observation, E		ffected :	100%			
	Location : Electrica		C	-l D-4l-4-2-000		E l.	
Transformers	Explanation: 2 Ma	in Service Disconn	eci Swiic	ines Ratea At 2,000	Ampere	s Eacn	
Dry Type	100%		2031	\$26,700	5	\$300	
Diy Type	Other Observation, E	Extent : N/A. Area A			5	Ψ300	
	Location : Electrica),,				
	Explanation: Two.	500 Kilovolt Amper	es				
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	100/		20.41	* *	-	#200	
Fused Disc Sw	10%		2041	**	5	\$200	
Molded Case Bkrs	40% 50%		2041 2032		5	\$1,000	
Molded Case Bkrs Wiring	30%		2032	\$59,900	5	\$1,200	
Braided Cloth	60% 2-4	\$104,300	2058	* *	1		
Braided Cloth	Insulation Aged, Exte			ed : 100%			
	Location : Through		33				
Thermoplastic	40%		2043	* *	1		
Motor Controllers	1070		2013				
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	500/		2021	Φ. 6.00.0	1	014.700	
Automatic	50%		2031	\$6,900 * *	1	\$14,500	
Automatic	50%		2038		1	\$14,500	
Generators Diesel	50%		2029	\$54,300	1	\$18,300	
Diesei	Other Observation, E	Extent : N/A Area A			1	\$10,500	
	Location : Generat		necica.	100/0			
	Explanation : Emer		ated At	205 Kilowatts			
Diesel	50%	6- 1-7	2036	\$54,300	1	\$18,300	
Diesei	Other Observation, E	Extent : N/A. Area A			1	Ψ10,500	
	Location: Roof		,,				
	Explanation : Gene	erator Rated At 225	Kilowat	ts			

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

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

Asset #: 1572

Electrical	Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Batteries						
Lead/Acid	100%	2027	\$2,500	5	\$3,500	
Fuel Storage	2.50/	2022		_		
Day Tank	25% Other Observation, Extent: N/A, Area Location: Roof Explanation: 275 Gallons Rated Cap		\$6,400 100%	5		
Day Tank	5%	2041	* *	5		
Buy Tunk	Other Observation, Extent : N/A, Area Location : Generator Room Explanation : 25 Gallons Rated Capa	Affected :	100%	3		
Main Tank	70%	2036	\$53,800	5		
	Other Observation, Extent : N/A, Area L Location : Basement Explanation : 1,000 Gallons Rated Co		100%			
Lighting						
Interior Lighting						
Fluorescent	10% Other Observation, Extent: N/A, Area Location: Basement	2028 Affected :	\$143,400 \$100%	10	\$8,600	
	Explanation: T-12 Lamps		******		*	
Fluorescent	78% Other Observation, Extent: N/A, Area L Location: Throughout The Building Explanation: T-8 Lamps	2033 Affected :	\$1,118,500 100%	10	\$67,400	
Fluorescent	12%	2033	\$172,100	10	\$10,400	
	Other Observation, Extent : N/A, Area L Location : Throughout The Building Explanation : Compact Fluorescent L	Affected :			4-0,000	
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 Location: Basement, Hallways, Outst Explanation: CCTV Surveillance Car	de Perim				

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

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

Asset #: 1572

Electrical	Current Repair	Future Replaceme	ent	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	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 Be	ells, Sm	ioke De	tectors, Horns	

echanical	Current Repair	Future R	eplacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating						
Energy Source Utility Steam	100% Other Observation, Extent: N/A, Area Location: Throughout Explanation: Steam From Con Edis		**	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	•	2036	\$56,700	5	\$5,600	
	Other Observation, Extent: N/A, Area Location: 6th Floor East And Baser Explanation: 2 Heat Exchangers Or	nent Mechanic				
Distribution						
Hot Wtr Piping/Pump	30% Corroded, Extent : Moderate, Area Af Location : Various Locations	2041 Fected : 10%	* *	4	\$1,400	
Steam Piping/Pump	70% Corroded, Extent: Moderate, Area Affication: Various Locations	2043 fected : 10%	* *			
Terminal Devices						
Air Handler	20% Now \$354,700 Corroded, Extent: Severe, Area Affect Location: 1 Unit, Roof		* *	1	\$10,500	
Air Handler	5% Now \$88,700 Abandoned in Place, Extent: Severe, Location: 2nd Floor Mechanical Ro On Extended Life, Extent: Moderate, Location: 2nd Floor Mechanical Ro	Area Affected : oom Number 3 Area Affected :		1	\$2,600	
Air Handler	35% On Extended Life, Extent : Moderate, Location : Various Locations	2028 Area Affected :	\$620,800 : 100%	1	\$20,400	
Convector/Radiator	20%	2031	\$154,100	1	\$6,100	
Fan Coil Unit/Heat	20% On Extended Life, Extent: Moderate, Location: Various Locations	2028	\$467,400	1	\$6,100	

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

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

Asset #: 1572

Mechanical		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating	•							
Controls								
Electrical	100%			2028	\$524,000			
ir Conditioning								
Energy Source	100%			2041	* *	1		
Electricity Conversion Equipment	100%			2041		1		
Centrifugal, Elec Chille	er 60%			2029	\$1,153,000	1	\$61,200	
Centinugai, Liec Chine		ervation. F	xtent : N/A, Area A			1	\$01,200	
		: Basemen		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	10070			
	Explana	tion : 2 Uni	its, R-123					
Window/Wall Unit	20%			2027	\$71,400	1		
No Component	20%				, , , , ,			
Distribution								
CW & CHW Wtr	60%	0-2	\$3,700	2043	* *	4	\$2,800	
Pipe/Pump								
			oderate, Area Affe	cted : 105	%			
	Location	: Penthous	e And Roof					
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2028	\$877,800	1	\$35,000	
No Component	40%							
Heat Rejection	500 /	3.7	#55 100	2021	#100.400	2	#27 000	
Water Cooling Tower		Extent : Se	\$57,100 evere, Area Affected	2031 d : 60%	\$190,400	2	\$37,900	
	Leak Evid	ent, Extent	ng Beams At Roof : Moderate, Area A	Iffected :	10%			
	Location	v		1 100	1 1000/			
	Location	: Roof	xtent : Moderate, 2	Area Affe	ected : 100%			
			fficient Units					
Water Cooling Tower	Corroded,	Now Extent: Se : Penthou	\$38,100 evere, Area Affected	2038 d : 60%	* *	2	\$7,600	
	Obsolete l		Extent : Severe, Ai	ea Affeci	ted : 100%			
			se tent : Severe, Area	Affactad	. 100%			
		: Penthou		Ајјестеи	. 100/0			
No Commonant	40%	. 1 chinoti						
No Component entilation	40%							
entilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,600	
Exhaust Fans	100/0						\$22,000	
	75%			2028	\$313,500	2	\$2,200	
interior						-	¥-,	
Interior	On Extend	led Life, Ex	tent : Light, Area A	Iffected :	30%			
Interior		led Life, Ex : Various		Iffected :	30%			

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

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

Asset #: 1572

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated 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:					
	Location: One Unit From	Cellar To 6th Floor,	Two Units From 1s	st 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	1000/		***	_	.	
Generic	100%	2036	\$90,000	1	\$17,600	

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

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

Page: 58

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

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



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

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

Asset #: 133

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

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

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

Asset #: 133

Architecture	Current Repair	Future Replacem	M	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior	•						
Windows							
Aluminum	90% Air Infiltration, Extent : Moderate, Are Location : Basement Windows Broken/Missing Elements, Extent : Moderate		* * 50%	5	\$10,200		
	Location: Basement Windows Repairs in Progress, Extent: N/A, Area Location: Windows Throughout	a Affected : 100%					
	Other Observation, Extent: N/A, Area Location: Windows Throughout Explanation: Blinds Laminated With						
Bronze/Brass	10% Now \$134,700 Broken/Missing Elements, Extent: Sev Location: Bulkheads Glazing Broken/Cracked, Extent: Mod Location: Bulkheads Thermally Inefficient, Extent: Severe, Location: Bulkheads	2061 ere, Area Affected : 509 lerate, Area Affected : 2		5	\$3,500		
Parapets							
Masonry: Brick	65% Repairs in Progress, Extent: N/A, Area Location: Parapets	LIFE a Affected : 100%	* *	5-10	\$21,600		
Masonry: Marble	25% Cracking/Crumbling, Extent: Moderate Location: Coping Joint Mortar Miss/Erode, Extent: Moderate Location: Coping Caulking Deteriorated, Extent: Moder Location: Coping	lerate, Area Affected : .	50% %	5-10	\$14,800		
	Staining/Discoloring, Extent: Moderal Location: Coping Other Observation, Extent: N/A, Area Location: Parapets Explanation: Repairs In Progress		•				
Metal Panel	5%	2056	* *	5	\$900		
Metal Rail	5%	2049	* *	5-10	\$4,400		
Roof Skylight, Metal/Glass	5% Now \$80,300 Corrosion/Rusting, Extent : Light, Area Location : Stir Bulk Head	2046 a Affected : 10%	* *				
Under Construction	95%						
nterior	9370						

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

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

Asset #: 133

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$8,600	
Ceramic Tile	5%			2045	* *	5	\$2,000	
	Location	ı : Third Fl			25%			
Terrazzo		Now	\$27,600	LIFE	* *	5	\$4,600	
			Extent : Moderate ad East Stairs	, Area Aj	ffected : 10%			
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%		\$3,900	LIFE	* *	5	\$2,400	
		issing Elem 1 : Electric	ents, Extent : Mode Room	erate, Ar	ea Affected : 10%			
SGFT/Glazed Masonry	15%			LIFE	* *	10	\$3,000	
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$2,600	2041	* *	5	\$3,900	
	-	-	, Extent : Moderate oor And Partial Bas	-	•			
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	
	_	Crumbling, 1 : Electric	Extent : Moderate Room	, Area Aj	ffected : 10%			
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$7,800	2056	* *			
		/Rusting, E 1 : Perimete	xtent : Moderate, A er Fencing	lrea Affe	cted : 10%			
Retaining Walls				_				
Cast in Place Concrete	100%			2056	* *			
Site Pavements Public Sidewalk								
Cast in Place Concrete	75%			2049	* *			
	Location	ı : Public S	Extent : N/A, Area A ide Walk Througho		100%			
	Explana	tion : Sidev	valk Shed Installed					
Pavers/Stone	25%			2045	* *			

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

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

Asset #: 133

Architecture	Current Repa	ir Fu	ıture Replacement	М		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Yes		Cycle (Yrs)	Estimated Cost	Priority
Site Pavements						
On-Site Walkways						
Cast in Place Concrete	80%	204	**			
	Other Observation, Extend	t : N/A, Area Affecte	ed : 100%			
	Location : Walkways Thi	roughout				
	Explanation : Sidewalk S	Shed Installed				
Panel/Paver: Concrete	20% Now	\$9,200 204	46 **			
	Joint Mortar Miss/Erode,	Extent : Moderate,	Area Affected : 25%			
	Location : Entry Steps					

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	5	\$100	
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Disconn	ect Switch	Rated At 2,000 An	iperes.		
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		
	Insulation Aged, Extent : Moderate, An Location : Basement	rea Affecte	d : 100%			
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	5%	2041	* *		****	
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	
Lighting					-	
Interior Lighting						
LED	100%	2044	* *			

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

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

Asset #: 133

Electrical	С	urrent R	epair	Futur	e Replacement	M	aintenance	
System Component Type		il 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%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Generic, Digital	100%			2036	\$73,800	1-3	\$18,200	
	Other Observ	ation, Ex	ctent : N/A, Area A	ffected :	100%			
	Location: T	Througho	out The Building					
	Explanation	Explanation: Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Manual Pull Stations						

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2046	* *	1		
Conversion Equipment						
Furnace	25%	2036	\$20,400	1	\$3,300	
Hot Water Boiler	15%	2041	* *	1	\$2,000	
	Other Observation, Extent : N	I/A, Area Affected :	50%			
	Location : Third Floor Mec	hanical Room				
	Explanation: One Unit					
Steam Boiler	60%	2049	* *	1	\$15,600	
	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location: Basement					
	Explanation : Two Steam Bo	oilers				
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	
Convector/Radiator	60% Now	\$6,400 2041	* *	1	\$4,600	
	Leak Evident, Extent : Modero		5%		. ,	
	Location: First Floor					
Air Conditioning						
Energy Source						
Electricity	100%	2052	* *	1		

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

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

Asset #: 133

Mechanical		Current I	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Heat Pump Air Sourced	50%			2037	* *	2	\$800	
Ext Pkg Unit -	40%			2041	* *	2	\$600	
Heating/Cooling								
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	40%			2041	* *	2	\$7,300	
Unit							47,200	
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 Obs	ervation, E	xtent : N/A, Area A	ffected :				
	Location	: Boiler R	oom					
	Explana	tion : 85 G	allon Tank					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2029	\$900	4	\$900	
Sewage Ejector(s)				/	47.00	<u> </u>	4,00	
Electric	100%			2041	* *	4	\$1,100	
Backflow Preventer	-00/0					•	\$2,200	
Generic	100%			2044	* *	1	\$1,600	
Fixtures	10070			2017			Ψ1,000	
Generic	100%							
Vertical Transport	100/0							

Vertical Transport

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

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

Page: 65

DEPT. OF HEALTH & MENTAL HYGIENE - 816 CORONA DISTRICT HEALTH CENTER

Asset #: 133

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

Vertical Transport

Elevators

Geared Traction 100% LIFE **

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

Location: Basement To 3rd Floor

Explanation : One Unit

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

Page: 66

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

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	, in the second
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



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

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

Asset #: 14331

chitecture	Current l	Repair	Future	Replacement	M	aintenance	
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Masonry: Brick	20% Now	\$22,500	LIFE	* *	5	\$5,500	
	Joint Mortar Miss/En Location : Left Side	-		ected : 15%			
Masonry: Brick Cavity	5%		LIFE	* *	5	\$1,400	
Masonry: Limestone	25% Now	\$53,800	LIFE	* *	5	\$5,100	
	Broken/Missing Elem Location : Window		erate, Are	a Affected : 5%			
	Staining/Discoloring	, Extent : Moderate	, Area Afj	fected : 20%			
	Location: Front Fo	acade					
	Worn/Erode, Extent:	Light, Area Affecte	d: 10%				
	Location : Front Fo	acade					
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, Exter Location: Room No Glazing Broken/Crac Location: Room No	o. 3 ked, Extent : Sever					
Special Gauge/Ballistic	40% Now	\$120,400	LIFE	* *	1		
Special Gauge/Ballistic	Other Observation, E Location : Street Fo	Extent : Light, Area		30%	1		
	Explanation: Bulle	et Proof Glass, 3 Lo	cations Ir	ioperable			
Parapets							
Metal Panel	5%		2054	* *	5	\$900	
Metal Rail	85%		2039	* *	5-10	\$68,900	
	Corrosion/Rusting, E		rea Affec	ted : 30%			
	Location : Through	out, Bottom Rail					
Metal: Cage/Fence	10%		2047	* *	5-10	\$3,500	
Roof							
Fiberglass Panel	5% Other Observation, E	-	2037 Affected :	**	1		
	Location : Rear Yar						
	Explanation : Polyo		Covering	g Egress Stair			
Modified Bitumen	95% Now	\$174,000	2044	* *			
	Alligatoring, Extent : Location : Main Ro	of		%			
	Blisters, Extent : Mod Location : Main Ro		ed : 10%				
		-	ea Affecti	ed : 25%			
	Patching Evident, Ex Location: Through		eu rijjeen				
Soffits	Patching Evident, Ex Location : Through						

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

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

Asset #: 14331

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,700	
		ling, Extent 1 : Basemen	t : Moderate, Area . nt	Affected .	: 20%			
Ceramic Tile	5%			2043	* *	5	\$1,200	
Terrazzo	10%		\$4,600	LIFE	* *	5	\$1,900	
		_	ents, Extent : Mod reshold To Rear Ya	erate, Ar			. ,	
Vinyl Tile	78%			2039	* *	3	\$9,600	
Vinyl Tile	2%	Now	\$8,100	2042	* *	3	\$200	
Ž	_	_	Extent : Severe, A s, First And Second		ted : 100%			
Interior Walls								
Cast in Place Concrete	15%	0-2	\$161,900	LIFE	* *			
		ling, Extent 1 : Basemen	t : Moderate, Area . nt	Affected .	: 25%			
	Water Pen	etration, E	xtent : Moderate, A	lrea Affe	cted : 25%			
	Location	ı : Basemen	nt					
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	* *		Ψ1 2 ,000	
Ceilings								
AcousTileSusp.Lay-In	65%	Now	\$5,300	2047	* *	5	\$8,000	
1 7	Staining/L	Discoloring,	Extent : Moderate	e, Area A	ffected : 5%	-	+ - /	
	_	_	o. 220, Bathroom S	-	-			
			xtent : Moderate, A		-			
			o. 220, Bathroom S					
Exposed Struc: Concrete				LIFE	**	5	\$400	
Gypsum Board	15%		\$1,300	LIFE	* *	5	\$4,600	
Оурѕин Воаги	Water Pen		xtent : Moderate, A			3	\$4,000	
Plaster	10%		\$1,500	LIFE	* *	5	\$1,500	
1 laster	Patching 1		tent : Light, Area A		10%	3	\$1,500	
	Punct/Tea		amage, Extent : Lig	ght, Area	Affected : 2%			
te Enclosure								
Fence/Gates								
	5%			2034	\$2,600			
Chain Link	2/0							
	Corrosion	_	xtent : Moderate, A e Of Parking Area	Area Affe				

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

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

Asset #: 14331

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure Retaining Walls								
Cast in Place Concrete	Broken/M Location Cracking/	: East Wa	\$1,400 nents, Extent : Mode Il Of Parking Area. , Extent : Moderate amp	Front R	атр			
Site Pavements								
Public Sidewalk Cast in Place Concrete	Cracking/	_	\$6,000 , Extent : Moderate t Place Side	2039 , Area A <u>j</u>	* * ffected : 5%			
On-Site Walkways								
Cast in Place Concrete	Sinking/Si	_	\$600 xtent : Moderate, A t To Stair Areaway .					
Masonry: Granite	_		\$3,900 ed, Extent : Light, A ntry Steps	LIFE rea Affec	* * cted : 5%			
Metal	Location	servation, E 1 : Egress S	Extent : Light, Area Stair In Rear Yard osion/ Rusting	2054 Affected	* *	1-3	\$15,500	
Parking/Driveway Asphalt	Cracking/	_	\$9,900 Extent : Moderate out Parking Area	2037 , Area A <u>j</u>	* * ffected : 20%			

ectrical	Current Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2054	* *	5	\$100		
	Other Observation, Extent:	Light, Area Affected	: 100%				
	Location : Electrical Room	a Basement					
	Explanation: One 1,600 A	mpere Main Disconi	nect 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			

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

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

Asset #: 14331

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers	1000/	2047	* *	-	#100	
Locally Mounted Ground	100%	2047		5	\$100	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
	Other Observation, Extent: Light Location: Basement	nt, Area Affected : 1009	6			
Stand-by Power	Explanation: Water Main					
Transfer Switches						
Automatic	100%	2047	* *	1	\$5,400	
Generators Natural Gas	100%	2043	* *	1	\$6,700	
Naturai Gas	Other Observation, Extent : Light Location : Generator Area Out Explanation : One 25 Kilowatt	nt, Area Affected : 1009 side The Building		1	\$0,700	
Batteries	•					
Lead/Acid	100%	2028	\$2,500	5	\$600	
Lighting						
Interior Lighting	50/	2039	* *	10	0,000	
Fluorescent	5% T-8 Lamps And Fixtures, Extent.			10	\$800	
	Location: Room B11, Storage,					
LED	95%	2042	* *			
Egress Lighting						
Emergency, Battery	50%	2039	* *	10	\$2,100	
Exit, LED	50%	2062	* *	1		
Exterior Lighting	250/	2020	* *			
LED LED	25% 5%	2039 2044	**			
LED	Recent Installation, Extent : N/A Location : Roof Perimeter Fac	, Area Affected : 100%				
No Component	70%					
Alarm						
Security System						
Generic	50% Other Observation, Extent : Ligh Location : Hallways And Exit I	**	**	1	\$3,300	
	Explanation: Intrusion Alarm					
Generic	50% Other Observation, Extent: Ligh Location: Inside And Outside Explanation: CCTV Surveillar	The Building	**	1	\$3,300	

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

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

Asset #: 14331

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2039 **	1-3 \$11,100	
	Other Observation, Extent : Light, A	Area Affected : 100%		
	Location : Throughout The Buildi	ng		
	Explanation: Strobe Lights, Horn	s, Alarm Bell, Smoke Detectors	s And Fire Alarm Panel	

Mechanical	Current Repair			Futur	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
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									
	Explanati	on : 5 Roofi	op Package Unit	S						
Hot Water Boiler	30%			2039	* *	1	\$2,600			
	Other Observation, Extent: N/A, Area Affected: 100%									
	Location	: Basement								
	Explanati	on: 2 Gaso	line Fired Hot W	ater Boil	ers					
Distribution										
Hot Wtr Piping/Pump	30%			2042	* *	4	\$300			
No Component	70%									
Terminal Devices										
Convector/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 -	80%	0-2	\$4,700	2034	\$233,900	2	\$700			
Heating/Cooling										
	R-22 Refrigerant, Extent : Light, Area Affected : 100%									
	Location: 5 Package Units On Roof									
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location: Roof									
	Explanati	on : Ineffici	ent Units							
Split Unit	20%			2034	\$82,600					
1	R-22 Refrigerant, Extent : Light, Area Affected : 100%									
	Location .									

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

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

Asset #: 14331

Mechanical		Current Repair	Futu	re Replacement	Maintenance				
System Component Type	% of Total	Fail Date Estir (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Air Conditioning									
Terminal Devices									
Fan Coil - 2 Pipe	20%		2039	* *	1	\$1,100			
No Component	80%								
Heat Rejection									
Air Cooled Condenser	20%		2034	\$10,100	2	\$2,400			
Unit	000/								
No Component	80%								
Ventilation									
Distribution 1/D:cc	1000/		LIEE	* *	2.5	#0.700			
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$9,700			
Exhaust Fans	100/		2020	* *	2	¢100			
Interior	10% 90%		2039	* *	2 2	\$100			
Roof	90%		2039			\$500			
Plumbing H/C Water Piping									
Brass/Copper	100%		2054	* *	1				
Water Heater With Tanks	10070		2034		1				
Gas Fired	100%		2032	\$34,200	2				
Gas Filed		ervation Extent	N/A, Area Affected :		2				
		: Basement Boile		10070					
		on : One 175 G							
Sanitary Piping	Блринин	on . One 175 Gt	mons om						
Cast Iron	100%		LIFE	* *	1				
Storm Drain Piping	10070				-				
Cast Iron	100%		LIFE	* *	1				
Sump Pump(s)	-00.0		211 12						
Non-Submersible	100%		2039	* *	4	\$600			
Backflow Preventer						<u> </u>			
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 Se	econd Floor						
	Explanati	on: 1 Unit							
Fire Suppression									
Sprinkler									
Generic	100%		2054	* *	1-2	\$4,900			

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

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

Page: 73

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

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



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

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

Asset #: 1998

Architecture	Current Repair		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		Now	\$67,600	LIFE	* *	5	\$41,000	
		nce, Extent : Bulkhead	: Moderate, Area A ds	Affected .	: 5%			
			xtent : Light, Area .	Affected	. 10%			
			vation And Stair Bu					
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		Now	\$6,800	2036	\$135,400			
	Ponding, Extent : Moderate, Area Affected : 10% Location : 2nd Story Roof On West Side							
		-	-		. 1 50/			
			xtent : Moderate, A y Roof On West Sia		ctea : 5%			
		. Zna stor	y Rooj On West Sta		* *	10	ф2 200	
Skylight, Metal/Glass	5%			2051	* *	10	\$2,200	
nterior								
Floors Cast in Place Concrete	10%			LIFE	* *	5	\$8,600	
Ceramic Tile	10%			2034	\$222,800	5	\$4,000	
Terrazzo	10%			LIFE	\$222,600 * *	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	3370			2031	ψ1,100,100		Ψ2,200	
Ceramic Tile	10%			2034	\$128,600	5	\$2,300	
Glass: Single Pane	3%			LIFE	**	5	\$500	
Marble Panels	2%			LIFE	* *			
Plaster		Now	\$19,900	LIFE	* *	5	\$4,900	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%		-	
	Location: 2nd Floor Suite 209 At Exterior Walls And Boiler Room							
	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%			
	Location	: 2nd Floo	or Suite 209 At Exte	erior Wal	lls And Boiler Roor	n		
SGFT/Glazed Masonry	15%			LIFE	* *			

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

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

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

Asset #: 1998

Architecture		Current Repair		Futur	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%		\$17,500	LIFE	* *	5	\$18,000	
	_	_	Extent: Moderate	, Area A <u>j</u>	fected : 5%			
	Location	: Stairwell	Y					
	Water Pen	etration, E.	xtent : Moderate, A	rea Affec	cted : 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 Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Areaway	s On North Elevati	on				
	Explanat	tion : This I	Is Actually Granite					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	\$284,200			
On-Site Walkways								
Cast in Place Concrete	80%			2036	\$77,100			
Masonry: Granite	20%			LIFE	* *			

Electrical	Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Service Equipment							
Fused Disc Sw	80%		2031	\$18,100	5	\$200	
	Other Observation, I	Extent : N/A, Area A	ffected :	100%			
	Location: Basemen	nt / Boiler Room					
	Explanation: Main	Service Disconnec	t Switch	Rated At 800 Amp	eres.		
Fused Disc Sw	20% Now	\$1,800	2061	* *	5		
	Other Observation, I	Extent : Severe, Area	a Affecte	d : 100%			
	Location : Basemen	ıt					
	Explanation: The S	Service End Box Is	Corrode	d And Lost Its Botte	om Cover	r	
Switchgear / Switchboard							
Molded Case Bkrs	100%		2031	\$130,000	5	\$1,300	
Raceway							
Conduit	80%		2031	\$48,100	1		
Conduit	15%		2041	* *	1		
Conduit	5%		2057	* *	1		

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

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

Asset #: 1998

Electrical	Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 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, Ex Location : Through		Affected	: 100%			
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, Ext	ent : Severe, Area A	ffected :	100%			
	Location : Through	out 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, Ex Location : Mechan		Affected	: 100%			
round							
Grounding Devices							
Generic	100% 2-4 Other Observation, I Location: Basemen Explanation: Corr	nt	LIFE Affected	* * : 100%	5	\$700	
ighting	Explanation . Corr	оиеи					
Interior Lighting							
Fluorescent	98%		2036	\$393,700	10	\$23,700	
1.1001.0200110	T-8 Lamps And Fixtu Location : Through				10	425, 700	
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%						
.larm							
Security System							
No Component	70%						
Generic	30%		2031	\$26,700	1	\$5,300	
	Other Observation, I	-					
	Location : Lobby, (
	Explanation: CCT	V Surveillance Can	neras And	d Intrusion Alarm S	System		

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

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

Asset #: 1998

Electrical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated 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: 1	00%			
	Location : Throughout The Building					
	Explanation: Strobe Lights, Horns, M	fanual Pull S	Stations, Alarm	Bells And	l Smoke	
	Detectors					

Mechanical	Current R	Repair	Futur	Future Replacement		aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2041	* *	1		
Conversion Equipment							
Steam Boiler	100%		2036	\$230,100	1	\$26,200	
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location: Basement	t					
	Explanation: 2 Gas	Fired Steam Boile	rs				
Distribution							
Steam Piping/Pump	75%		2031	\$158,600			
Steam Piping/Pump	25%		2051	* *			
Terminal Devices							
Convector/Radiator	100%		2029	\$215,900	1	\$8,500	
	On Extended Life, Ext	tent : Moderate, Ar	ea Affec				
	Location : Througho	out					
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, Ext	tent : Moderate, Ar	ea Affec				
	Location : 4th Floor	Mechanical Equip	oment Ro	oom			
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2031	\$339,100	1		
Water Heater With Tanks				,	<u> </u>		
Gas Fired	100%		2027	\$17,100	2		
Cub I II vu	10070			Ψ17,100			

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

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

Asset #: 1998

Mechanical	Current Rep	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
	On Extended Life, Exten Location : Throughout		ea Affect	ed : 100%			
Storm Drain Piping							
Cast Iron	75%		LIFE	* *	1		
	On Extended Life, Exten Location : Throughout		ea Affect	ed : 100%			
Cast Iron	25% Now	\$14,000	LIFE	* *	1		
	Blockage /Clogged, Ext Location : Areaways A Pipe Corrosion				g Due To	Heavy Internal	
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 T	To 3rd Floor					
	Explanation: 1 Unit. 1	Not In Service					

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

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

Page: 79

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

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



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

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

Asset #: 1981

chitecture	Current F	Current Repair		Future Replacement		Maintenance		
tem	% of Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit	
Component	Total (Years)		FY		(Yrs)			
Type		-						
erior Exterior Walls								
Masonry: Brick	80% Now	\$105,800	LIFE	* *	5	\$64,200		
Masoniy. Brick	Water Penetration, E			ed · 5%	3	\$04,200		
	Location: 5th Floor		irea rijjeei	ca . 570				
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		
Granite 1 aneis	Staining/Discoloring,			ected · 5%	3	\$5,000		
	Location : Entry Ra		., 111cu 11jje	cciea . 570				
Windows								
Aluminum	90% Now	\$80,500	2052	* *	5	\$8,400		
	Condensation Presen			ed : 5%		. ,		
	Location: 4th Floor	r Waiting Room						
	Ctrwt/Balnc Not Fund	ct, Extent : Moderc	ite, Area A	ffected : 30%				
	Location : Through	out						
Metal Louvers	5%		2039	* *	10	\$5,900		
Steel	5% Now	\$70,500	2061	* *	5	\$5,900		
	Corrosion/Rusting, E.			ed : 25%		, . ,		
	Location : Penthous	se						
	Glazing Broken/Crac	ked, Extent : Mode	rate, Area	Affected : 15%				
	Location: Penthous	se						
	Thermally Inefficient,	Extent : Moderate	e, Area Aff	ected : 50%				
	Location: Penthous	se						
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	1000/ 37	4 -0.400	• • • •	** - ** - * - * - * - * - * - * - * - *				
Modified Bitumen	100% Now	\$79,100	2036	\$263,800				
	Alligatoring, Extent:		ed : 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%							
		**	3%					
	Location: Through			-1.50/				
	Water Penetration, Ex Location: 5th Floor		irea Affect	ea : 5%				
Soffits	LOCAHON : SIN F 1001	<u>, </u>						
Cast in Place Concrete	40%		LIFE	* *	5			
Cast III I lace Colletele	TU/U				J			
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.

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

Asset #: 1981

Α3361 π. 1301										
Architecture	Current Repair Future Replace			e Replacement	cement Maintenance					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior	•									
Floors										
Cast in Place Concrete	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% Water Per		\$41,700 xtent : Moderate, A	2046 Trea Affei	* *	3	\$200			
		ıcıratıon, E. 1 : Electric		1100 119900						
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%		\$8,600	LIFE	* *	5	\$5,300			
		netration, E. 1 : Fifth Flo	xtent : Moderate, A oor Office	lrea Affe	cted : 6%					
SGFT/Glazed Masonry	Diagonal		\$23,800 tent : Moderate, Ar at And Stair Bulkhe		* * ted : 5%					
Wood	2%			LIFE	* *	5	\$14,100			
Ceilings										
AcousTileSusp.Lay-In	Staining/L Location Water Per	ı : First Flo netration, E.	xtent : Moderate, A			5	\$15,700			
		ı : 5th Floo	r							
Exposed Struc: Concrete				LIFE	* *	5-10	\$6,500			
Exposed Struc: Steel	5%			LIFE	* *	10	\$5,200			
Gypsum Board		netration, E	\$4,600 xtent : Moderate, A r Bathroom	LIFE Irea Affeo	* * cted : 5%	5	\$6,500			
Metal Panel	5%			LIFE	* *	5	\$6,500			
Plaster	10% Water Per	Now netration, E	\$7,900 xtent : Moderate, A	LIFE Irea Affe		5	\$3,300			
Sta Fralogura	ьосано	ı . sıaır Bu	lkhead And Baseme	eni injori	nation technology	NOOM				
Site Enclosure Fence/Gates										
Iron Picket	Corrosion	Now /Rusting, E 1 : Rear Ga	\$10,500 Extent : Severe, Area te	2056 a Affected	* * d : 20%					
Free Standing Walls										
Masonry: Brick	100%			2056	* *					
Retaining Walls Cast in Place Concrete	100%	ı		2056	* *					
D										

Site Pavements

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

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

Asset #: 1981

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	nated 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 Stre	ret					
On-Site Walkways							
Cast in Place Concrete	50%		2049	* *			
Masonry: Granite	50%		LIFE	* *			

Electrical		Current Repair		re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2046	* *	5	\$200	
		ervation, Extent : N/A, Area A	ffected :	100%			
		: Electrical Room					
	Explanat	ion : One 2,000 Ampere Main	Discon	nect Switch			
Switchgear / Switchboard							
Fused Disc Sw	100%		2046	* *	5	\$200	
Raceway							
Conduit	100%		2046	* *	1		
Panelboards							
Fused Disc Sw	10%		2044	* *	5	\$100	
Molded Case Bkrs	90%		2044	* *	5	\$1,000	
Wiring							
Thermoplastic	100%		2046	* *	1		
Motor Controllers							
Locally Mounted	40%		2041	* *	5	\$100	
Variable Frequency	60%		2053	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,200	
	Other Obs	ervation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Basement Room B-15					
	Explanat	ion : Water Main Pipe Groun	ded				
Lighting	***						
Interior Lighting							
LED	100%		2044	* *			
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							

Alarm

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

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

Asset #: 1981

Electrical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted 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 Exte	rior						
	Explanation: CCTV System							
Generic	50%	2031	\$39,200	1	\$7,800			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Throughout The I	Building						
	Explanation : Intrusion Alar	m System						
Fire/Smoke Detection								
Generic, Digital	100% Now \$	510,800 2041	* *	1-3	\$23,400			
, 2	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : First Floor							
	Explanation : Trouble Signa	l Visible On Fire Al	arm Control Pane	·l				

Mechanical	Curren	t Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Dat Total (Years)	e 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 Aj	ffected :	100%			
	Location : Sub-ba	sement Boiler Room,	Penthoi	ise			
	Explanation: 3 U	nits, Summer Boiler					
Steam Boiler	90%		2049	* *	1	\$31,100	
	Other Observation,	Extent: N/A, Area A	ffected :	75%		. ,	
		sement Boiler Room					
	Explanation: 2 U	nits					
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	
Convector/Radiator	75%		2041	* *	1	\$8,500	
Controls							
Electrical	100%		2034	\$232,400			
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		

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

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

Asset #: 1981

Mechanical	Current Repair F		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Centrifugal, Elec Chille			2032	\$284,300	1	\$15,100	
		xtent : Light, Area A	ffected :	100%			
	Location : One Ch	iller On Roof					
Int Pkg Unit -	20%		2037	* *	2	\$400	
Heating/Cooling							
Ext Pkg Unit -	15%		2044	* *	2	\$300	
Heating/Cooling							
Split Unit	5%		2041	* *			
Window/Wall Unit	20%		2031	\$26,400	1		
Distribution							
CW & CHW Wtr	40%		2056	* *	4	\$1,000	
Pipe/Pump							
No Component	60%						
Terminal Devices							
Air Handler/Cool/Ht	40%		2041	* *	1	\$8,600	
No Component	60%						
Ventilation							
Distribution 1/B:00	1000/		TIPE	* *	2.5	Ф20 000	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$30,800	
Exhaust Fans	0.00/		2026	Ø122 700	2	# 000	
Interior	80%		2036	\$123,700	2	\$900	
Roof	20%		2036	\$13,500	2	\$200	
Plumbing							
H/C Water Piping	1000/		2041	* *	1		
Galvanized Steel	100%		2041		1		
Water Heater With Tanks	1000/		2034	¢17.100	2		
Gas Fired	100%	Entant N/A Anag A		\$17,100	2		
	Location : Baseme	Extent : N/A, Area A	ујестеа :	100%			
	Explanation: 1 U						
C:4 Di:	Explanation : 1 U	nii 80 Gailons					
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	10070		LIFE		1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	10070		LIFE		1		
Sump Pump(s) Non-Submersible	100%		2041	* *	4	\$900	
Backflow Preventer	10070		ZU41		4	\$900	
Generic	100%		2041	* *	1	\$2,100	
	10070		ZU41		1	\$2,100	
Fixtures Generic	100%						
Generic	10070						

Vertical Transport

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

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

Page: 85

DEPT. OF HEALTH & MENTAL HYGIENE - 816 FORT GREENE DISTRICT HEALTH CTR.

Asset #: 1981

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

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

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

Page: 86

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

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



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

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

Asset #: 13729

rchitecture	Current Repair		Futur	e Replacement	Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls						_	****	
Glass Block	1%			LIFE	* *	5	\$100	
Masonry: Brick Cavity	94%		1.1.1.1.1.00	LIFE	* *	5	\$17,000	
	Location	: Through	: Light, Area Affec out					
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	070/	3.7	#0.400	2020	* *			
Modified Bitumen		Now	\$9,400	2039	* *			
			derate, Area Affecto out Upper Roof	ea : 2%				
		_		tad . 20/				
	-		derate, Area Affec Roof. Improper Pit					
~			Kooj. Improper Fii		* *	1.0		
Skylight, Metal/Glass	3%			2054	* *	10	\$1,800	
Soffits	400/			LIEE	* *	-	¢1 200	
Cast in Place Concrete Metal Panel	40% 60%			LIFE 2054	* *	5	\$1,200	
rior	00%			2034		5-10	\$2,500	
Floors								
Cast in Place Concrete	7%	4+	\$3,000	LIFE	* *	5	\$3,800	
Cust in Timee Concrete			: Light, Area Affec		%	J	Ψ5,000	
		: Basemen						
Ceramic Tile	8%	Now	\$5,600	2043	* *	5	\$1,000	
Cerume The			Extent : Moderate		ffected : 10%	3	Ψ1,000	
	-	ı : Toilets T		,,	,			
Mosaic Tile	3%			2039	* *	5	\$1,900	
Terrazzo	5%			LIFE	* *	5	\$1,000	
Vinyl Tile		Now	\$5,900	2034	\$117,300	3	\$1,600	
villy1 The			tent : Moderate, A			3	\$1,000	
		: 2nd Floo		1 200 1199 200				
			Moderate, Area Aj	fected : 2	25%			
		: 2nd Floo		,				
Vinyl Tile	50%			2039	* *	3	\$6,200	
Vinyl Tile Vinyl Tile 9" X 9"		Now	\$30,000	2039	**	3	\$900	
villy i inc 9 A 9			Extent : Moderate			3	φρυυ	
			out Basement	, 11. cu 11 <u>,</u>	, 20, 0			
		_	Moderate, Area Aj	fected ·	100%			
			out Basement	,				

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

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

Asset #: 13729

Architecture		Current	Repair	Futur	e 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	Vertical Ci	Now acks, Exte : Storage	\$8,500 nt : Moderate, Area Room	LIFE a Affected	* * d : 5%			
Ceramic Tile	Cracking/0	_	\$1,700 Extent : Moderate Throughout	2043 , Area A <u>j</u>	* * fected : 5%	5	\$800	
Glass Block	3%			LIFE	* *	:		
Gypsum Board	15%			LIFE	* *	5	\$2,000	
Plaster	65% Cracking/0	Now Crumbling,	\$17,800 Extent : Moderate	LIFE , Area A <u>f</u>	* * fected : 10%	5	\$4,400	
	_	_	e And 2nd Floor Of					
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		Now	\$10,400	2054	* *			
		-	ents, Extent : Mode mote Terminal Uni					
Iron Picket	25%			2069	* *	:		
Free Standing Walls Masonry: Brick		2-4 ar Miss/Er : At Main	\$900 code, Extent : Light, Entrance	2054 Area Af	*	:		
Retaining Walls	Locuiton	. 110 1714111	2 0.000					
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	Futu	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2034	\$7,500	5	\$100	
	Other Observation, Extent: N/A, Area A	Iffected :	100%			
	Location : Electrical Room					
	Explanation : No Available Nameplate	Rating	Capacity			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2034	\$65,000	5	\$400	

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

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

Asset #: 13729

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: M	oderate, Area Affec	cted : 10	0%			
	Location	: Electrica	al Room					
-ighting								
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 Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Hallway	s, Outside Perimete	er				
	Explana	tion : CCT	V Surveillance Cam	ieras				
Fire/Smoke Detection								
Generic, Analog	100%			2034	\$43,000	1-3	\$10,300	
_	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location : Throughout The Building							
	Explana	tion : Strob	e Lights, Manual P	ull Statio	ons, Alarm Bells, S	moke De	tectors, Horns	

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

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

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

Asset #: 13729

Mechanical	Current Repair		Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler	100% Repairs In Progress, Location : Unit No Other Observation, I	. 2 In Boiler Room			1	\$16,500	
	Location: Baseme Explanation: 2 Ur	nt Boiler Room	ijjecica . 1	0070			
Distribution							
Steam Piping/Pump	100%		2044	* *			
Terminal Devices							
Convector/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				de de			
Electricity	100%		2042	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	20% 0-2	\$36,600	2044	* *	2	\$200	
	Location: Rooftop R-22 Refrigerant, Ex Location: I Unit, I Other Observation, L Location: Roof Explanation: On I	Roof Extent : Severe, Are	lffected : 1	00%			
Window/Wall Unit	70%		2029	\$44,200	1		
No Component	10%						
Ventilation							
Distribution							
Ductwork/Diffusers No Component	30% 70%		LIFE	* *	2-5	\$2,800	
Exhaust Fans Roof	30% 0-2 Not Energy Efficient Location : Roof		-		2	\$100	
	Obsolete Equipment Location : Roof	, Extent : Severe, Ai	rea Affecte	d : 100%			
	On Extended Life, E. Location : 2 Units,		Affected :	100%			
No Component	70%						
Plumbing							
H/C Water Piping							
Brass/Copper	100% Now Corroded, Extent : S Location : Water M		2044 d : 5%	* *	1		

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

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

Asset #: 13729

Mechanical	Current Rep	air Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater With Tanks						
Gas Fired	100%	2032	\$17,100	2		
	Other Observation, Exter	nt : N/A, Area Affected :	100%			
	Location: Basement					
	Explanation: One Unit	t 75 Gallons				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100% Now	\$700 2034	\$3,300	4	\$400	
	Corroded, Extent: Sever	e, Area Affected : 50%				
	Location: The Housing	g, 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					

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

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

Page: 92

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

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



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

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

Asset #: 1979

rchitecture		Current l	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	\$12,800	
Masonry: Brick		Now	\$201,600	LIFE	* *	5	\$49,000	
			xtent : Moderate, A	Area Affe	cted : 5%			
		: Penthou						
			ode, Extent : Mode		ea Affected : 10%			
		_	out 2nd And 3rd Fl		1 150/			
			xtent : Moderate, A		cted: 15%			
			out 2nd And 3rd Fl					
Granite Panels	5%		\$6,700	LIFE	* *	5	\$2,000	
			ode, Extent : Light	, Area A <u>f</u>	fected : 5%			
·	Location	i : Front Fa	ıcade					
Windows	000/	3.7	015 500	20.45	* *	_	#0.200	
Aluminum		Now	\$15,700	2047		5	\$8,300	
		_	eents, Extent : Mod nt Boiler Room	erate, Ar	ea Affected : 5%			
Glass Block	5%	Now	\$5,000	LIFE	* *	5	\$600	
	Glazing B	roken/Crac	ked, Extent : Mode	rate, Are	ea Affected : 10%			
	Location	: 1st Floo	r 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	
			xtent : Light, Area	Affected	: 5%			
	Location	ı : Through	out					
Roof	_				.			
Single Ply Membrane	85%			2031	\$858,100	10	\$41,900	
Skylight, Metal/Glass	15%			2051	* *	10	\$24,600	
Soffits	5 00/	3.7	# # 000	1 100	نان بان	-	40.5 00	
Cast in Place Concrete		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%							
	•			ate, Area	Affected: 5%			
		ı : Rear Yaı	U EXII					
Ceramic Tile	50%			2041	**	10	\$500	
			Extent : Light, Are	ea Affecti	ed : 10%			
	Location	ı : Main En	trance					

Interior

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

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

Asset #: 1979

rchitecture	Current Repair		Future Replacement		Maintenance			
stem Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior Floors								
Cast in Place Concrete	10%		LIFE	* *	5	\$15,100		
Ceramic Tile	10%		2040	* *	5	\$6,900		
	Patching Evident, Extend Location: Toilets Thro	-	ffected :	10%				
	Worn/Erode, Extent : Lig Location : Toilets Thro		ed : 10%					
Terrazzo	15%		LIFE	* *	5	\$8,100		
Vinyl Tile	65% Now	\$24,800	2031	\$1,238,300	3	\$16,800		
•	Adhesion Failure, Exten	t : Moderate, Ar	ea Affect	ted : 10%				
	Location : 1st Floor Lo	•						
	Broken/Missing Element		erate, Ar	ea Affected : 15%				
	Location: 1st Floor La	•						
	Cracking/Crumbling, Ex		, Area A <u>j</u>	fected : 20%				
	Location : 1st Floor Lo	aboratory						
Interior Walls	100/		LIEE	* *				
Glazed Ceramic Panel	10% 55% Now	\$11,100	LIFE	* *	_	\$22.800		
Gypsum Board	55% Now Cracking/Crumbling, Ex Location: 2nd And 3rd	tent : Moderate	LIFE , Area A <u>f</u>		5	\$23,800		
	Water Penetration, Exter Location: 2nd And 3rd	nt : Moderate, A	rea Affec	cted : 5%				
Plaster	25% Now	\$8,800	LIFE	* *	5	\$5,400		
	Cracking/Crumbling, Ex			fected : 5%	-	42,100		
	Location : 2nd And 3rd			,				
	Water Penetration, Exter		rea Affec	cted : 10%				
	Location: 2nd And 3rd	l Floor Offices						
SGFT/Glazed Masonry	10%		LIFE	* *				
,	Staining/Discoloring, Ex	tent : Light, Are		ed : 10%				
	Location: Basement							
Ceilings								
AcousTileSusp.Lay-In	80% Now	\$18,300	2044	* *	5	\$27,600		
	Misaligned/Bulging, Ext		Area Aff	ected : 5%				
	Location: 2nd And 3rd							
	Staining/Discoloring, Ex	-	ea Affecte	ed : 5%				
	Location: 2nd And 3rd	l Floor Offices						
Exposed Struc: Concrete	10%		LIFE	* *	5	\$1,100		
Plaster	10% Now	\$4,200	LIFE	* *	5	\$4,300		
	Cracking/Crumbling, Ex		, Area A <u>j</u>	fected : 5%				
	Location: 2nd And 3rd							
	Water Penetration, Exter		rea Affec	eted : 5%				
	Location: 2nd And 3rd	l Floor Offices						

Site Enclosure

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

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

Asset #: 1979

Architecture		Current Repair		Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	95%			2051	* *			
		Rusting, Extent : : Rear Yard	Light, Area	Affected	: 5%			
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/0	Crumbling, Exten	t : Light, Are	a Affecte	ed : 5%			
	Location	: Along Parsons	Boulevard					
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$800	2036	\$4,000			
	_	Crumbling, Exten : Rear Yard	t : Moderate	, Area Aj	ffected : 15%			

lectrical	Current Re	pair	Futur	e Replacement	Ma	aintenance		
ystem Component Type	% of Fail Date I Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts								
Service Equipment								
Fused Disc Sw	50%	2	2051	* *	5	\$100		
Fused Disc Sw	50%	2	2041	* *	5	\$100		
	Other Observation, Ext	ent : N/A, Area Affec	cted :	100%				
	Location : Electrical	Room						
	Explanation: Main S	ervice Disconnect S	witch.	For The Annex Ra	ted At 40	0 Amperes.		
Transformers								
Dry Type	100%	2	2044	* *	5	\$200		
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Electrical Room							
	Explanation: 112.5 K	Cilovolt-ampere, 208	2/480/2	277 Volts				
Switchgear / Switchboard								
Molded Case Bkrs	100%	2	2051	* *	5	\$1,400		
Raceway								
Conduit	30%	2	2051	* *	1			
Conduit	50%	2	2051	* *	1			
Conduit	20%	2	2031	\$12,000	1			
Panelboards								
Fused Disc Sw	10%	2	2047	* *	5	\$100		
Fused Disc Sw	5%	2	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		

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

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

Asset #: 1979

Electrical	Current Repair	Future Re	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Wiring								
Braided Cloth	5% 2-4 \$4,400	2056	**	1				
	Insulation Aged, Extent : Severe, Area L Location : Basement	Affected: 100's	%					
Thermoplastic	30%	2051	* *	1				
Thermoplastic	25%	2031	\$21,900	1				
Thermoplastic	40%	2051	\$21,900	1				
Motor Controllers	4070	2031		1				
Locally Mounted	50%	2036	\$88,900	5	\$200			
Locally Mounted	20%	2029	\$35,600	5	\$100			
Locally Mounted	30%	2044	**	5	\$100			
Ground	2010				Q100			
Grounding Devices								
Generic	100%	LIFE	* *	5	\$800			
ighting								
Interior Lighting								
Fluorescent	60%	2031	\$420,600	10	\$25,400			
	Other Observation, Extent: Light, Area Location: Throughout The Building Explanation: T-8 Lamps. Lighting Fixtures Are Scheduled To B			ing Fixtur	res.			
Fluorescent	5%	2027	\$35,100	10	\$2,100			
Tuorescent	Other Observation, Extent: N/A, Area			10	Ψ2,100			
	Location: Throughout The Building	33						
	Explanation: T-12 Lamps.							
	Fixtures Are Scheduled To Be Replace	ed With LED I	Lighting Fixtur	res.				
Fluorescent	5%	2036	\$35,100	10	\$2,100			
	Compact Fluorescent Light, Extent : Li	ight, Area Affe	cted : 100%					
	Location: Throughout The Building							
Fluorescent	5%	2036	\$35,100	10	\$2,100			
	Compact Fluorescent Light, Extent : Li	ight, Area Affe	cted : 100%					
	Location : Throughout The Annex Bu	ilding						
Fluorescent	25%	2036	\$175,200	10	\$10,600			
	T-8 Lamps And Fixtures, Extent: Light				. ,			
	Location: Throughout The Annex Bu	ilding						
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				

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

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

Asset #: 1979

Electrical	ectrical Current Repair		e Replacement	Maintenance				
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Exterior Lighting								
Fluorescent	5%	2031	\$10,300	10	\$200			
	Compact Fluorescent Light, Ex Location : Rear Of Main Buil		rea Affected : 100	%				
LED	15%	2039	* *					
	Other Observation, Extent: N/	A, Area Affected :	100%					
	Location : Building Exterior							
	Explanation : LED Fixtures 1	nstalled In 2018.						
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%	2036	\$29,100	1	\$5,800			
	Other Observation, Extent : N/ Location : Outside And Entry	. 55	100%					
	Explanation : CCTV Surveille	ance Cameras And	Intrusion Alarm S	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, I Detectors	Manual Pull Statio	ns, Alarm Bells, H	Iorns And	d Smoke			

Mechanical	Current Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2051	* *	1		
Conversion Equipment						
Furnace	20%	2036	\$28,700	1	\$4,600	
Heat Exchanger, Shell &	35%	2034	\$68,800			
Tube						
	Other Observation, Extent: N/A Location: Boiler Room Explanation: 1 Unit And Pum, 2 Units Serve Main Building.		%			
Hot Water Boiler	10%	2044	* *	1	\$2,300	
	Other Observation, Extent: N/A Location: Third Floor Equipm Explanation: 1 Unit Serves Ar	nent Room	9%			
Steam Boiler	35%	2036	\$140,600	1	\$16,000	
	Other Observation, Extent : N/A Location : Boiler Room	, Area Affected : 100	-		,	
	Explanation: 2 Steam Boilers	Serving Main Buildi	ng			

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

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

Asset #: 1979

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	45%		2030	\$45,300	4	\$1,000	
		ervation, Extent : Light, Area	Affected	: 100%			
		: Throughout					
		tion : 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	
Convector/Radiator	50%		2036	\$188,400	1	\$7,400	
No Component	25%						
Air Conditioning							
Energy Source							
Electricity	100%		2039	* *	1		
Conversion Equipment							
Reciprocating	60%		2027	\$407,800	1	\$12,800	
Compr/Chiller							
		gerant, Extent : Light, Area A	ffected :	100%			
	Location	: Chillers					
Ext Pkg Unit -	40%		2036	\$309,600	2	\$1,100	
Heating/Cooling							
Distribution							
CW & CHW Wtr	60%		2031	\$44,700	4	\$2,000	
Pipe/Pump							
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		
		ervation, Extent : N/A, Area A	Affected :	100%			
		: Mechanical Room					
<u></u>	Explana	tion : 2 Units. 70 Gallons Eac	:h				
Sanitary Piping							
Cast Iron	60%		LIFE	* *	1		
Cast Iron	40%		LIFE	* *	1		

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

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

Asset #: 1979

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	60% 0-2	\$2,000 LIFE	* *	1		
	Blockage /Clogged, Extent : M	oderate, Area Affecte	ed : 10%			
	Location : During Heavy Rai	ns At Parking Lot Dr	ain.			
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 F	loor				
	Explanation: Two Passenger	· Units				
Hydraulic	20%	LIFE	* *			
,	Other Observation, Extent: N/	A, Area Affected : 30	%			
	Location: Sub-basement To					
	Explanation : One Freight U	nit And One Passeng	er Elevator In T	he Annex	r	

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

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

Page: 100

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

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



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

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

Asset #: 14734

rchitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Cast in Place Concrete	3%	LIFE **	5	\$4,000	
Cast Stone/Terra Cotta	5%	LIFE **	5	\$10,500	
	Other Observation, Extent: N/A, Area Location: First Floor, Main Entrance	**			
	Explanation: This Component Is Act		otta		
Manager Deigla Carrita		<u> </u>		\$24.200	
Masonry: Brick Cavity	90% 0-2 \$42,300 Diagonal Cracks, Extent : Light, Area Location : Bulkhead Stair		5	\$24,300	
	Efflorescence, Extent : Light, Area Affa Location : West Facade	ected : 20%			
	Joint Mortar Miss/Erode, Extent : Seve Location : Throughout	ere, Area Affected : 20%			
	Spalling, Extent : Severe, Area Affected Location : Throughout Main Building	g			
	Vertical Cracks, Extent : Severe, Area . Location : Throughout				
	Water Penetration, Extent : Moderate, Location : Main Building	Area Affected : 5%			
Masonry: Limestone	2%	LIFE **	5	\$400	
Windows					
Aluminum	100% 4+ \$19,100 Water Penetration, Extent: Moderate, Location: 4th Floor Window Lintels	2049 ** Area Affected : 5%	5	\$4,000	
Parapets					
Concrete Masonry Unit	30%	LIFE **	5	\$1,100	
Masonry: Brick Cavity	65% Now \$87,000	LIFE **	5	\$2,200	
	Misaligned/Bulging, Extent: Severe, A				
	Location: Parapet Of 3rd Floor Low	-			
	Spalling, Extent: Severe, Area Affected Location: Throughout	a : 20%			
	Vertical Cracks, Extent : Severe, Area .	Affactad · 100/			
	Location: Throughout	Affecteu . 1070			
Magangu Limagtana	3% 4+ \$1,200	LIFE **	5	\$100	
Masonry: Limestone	Joint Mortar Miss/Erode, Extent : Moc Location : Coping Stones	LIFE	3	\$100	
Pre-Cast Concrete	2%	LIFE **	5	\$400	
Roof	270	Diff E		ψ100	
Single Ply Membrane	100% 4+ \$5,700 Blisters, Extent : Moderate, Area Affect Location : Overpass To Annex	2038 ** sted : 2%			
	Water Penetration, Extent : Moderate, Location : Overpass To Annex	Area Affected : 2%			
Soffits					
Metal Panel	25%	2053 **	5-10		
Stucco Cement	75%	2046 **	5		

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

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

Asset #: 14734

Architecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$2,200	
Ceramic Tile	5%		2042	* *	5	\$1,000	
Terrazzo	10%		LIFE	* *	5	\$1,600	
Vinyl Tile	80%		2038	* *	3	\$6,200	
Interior Walls						+ -,	
Ceramic Tile	10%		2042	* *	5	\$4,600	
Glass: Single Pane	10%		LIFE	* *	5	\$3,400	
Gypsum Board	60%		LIFE	* *	5	\$16,400	
Plaster	10%		LIFE	* *	5	\$1,400	
SGFT/Glazed Masonry	10%		LIFE	* *			
Ceilings							
AcousTileSusp.Lay-In	85%		2046	* *	5	\$17,500	
	-	ng, Extent : Light, Are	ea Affecte	ed : 5%			
	Location : 4th Flo	oor 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	* *			
		, Extent : N/A, Area A	lffected :	100%			
	Location: Main						
	Explanation : Act	tually 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	* *			
	-	Extent : Severe, Area	Affected	: 10%			
	Location : Rear V	•					
		Extent : Severe, Area	Affected :	5%			
	Location : Rear V	Valkway At Exit					
Metal	5% Now	\$54,500	2063	* *	1-3	\$4,200	
		caling, Extent : Mode	rate, Are	a Affected : 100%			
	Location : Floor	Hatch, South Side					
Parking/Driveway							
Asphalt	100% 0-2	\$6,900	2042	* *			
	- C	Moderate, Area Affect	ted : 10%				
	Location : Rear I	Lot					

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

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

Asset #: 14734

Electrical	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type		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, E Location : Electrica	-					
	Explanation : Main Amperes For The A		tings 2,00	00 Amperes For M	ain Buila	ling And 1,200	
Transformers				di di	_	****	
Dry Type	100%		2038	**	5	\$100	
	Other Observation, E Location : Electrica Explanation : 112.5	al Room At Main Bi	uilding B	asement			
Switchgear / Switchboard	Explanation : 112.5	Titto vott Timperes .	200/100	7011			
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	1000/				_	#200	
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting Fluorescent	45%		2033	\$93,900	10	\$5,700	
Fluorescent	T-8 Lamps And Fixtur	ras Extant : Light			10	\$3,700	
	Location : Through	-		ссиси . 100/0			
Fluorescent	5%		2033	\$10,400	10	\$600	
Fluorescent	Compact Fluorescent	Light Frient : Lig			10	\$000	
	Location : Hallway.		т, лгеи				
LED	50%		2041	* *			
	Other Observation, E			100%			
	Location : Through		ling				
	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	200/		2020	* *			
LED	20%		2038	* *			
No Component	80%						

Alarm

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

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

Asset #: 14734

Electrical	Current Repair	Futu	re Replacement	M	aintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated 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 C	outside Of The Main	Building And The	Annex			
	Explanation : CCTV Surve	illance Camera					
Generic	50%	2033	\$12,900	1	\$2,600		
	Other Observation, Extent:	Moderate, Area Affe	ected : 100%		•		
	Location : Throughout The	Main Building And	Annex				
	Explanation : Intrusion Sys	stem					
Fire/Smoke Detection							
Generic, Digital	100%	2033	\$35,400	1-3	\$8,700		
,	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Main Building A	Ind Annex					
	Explanation : Two Fire Ala	rm Panels					

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year E	stimated 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 : Li	ght, Area Affected : 8	0%			
	Location : Roof					
	Explanation : 4 Package Uni	its				
Steam Boiler	20%	2050	* *	1	\$2,700	
Terminal Devices						
Air Handler	20%	2038	* *	1	\$1,700	
Convector/Radiator	20%	2050	* *	1	\$900	
No Component	60%					
ir Conditioning						
Energy Source						
Electricity	100%	2055	* *	1		
Conversion Equipment						
Reciprocating	20%	2038	* *	1	\$1,300	
Compr/Chiller						
	Other Observation, Extent: N	A, Area Affected : 20	%			
	Location: Roof					
	Explanation : 2 Units On Roc	f				
Ext Pkg Unit - Heating/Cooling	80%	2038	* *	2	\$700	
Treating Cooming	R-134a Refrigerant, Extent : L Location : 4 Units. Roof	ight, Area Affected : I	100%			

Ventilation

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

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

Asset #: 14734

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%		\$60,200	LIFE	* *	2-5	\$7,600	
			: Moderate, Area A					
	Location	: Leaking	Duct At 4th Floor	Conferen	ce Room			
Exhaust Fans								
Roof	100%			2038	* *	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	\$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%							
/ertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
			Extent : Light, Area	Affected	: 100%			
	Location	: 1st To 31	rd Floor.					
	Explanat	ion : 1 Uni	it					

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

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

Page: 106

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

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			\$1,400	
Electrical	\$1,400	\$14,100	\$1,800		
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	



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

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

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

Asset #: 13721

Architecture	Current Repair		Future	Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	e Estimated Cost	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	550/ NI	ФОО ООО	LIPP	* *	-	#0.400	
Concrete Masonry Unit	55% Now	\$80,900	LIFE		5	\$9,400	
	Location : Throug	g, Extent : Light, Ar	еа Ајјестеа	: 3%			
	-		a Araa Affa	netad · 250/			
	Staining/Discoloring, Extent : Moderate, Area Affected : 25% Location : North Elevation						
		Extent : Severe, Are	a Affected	5%			
		Elevation, 2nd Floor		370			
Masonny Brick	3% Now	\$6,800	LIFE	* *	5	\$800	
Masonry: Brick					3	\$600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout						
	Joint Mortar Miss/Erode, Extent: Moderate, Area Affected: 40%						
		ghout Garage, North					
Metal Coiling Doors	2%		2038	* *	5	\$1,700	
Stucco Cement	35%		2046	* *	5	\$24,000	
Stucco Cement	5%		2038	* *	5	\$3,400	
Windows	-					4-,	
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	020/ 31	Ф22.500	2022	Φ4 71 000			
Single Ply Membrane	93% Now	\$23,500	2033	\$471,000			
	Location: Through	Extent : Light, Area	Ајјестеи.	1070			
Cl-1'.14 M.4.1/Cl		*	2043	* *			
Skylight, Metal/Glass	5% Now	\$6,900 Extent : Light, Area					
	Location: Through	-	Ајјестеи	2070			
Sloped Glazing	2%	5,110 111	LIFE	* *	5	\$6,600	
nterior	270		LIFE		5	\$0,000	
Floors							
Cast in Place Concrete	75% 4+	\$29,300	LIFE	* *	5	\$37,700	
		g, Extent : Moderate		ected : 5%	-	4-1,7-1	
	Location : Laund	ry Room					
Quarry Tile	10% Now	\$33,800	2038	* *	5	\$1,700	
Carrey 2000		g, Extent : Severe, A		d : 10%	-	4-,, 4	
	Location : Throug	-					
Traffic Topping	15% Now	\$98,700	2033	\$164,400	5	\$2,200	
118	_	ements, Extent : Seve			=	+-,- - - - - - - - - - 	
	Location : 2nd Fi						
	Worn/Erode, Exten	t : Moderate, Area Ą	ffected : 75	1%			
	Location : Throug	hout					

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

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

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

Asset #: 13721

of Fail Date Estal (Years) 95% Now ing/Crumbling, Estation: Throughout 5% 0-2 ing/Crumbling, Estation, Estation in Estation i	t	FY LIFE	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ing/Crumbling, Eation: Throughou	xtent : Light, Are t			5		
ing/Crumbling, Eation: Throughou	xtent : Light, Are t			5		
ing/Crumbling, Eation: Throughou	xtent : Light, Are t			5		
-	Φ.ζ.Ω.Ω		a : 10%	-	\$9,500	
ation : Throughou	-	LIFE a Affecte	* * d : 10%	5	\$400	
70% 4+ Erode, Extent : Li ation : Throughou	0	2038 d : 5%	* *	5	\$8,000	
0% Now ing/Crumbling, E ation : Throughou		LIFE a Affecte	* * d : 10%	5	\$2,900	
0% Now ing/Crumbling, E ation : Throughou		LIFE ea Affect	* * ed : 20%	5	\$2,900	
Observation, Ext ation : Lower Roo	f					
	THE BOWER ROOF	2053	* *			
U/U		2033				
00%		2043	* *			
00%		2050	* *			
Other Observation, Extent: N/A, Area Affected: 100% Location: Throughout			100%			
lanation : Recent	Replacement Evi	dent				
10%		2050	* *			
	ant · N/A Avaa A					
	ation: Lower Rooglanation: Located 0% 0% 0% Observation, Extation: Throughout lanation: Recent	Observation, Extent: N/A, Area Antion: Lower Roof lanation: Located At Lower Roof 0% 0% 0% Observation, Extent: N/A, Area Antion: Throughout lanation: Recent Replacement Evid	Observation, Extent: N/A, Area Affected: ation: Lower Roof lanation: Located At Lower Roof 0% 2053 0% 2043 0% 2050 Observation, Extent: N/A, Area Affected: ation: Throughout lanation: Recent Replacement Evident 0% 2050	Observation, Extent: N/A, Area Affected: 100% attion: Lower Roof lanation: Located At Lower Roof 0% 2053 ** 0% 2043 ** 0% 2050 ** Observation, Extent: N/A, Area Affected: 100% attion: Throughout lanation: Recent Replacement Evident 0% 2050 **	Observation, Extent: N/A, Area Affected: 100% ution: Lower Roof lanation: Located At Lower Roof 0% 2053 ** 0% 2043 ** 0% 2050 ** Observation, Extent: N/A, Area Affected: 100% ution: Throughout lanation: Recent Replacement Evident 0% 2050 **	Observation, Extent: N/A, Area Affected: 100% ation: Lower Roof lanation: Located At Lower Roof 0% 2053 ** 00% 2043 ** 00% 2050 ** Observation, Extent: N/A, Area Affected: 100% ation: Throughout lanation: Recent Replacement Evident

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

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

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

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

Asset #: 13721

Electrical	Current Repai	r Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Molded Case Bkrs	100% Other Observation, Extent Location : Electrical Roo Explanation : 1,200 Amp	m	* *	5	\$400	
Switchgear / Switchboard Molded Case Bkrs	100%	2053	* *	5	\$400	
Raceway Conduit Conduit	50% 50%	2053 2043	* *	1 1		
Panelboards Molded Case Bkrs Molded Case Bkrs	30% 70%	2049 2041	* *	5 5	\$100 \$300	
Wiring Thermoplastic Thermoplastic	50% 50%	2053 2043	* *	1 1	φ500	
Motor Controllers Locally Mounted	100%	2038	* *	5	\$100	
Ground Grounding Devices Generic	100%	LIFE	* *	5	\$200	
Lighting Interior Lighting Fluorescent	70% T-8 Lamps And Fixtures, E. Location : Throughout Th		* * l : 100%	10	\$9,900	
Fluorescent	5% T-12 Lamps And Fixtures, I Location: First Floor	2033	\$13,100 ed: 100%	10	\$700	
LED	25%	2041	* *			
Egress Lighting Emergency, Battery Exit, Battery	50% 50%	2038 2038	* *	10 10	\$1,900 \$500	
Exterior Lighting LED No Component	10% 90%	2038	* *			
Alarm Security System Generic	50% Other Observation, Extent Location: Throughout Th	ne Building	**	1	\$2,900	
Generic	Explanation: Intrusion A 50% Other Observation, Extent Location: Throughout Th Explanation: CCTV Surv	2038 : N/A, Area Affected : 1009 ne Building	* *	1	\$2,900	

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

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

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

Asset #: 13721

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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, I	Horns/strobes And Smoke De	etection	

Mechanical	Current Re	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date I Total (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, Ext	ent : N/A, Area A	ffected :	100%			
	Location: Roof						
	Explanation: 4 Rooft		S				
Hot Water Boiler	10% 0-2	\$16,300	2053	* *	1	\$700	
	Obsolete Equipment, E. Location : 1st Floor	xtent : Moderate,	Area Afj	fected : 100%			
	Other Observation, Ext	ent : N/A, Area A	ffected :	100%			
	Location: 1st Floor I	Boiler Room					
	Explanation: 1 Unit,	Used As Back Up	0 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 Suspecte						
	Location : System No	t Fully Programn	ned, All U	Units Are Run Man	ually		
Air Conditioning							
Energy Source							
Electricity	100%		2049	* *	1		
Conversion Equipment							
Ext Pkg Unit -	90% Now	\$23,200	2038	* *	2	\$700	
Heating/Cooling							
	Broken, Extent : Severe Location : One Roofte			r			
	Other Observation, Ext Location : Roof	ent : N/A, Area A	ffected :	100%			
	Explanation: 4 Rooft	op Package Unit	s Using 4	107c Refrigerant			
Split Unit	10%		2038	* *			

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

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

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

Asset #: 13721

Mechanical	echanical Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$20,000	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,600	
Exhaust Fans							
Roof	100%		2038	* *	2	\$500	
Plumbing							
H/C Water Piping	1000/ 37	** • • • • • • • • • • • • • • • • • •	26.12				
Brass/Copper	100% Now	\$3,900	2043	* *	1		
		Severe, Area Affected					
	Location : Water	Main Valve, 1st Floo	r				
Water Heater With Tanks	1000/		2020	41-1 00	_		
Gas Fired	100%	F	2028	\$17,100	2		
		, Extent : N/A, Area A	ffected:	100%			
	Location: 1st Flo		1				
G '' B' '	Explanation: 85-	gallon Unit. Quantit	<i>y 1</i>				
Sanitary Piping	1000/		TIPE	* *	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		TIEE	ملد براي			
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	1000/		2022	# (000	1	0000	
Generic	100%		2033	\$6,900	1	\$900	
Fixtures	1000/						
Generic	100%						
Tankless Water Heater(POU	/		• • • •				
Gas Fired	100%	F	2028	\$32,400	2	\$1,300	
		, Extent : N/A, Area A	ffected :	100%			
	Location : 1st Flo						
-	Explanation: 200) Gallon Storage Tan	k Unit				
Vertical Transport							
Elevators	1000						
Hydraulic	100%		LIFE	**			
		Extent: N/A, Area A	ffected :	100%			
	Location: 1st To						
	Explanation : 1 U	Init					

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

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

Page: 112

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

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



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

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

Asset #: 13728

rchitecture	Curre	urrent Repair Future Replacemen		e Replacement	ent Maintenance		
stem Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls							
Cast in Place Concrete		\$6,500 ing, Extent : Severe, 2 rete Beams At Rear Y		* * ted : 20%	5	\$5,400	1
Masonry: Brick	Location: Throi Joint Mortar Miss Location: Throi Water Penetration	ing, Extent : Moderai ughout :/Erode, Extent : Ligh ughout n, Extent : Severe, Are	ıt, Area A <u>f</u>	fected : 10%	5	\$19,400	
	Location : Stair	A1 To Basement					
Granite Panels	Location : Heav Joint Mortar Miss	\$13,300 sh, Extent : Moderate y Calcium Deposits A /Erode, Extent : Mod o At Front Of Building	At Ramp It lerate, Are	n Front Of The Bui	5 lding	\$800	
Windows							
Aluminum		\$14,500 Funct, Extent : Moder aghout. Particularly			5	\$3,000	
Parapets							
Cast Stone/Terra Cotta		\$5,400 E/Erode, Extent : Mod Ughout Lower Roof	LIFE lerate, Are	* * ea Affected : 15%	5	\$2,300	
Masonry: Brick	Location: Throi Joint Mortar Miss Location: Throi Staining/Discolor Location: Heav Water Penetration	ent : Moderate, Area ighout :/Erode, Extent : Ligh	it, Area A <u>j</u> te, Area Aj It Various ea Affected	fected : 20% ffected : 10% Locations	5	\$2,700	
Roof Modified Bitumen	Location : Thro	Moderate, Area Affec Ighout Extent : Light, Area					
Plaza Roof: Stone Panel	s 20%		2044	* *			
Soffits Stucco Cement	100%		2039	* *	5	\$2,700	

Interior

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

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

Asset #: 13728

rchitecture		Current Repair Future Replaceme		e Replacement	ent Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors	200/	3.7	Φ π 000		de de	_	#10.000	
Cast in Place Concrete	Cracking/0	Now Crumbling, : Through	\$7,800 Extent : Moderate out	LIFE , Area Aj	** ffected : 10%	5	\$10,000	
Ceramic Tile	5%	Now	\$1,300	2043	* *	5	\$600	
	_	Crumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 10%			
Terrazzo	5%	0-2	\$2,100	LIFE	* *	5	\$900	
	Cracking/C Location	_	Extent : Moderate	, Area Aj	ffected : 5%			
Vinyl Tile	65%	Now	\$8,200	2039	* *	3	\$5,600	
	_	_	Extent : Moderate out Including North	-				
Vinyl Tile 9" X 9"	5%	Now	\$91,300	2044	* *	3	\$400	
		Crumbling, : 1st Floor	Extent : Severe, Ai	rea Affec	ted : 100%			
Interior Walls								
Cast in Place Concrete	Water Pen	Now etration, E: : Through	\$5,100 xtent : Moderate, A out	LIFE rea Affe	* * cted : 5%			
Ceramic Tile	5%			2043	* *	5	\$800	
Masonry: Brick	5%	Now	\$8,000	LIFE	* *			
	Location Water Pend	: Stairs To etration, E	ode, Extent : Mode 129th Street xtent : Moderate, A 129th Street					
Metal Panel	20%	Now	\$3,500	LIFE	* *			
	-	Dented, Ex : Through	tent : Severe, Area out	Affectea	! : 10%			
Plaster	Water Pend	Now etration, E. : Bulkhead	\$2,900 xtent : Moderate, A l	LIFE rea Affe	* * cted : 15%	5	\$1,800	
Plaster	Cracking/0		\$24,500 Extent : Severe, A rea On 1st Floor	LIFE rea Affec	* * ted : 100%	5	\$800	
Ceilings								
AcousTileSusp.Lay-In	65%	3.7	012 - 02	2051	* *	5	\$14,800	
Exposed Struc: Concrete	Cracking/0	Now Crumbling, : Basemen	\$13,700 Extent : Moderate t	LIFE , Area Aj	** ffected : 10%	5	\$700	
Plaster	15%	Now	\$104,200	LIFE	* *	5	\$2,100	
- -	Cracking/0	Crumbling,	Extent : Severe, A ea On The 1st Floo	rea Affec	ted : 100%	-	+-,-	

Site Enclosure

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

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

Asset #: 13728

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 A <u>j</u>	ffected : 20%			
	Location	: Handica	p Ramp					

Electrical	Current Repair	Current Repair Future R		Ma	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2054	* *	5	\$100	
	Other Observation, Extent : Light, A	Area Affected : 10	00%			
	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, A	Area Affected : 10	00%			
	Location: Basement					
	Explanation: Water Main					

Lighting

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

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

Asset #: 13728

Electrical Current Rep		t Repair	Future Replacement			Maintenance	
System Component Type	% of Fail Dat Total (Years)	e 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 Fixe Location: 1st And	tures, Extent : Moder d 2nd Floor	ate, Ared	a Affected : 100%			
Fluorescent	1%		2029	\$2,300	10	\$100	
	T-12 Lamps And Fi. Location : Boiler	xtures, Extent : Light Room	, Area A	ffected : 20%			
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	
		Extent : Moderate, A ghout The Building	Area Affe	ected : 100%			
	Explanation : Car	meras Security Syster	n And In	trusion Alarm Syst	em		
Fire/Smoke Detection		-					
Generic, Digital	100%		2039	* *	1-3	\$9,700	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Outside						
		Fire Alarm System I ts, Manual Pull Stati		ne Gasoline Tank O	nly. It Co	onsists Of Alarm	

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	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						
Convector/Radiator	100%	2039	* *	1	\$4,900	

Air Conditioning

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

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

Asset #: 13728

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source Electricity	100%	2050	* *	1		
Conversion Equipment	10078	2030		1		
Split Unit	25% 0-2 \$ Malfunctioning, Extent: Mode Location: Roof: One Unit Ar Other Observation, Extent: La Location: 2nd Floor	re Not Working				
	Explanation : 9 Split Dx Syst	em 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+ \$ Corroded, Extent : Moderate, Location : Basement. Corrod	**	* *	1		
Galvanized Steel	80%	2047	* *	1		
Water Heater With Tanks	3070	2047				
Gas Fired	100% Other Observation, Extent: Li Location: Basement Explanation: 65 Gallon Uni	-	\$17,100 10%	2		
Sanitary Piping	*					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures Generic	100%					
Vertical Transport Elevators Hydraulic	100% Other Observation, Extent : Li Location : Basement To 2nd Explanation : One Unit	0 00	**			

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

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

Page: 118

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

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



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

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

Asset #: 2645

chitecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Masonry: Brick	Location: Penthology Efflorescence, Exte Location: East F	nt : Moderate, Area acade Of Bulkhead Extent : Light, Area	Affected .	10%	5	\$42,100	
Masonry: Granite	5% Now Joint Mortar Miss/ Location: Throug	\$20,700 Erode, Extent : Light ghout	LIFE , Area Af	* * Fected : 10%	5	\$2,000	
Masonry: Limestone	10% Now	\$82,900	LIFE	* *	5	\$3,900	
Masony . Emicstone	Joint Mortar Miss/ Location : Throug Misaligned/Bulging	Erode, Extent : Mode	erate, Are Area Aff	ected : 20%	3	ψ3,700	
Window Wall	5%		2041	* *	5	\$9,900	
Windows							
Aluminum	Location : Throug Glazing Broken/Cr. Location : Pentho	acked, Extent : Light ouse uted, Extent : Light, A	, Area Af	fected : 5%	5	\$12,300	
Metal Louvers	2% Now Broken/Missing Ele Location: Through	\$1,400 ements, Extent : Ligh ghout	2040 t, Area A	* * ffected : 20%			
Parapets							
Masonry: Brick Masonry: Limestone	80% 10% Now Joint Mortar Miss/ Location: Throug	\$8,200 Erode, Extent : Light ghout	LIFE LIFE , Area Af	* * * * Fected : 20%	5 5	\$5,300 \$800	
Metal Rail	10%		2036	\$44,600	5-10	\$12,000	
Roof							
Modified Bitumen	Location : Throug	Extent : Moderate, A		* * cted : 25%			
Soffits							
Cast in Place Concrete	100%		LIFE	* *	5		

Interior

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

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

Asset #: 2645

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors Cast in Place Concrete	Cracking/	Now Crumbling, a: Through	\$12,900 Extent : Light, Are	LIFE ea Affecte	** ed : 10%	5	\$16,600	
Ceramic Tile	Cracking/	Now Crumbling, a: Through	\$10,700 Extent : Moderate out	2034 , Area A <u>j</u>	\$214,500 fected : 10%	5	\$1,900	
Terrazzo	10%			LIFE	* *	5	\$5,900	
Vinyl Tile	_		\$63,100 Extent : Light, Are out	2036 ea Affecte	\$1,261,200 ed: 20%	3	\$17,100	
Vinyl Tile 9" X 9"	Cracking/	Now Crumbling, 1: Through	\$18,300 Extent : Moderate out	2027 , Area A <u>j</u>	\$912,800 fected : 25%	3	\$4,300	
Interior Walls								
Ceramic Tile	Cracking/	Now Crumbling, 1 : Through	\$63,900 Extent : Light, Are out	2034 ea Affecte	\$638,900 ed : 20%	5	\$5,800	
Gypsum Board	15%			LIFE	* *	5	\$10,500	
Marble Panels	5%			LIFE	* *			
Plaster	Location Water Pen	Crumbling, 1 : Through 1 : Etration, E	xtent : Moderate, A	-		5	\$17,400	
	Location	: Through	out					
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings AcousTileSusp.Lay-In	Staining/L Location Water Pen	i : Through etration, E	xtent : Moderate, A			5	\$11,400	
Plaster	70%	n : Through Now Crumbling,	\$32,400 Extent : Moderate	LIFE , Area Aj	* * fected : 10%	5	\$33,300	
	Water Pen	i : Through etration, E i : Through	xtent : Moderate, A	rea Affe	cted : 10%			
Site Enclosure								
Fence/Gates								
Chain Link	20%			2041	* *			
Iron Picket Retaining Walls	80%			2051	* *			
Cast in Place Concrete	100%			2051	* *			

Site Pavements

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

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

Asset #: 2645

Architecture		Current F	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$700	2036	\$14,000			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 20%			
	Location	: Through	out					
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$7,100	2036	\$141,900			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 15%			
	Location	: Through	out					
Parking/Driveway								
Asphalt	70%			2040	* *			
Cast in Place Concrete	30%			2036				
Electrical		Current F	Repair	Futur	re Replacement	М	aintenance	

lectrical	Current Repair	r Future	Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2051	* *	5	\$1,400	
	Other Observation, Extent		100%			
	Location : Electrical Roo	m				
	Explanation : Main Servi	ce Disconnect Switches	Rated At 1,200 A	nd 800 A	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						
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	

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

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

Asset #: 2645

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st 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 Location: Throughout The Building		ected : 100%			
Fluorescent	30% T-12 Lamps And Fixtures, Extent: Mo	2027	\$234,800	10	\$14,200	
	Location: 1st Floor And 3rd Floor	жегиге, Аге	и Ајјестеи . 10076			
Fluorescent	10%	2036	\$78,300	10	\$4,700	
	Compact Fluorescent Light, Extent : I Location : 4th Floor	Light, Area	Affected: 100%			
LED	10%	2039	* *			
Egress Lighting						
Emergency, Battery	50%	2041	* *	10	\$6,200	
	Recent Installation, Extent: N/A, Area	a Affected :	100%			
	Location: Throughout The Building	7				
Exit, Battery	50%	2041	* *	10	\$1,700	
	Recent Installation, Extent: N/A, Area		100%			
	Location: Throughout The Building	5				
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, Ar					
	Location : Outside, Hallways, Lobb		cases			
	Explanation : CCTV Surveillance Sy					
Generic	50%	2031	\$48,300	1	\$9,600	
	Other Observation, Extent : Light, Ar		: 100%			
	Location : Throughout The Building					
	Explanation : Intrusion Alarm Syste	rm				
Fire/Smoke Detection						
Generic, Digital	100%	2039	* *	1-3	\$32,700	
	Other Observation, Extent : Light, Ar		: 100%			
	Location : Throughout The Building					
	Explanation : Strobe Lights, Manua	l Pull Statio	on, Alarm Bells, H	orns And	Smoke Detection	

Mechanical	Current Re	pair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2041	* *	1		

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

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

Asset #: 2645

Mechanical	nical Current Repair Future Replacement		e Replacement	M			
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment				4		***	
Hot Water Boiler	100%		2036	\$546,500	1	\$25,400	
		ation, Extent : Light, Area Basement Boiler Room	Affected	: 100%			
		sasement войег коот :: 3 Natural Gas Fired Ho	t Water L	Pailons			
Distribution	Explanation	. 5 Natural Gas Firea 110	i water E	ooners			
Hot Wtr Piping/Pump	100%		2039	* *	4	\$3,800	
Terminal Devices	10070		2037		•	Ψ3,000	
Air Handler	30%		2031	\$290,400	1	\$9,500	
Convector/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	700/						
No Component	70%						
Terminal Devices	400/		2021	\$200.200	1	¢12.700	
Air Handler/Cool/Ht	40% 60%		2031	\$399,200	1	\$12,700	
No Component Ventilation	00%						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$28,700	
Exhaust Fans	10070		LII L			Ψ20,700	
Interior	40%		2027	\$91,200	2	\$600	
Roof	30%		2031	\$29,900	2	\$500	
No Component	30%			* - /		****	
1	Other Observ	ation, Extent : Light, Area	Affected	: 0%			
	Location : H	First Floor Mechanical Eq	uipment l	Room			
	Explanation This Report	: These Components Are A	Already A	lccounted For Und	er The C	ooling Section Of	
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		

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

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

Asset #: 2645

Mechanical	Current Repair	Current Repair Future Replacement		M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	imated 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: 109	%			
	Location: Boiler Room					
	Explanation: Boiler Pit Only					
Backflow Preventer						
Generic	100%	2041	* *	1	\$3,200	
	Other Observation, Extent : Light,	Area Affected: 100	0%			
	Location: Basement Boiler Room	m				
	Explanation : Newly Installed Re	educe Pressure Zon	e Device			
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light,	Area Affected: 100	0%			
	Location: Basement To 5th Floo	r				
	Explanation: Two Units					

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

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

Page: 125

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



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

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

Asset #: 14212

rchitecture		Current F	Repair	Futur	e Replacemer	nt	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priority
terior	· ·								
Exterior Walls									
Masonry: Granite	5%			LIFE		* *	5	\$21,700	
Metal/Glass Curt Wall	40%			LIFE		* *	5	\$433,700	
Metal Panel		Now	\$76,700	2054		* *	5	\$108,400	
	Corrosion/	Rusting, E.	xtent : Moderate, A	lrea Affe	cted : 5%				
	Location	: 14th Flo	or Roof At Cooling	Tower					
Metal Sect. OHD	5%	2-4	\$52,500	2047		* *	5	\$45,200	
					2%		-	* ,	
	Deformed/Dented, Extent: Light, Area Affected: 2% Location: Along East 26th Street								
			xtent : Moderate, 1	Area Affe	cted : 15%				
			ast 26th Street						
			her Stripping Arou	nd Doors	Deteriorating				
Pre-Cast Concrete	40%	4+	\$335,500	LIFE		* *	5	\$751,700	
The cast concrete			Extent : Moderate		ffected : 5%		J	Ψ/21,700	
	_	_	ain Entrance	, ,	,				
Windows									
Metal Louvers	99%			2043		* *	10		
No Component	1%								
	Location Curt Wall	: No Wind	xtent : N/A, Area A ows - All Glazed C rt Clarification			4s Ex	tra Wall	s: Metal/glass	
Parapets			·						
Concrete Masonry Unit	30%			LIFE		* *	5	\$7,200	
	Other Obse	rvation, E	Extent : N/A, Area A	ffected :	100%				
	Location	: 9th Floor	Roof						
	Explanati	on : A Rul	bber Membrane Co	vers Thi	s Portion Of Po	arap	et		
Metal/Glass Curt Wall	30%	4+	\$37,300	2044		* *	5	\$12,300	
	Corrosion/	Rusting, E.	xtent : Light, Area	Affected	: 10%				
	Location	: 14th Flo	or Roof Deck At C	ooling To	wer				
Metal Panel	40%			2044		* *	5	\$32,800	
Roof									
IRMA/Protected	100%			2034	\$1,599,7	700	10	\$67,600	
Membrane					. , ,			. ,	
Soffits									
Metal Panel	100%	0-2	\$134,600	2044		* *	5	\$31,800	
	Broken/Mis	sing Elem	ents, Extent : Ligh	t, Area A	ffected : 1%				
	Location	: East Fac	rade						
		. , .	E 16 1	4 4	00 1 250/				
	Staining/Di	scoioring,	Extent: Moderate	e, Area Aj	ffected : 25%				

Interior

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

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

Page: 127

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

Asset #: 14212

Architecture	Current Re	pair	Future	ure Replacement Maintenance		aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors	33% 0-2	¢1 (51 000 °	2030	e2 202 (00	2	¢200 200	
Carpet	Worn/Erode, Extent : M Location : Throughou	oderate, Area Affec		\$3,303,600	3	\$280,200	
Cast in Place Concrete	5% Now Cracking/Crumbling, E Location: Throughou Recent Repair Evident, Location: 14th And 1	xtent : Light, Area . t All Mechanical R Extent : N/A, Area	ooms Affected	d : 5%	5	\$61,900	
Ceramic Tile	5%		2043	* *	5	\$28,300	
Raised Access Floor	1%		2043	\$326,900	5	\$28,300	
Sheet Vinyl/Rubber	6%		2030	\$2,222,000	5	\$21,200	
Sheet Vinyl/Rubber	Other Observation, Ext Location: Within DN. Explanation: Reporte	ent : N/A, Area Affe A Laboratories On	ected : I Floors	100% 4 - 8		·	
Terrazzo	30%		LIFE	* *	5	\$132,700	
Vinyl Tile	20% 2-4		2034	\$3,127,300	3	\$42,500	
	Cracking/Crumbling, E Location: Basement A Worn/Erode, Extent: M Location: Storage Ro	And Storage Rooms Joderate, Area Affed	3				
Interior Walls							
Concrete Masonry Unit	5% 4+ Diagonal Cracks, Exter Location: Various Lo	nt : Moderate, Area	00		5	\$7,600	
Glass: Single Pane	15%]	LIFE	* *	5	\$42,900	
Gypsum Board	55% Now		LIFE	* *	5	\$125,800	
e, peum 20112	Broken/Missing Elemen Location: Stair B At	ts, Extent : Modera		a Affected : 10%		\$120, 000	
	Paint Peeling, Extent : Location : Stair B At		fected :	10%			
Metal Panel	5%]	LIFE	* *			
Panel: Limestone	15%		LIFE	* *			
	Other Observation, Ext Location : Main Lobb Explanation : Materia	y And Laboratories	s Floors	s 4 - 8			
Wood	5%]	LIFE	* *	5	\$76,300	
Ceilings AcousTileSusp.Lay-In	60% 4+ Worn/Erode, Extent : Li Location : Bathrooms	ight, Area Affected	2047 : 2%	* *	5	\$169,800	
Gypsum Board	20%		LIFE	* *	5	\$141,500	
Metal Panel	20%		LIFE	* *	5	\$141,500	
Site Enclosure	2070					Ψ111,500	
Fence/Gates							

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

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

Asset #: 14212

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$11,000	2069	* *			
	Cracking/	Crumbling,	, Extent : Moderate	, Area A <u>j</u>	ffected : 2%			
	Location	: Exit Enc	losure At East End	Of Build	ling			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	2-4	\$3,500	2047	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 5%			
	Location	: Along Ed	ast 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, Are	a Affecte	ed : 5%			
	Location	: Main En	trance Courtyard					
Parking/Driveway								
Cast in Place Concrete	100%	2-4	\$62,900	2047	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: Drive Th	rough Entrance Ar	rea				

ectrical	Current Repair	Future Repl	acement	M	aintenance	
tem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2054	* *	5	\$1,600	
	Other Observation, Extent : N Location : Switchgear Room	. 55				
	Explanation : Three 2,000 A Disconnect Switches	mperes, Two 1,600 Ampe	res And One	1,200 Ai	nperes Main	
Transformers						
Dry Type	100%	2047	* *	5	\$1,400	
	Other Observation, Extent: N	/A, Area Affected : 100%				
	Location: Throughout The I	Building Mechanical And	Electrical S	paces		
	Explanation : Various Capac	city 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		

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

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

Asset #: 14212

Electrical	Current Rep	air	Future Replacement Maintenance				
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Motor Controllers							
Locally Mounted	20%		2047	* *	5	\$500	
Motor Control Center	60%		2047	* *	5	\$6,200	
Variable Frequency Drive	20% Now	, ,	2047	* *			
	Not Functioning, Extent : Location : Mechanical						
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$5,600	
tand-by Power							
Transfer Switches							
Automatic	100%		2047	* *	1	\$116,400	
Generators	4000/		• • • •			.	
Diesel	100%		2043	**	1	\$146,500	
	Other Observation, Exter		ected:	100%			
	Location: 14th Floor C						
	Explanation : 2,400 Kil	owatt Rated Cap	acity				
Batteries	1000/		2020	Φ2.500	-	014000	
Lead/Acid	100%		2028	\$2,500	5	\$14,000	
Fuel Storage	100/		2050	* *	-		
Day Tank	10%		2050		5		
	Other Observation, Exter Location : Generator R		ectea :	100%			
			11				
) (Explanation: The Tank			* *			
Main Tank	90% Other Observation, Exter Location : Basement Va	t : N/A, Area Aff ult		100%	5		
1.1 <u>21</u>	Explanation: The Tank	Capacity Is Rate	ea 12,00	00 Gallons.			
ighting Interior Lighting							
Fluorescent	28%		2034	\$1,578,500	10	\$97,100	
1 Iuo10500III	T-8 Lamps And Fixtures,				10	Ψ21,100	
	Location : Throughout	_	- 1155				
Fluorescent	50%		2034	\$2,818,700	10	\$173,400	
Puorescent	T-5 Lamps And Fixtures,				10	\$175,400	
	Location: Throughout		cu 11jje	.c.ca . 10070			
Eluareacen ⁴	20%		2034	¢1 127 500	10	\$69,400	
Fluorescent	20% Compact Fluorescent Lig			\$1,127,500	10	\$69,400	
	Location : Corridors A	-	, Area .	Ајјестей . 100/6			
I ED	2%		2020	* *			
LED Egrand Lighting	۷70		2039				
Egress Lighting	50%		2034	¢116 500	1		
Emergency, Service Exit, Service	30% 40%		2034	\$116,500 \$65,200	1		
Exit, Service Exit, Battery	10%		2034	\$53,600	1 10	\$2,600	
Exit, Dattery	10/0		2UJ4	\$33,000	10	\$2,000	

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

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

Asset #: 14212

Electrical	Current R	epair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (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 : Lig	ht, Area	Affected : 100%				
	Location: Building I	Perimeter						
	Malfunctioning, Exten	t : Severe, Area Af	fected :	60%				
	Location: Building I	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, Ex	Other Observation, Extent : N/A, Area Affected : 100%						
	Location : Througho	ut The Building						
	Explanation: CCTV	Surveillance Syste	em					
Fire/Smoke Detection								
Generic, Digital	100%		2039	* *	1-3	\$240,100		

Mechanical	Current Repair	Future Rep	acement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2054	* *	1		
Conversion Equipment						
Heat Exchanger, Shell &	60%	2037	* *			
Tube						
	Other Observation, Extent : N/A	1, Area Affected : 100%				
	Location: 15th Floor Mechan	nical Room				
	Explanation: Reheat And Per	imeter Hydronic Hot W	ater Heating			
Pres. Reducing Valve/LP	40%	2037	* *	5	\$9,000	
Steam						
Distribution						
Hot Wtr Piping/Pump	60%	2042	* *	4	\$11,200	
Steam Piping/Pump	40%	2054	* *			

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

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

Asset #: 14212

Mechanical		Current I	Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Terminal Devices								
Air Handler		Now	\$14,200	2029	\$711,700	1	\$21,100	
			: Moderate, Area			_		
			or Mechanical Ro	-		Pipe Con	nection	
			Extent : N/A, Area A		100%			
			Mechanical Rooms					
			n Heating And Ven					
Convector/Radiator	50%			2039	* *	1	\$61,100	
	Other Observation, Extent: N/A, Area Affected: 100%							
		ı : Through						
	_	tion : Build Ductwork	ling Perimeter Fin	Tubes And	d Reheat Coils At	Variable	Volume Terminal	
Unit Heater - Hot Water	5%			2029	\$112 100			
Onit Heater - Hot Water			Extent : N/A, Area A		\$112,100			
			ical Rooms, Loadir					
		tion : Local		ig Dock, C	omer Locuitons			
No Common and	35%		non ivoica					
No Component			Extent : N/A, Area A	Affactad :	00%			
		i : Mechani		престеи.	070			
			landling Units With	h Steam 1	nd Chilled Water	Coils An	d Water-cooled	
			kaged Units With S					
Controls					•			
Digital	100%	Now	\$2,172,200	2027	\$10,861,200			
	Malfuncti	oning, Exte	nt : Moderate, Are	a Affectea	! : 20%			
	Location	ı : Mechanı	ical Rooms					
			Extent : Light, Are					
	Location	ı : Through	out - Operating Sy	stem And	Controllers No Lo	onger Sup	pported	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller				2037	**	1	\$302,800	
			Extent : Light, Area					
			or Mechanical Ro					
Split Unit	1%			2029	\$89,800			
			Extent : Light, Area		: 100%			
			Office By Loading					
Water Cooled interior Pkg Unit	25%			2028	\$1,697,600	2		
			Extent : Light, Area					
		-	nits In 10th Floor					
	v	_	tent : Light, Area A			n ~		
		ı : Various I · Machine F	Mechanical Rooms	, 10th Flo	oor Main Telecom	Room, T	elecom Closets,	
	Lievaioi	winchine I	LOOM					

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

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

Asset #: 14212

Mechanical	Current	Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Distribution	- 40 /		• • • • •			442.000	
CW & CHW Wtr	74%		2054	* *	4	\$13,800	
Pipe/Pump No Component	26%						
Terminal Devices	2070						
Air Handler/Cool/Ht	74%		2029	\$5,430,000	1	\$173,100	
No Component	26%		202)	ψ2, 130,000	•	ψ175,100	
Heat Rejection							
Water Cooling Tower	100%		2028	\$1,910,200	2	\$380,600	
_	On Extended Life, Extent : Light, Area Affected : 100%						
	Location: 14th Fl						
	Other Observation,		lffected :	100%			
	Location: 14th Fl					~	
		er Provides Conden. a Plate And Frame			o Water	Cooled	
Ventilation	1 denugeu enus (0.1 1000 1100 1 1 0000	110011 2110	80.5			
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$210,900	
Exhaust Fans							
Interior	99%		2029	\$1,660,400	2	\$11,500	
Wall Unit	1%	Fredance N/A Assault	2029	\$1,600	2	\$100	
	Other Observation,	Extent : N/A, Area A oor Mechanical Roo			n Poom		
	Explanation : Local		т, зио-с	usement rire rum	р коот		
Plumbing	Explanation . Loca	ilion ivoleu					
H/C Water Piping							
Brass/Copper	100%		2054	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2054	* *	4	\$37,400	
	Other Observation,			100%			
		or Mechanical Roor					
	Explanation : 4 Ui	nits, Instantaneous V	Vith No S	torage			
Sanitary Piping	100%		TIDD	* *	1		
Cast Iron	100%		LIFE		1		
Storm Drain Piping Cast Iron	100% Now	\$26,700	LIFE	* *	1		
Cast Hon	Corroded, Extent : N				1		
		sement Storage Roo					
Sump Pump(s)		<u> </u>					
Submersible	100%		2027	\$11,600	4	\$12,000	
	Other Observation,	Extent : N/A, Area A	Iffected :			•	
		sement - Garage, Oi	her Loca	tions			
	Explanation : Loca	ation Noted					

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

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

Asset #: 14212

Mechanical	Current Repair	Future Rep	lacement	nent Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
Sewage Ejector(s)								
Electric	100%	2039	* *	4	\$22,600			
	Other Observation, Extent : Light, A	**	%					
	Location : Sub-basement - Pump R	oom						
	Explanation: 1 Duplex Set							
Backflow Preventer								
Generic	100%	2029	\$168,900	1	\$23,200			
Fixtures								
Generic	100%							
/ertical Transport								
Elevators								
Geared Traction	70%	LIFE	* *					
	Other Observation, Extent : N/A, Are	ea Affected : 100%						
	Location: One Unit From S-2 To 1	5th Floor, Six Un	its From S-1	To 13th 1	Floor			
	Explanation: 7 Units							
Hydraulic	30%	LIFE	* *					
,	Other Observation, Extent: N/A, Are	ea Affected : 100%						
	Location: Two Units From Ground	d To 2nd Floor, Or	ne Unit From	S-2 To 2	nd Floor			
	Explanation: 3 Units							
ire Suppression	^							
Standpipe								
Generic	100%	2054	* *	1-5	\$197,700			
Sprinkler								
Generic	80%	2054	* *	1-2	\$84,800			
Generic	20% Now \$52,30	0 2054	* *	1-2	\$18,400			
	Dry System, Extent : Light, Area Affe	ected : 100%						
	Location: Mechanical Rooms, Garage, Other Locations							
	Leak Evident, Extent : Moderate, Are	· ·						
	Location: Basement And 6th Floor	**	kler Control	Valves A	ir Leaks			
Fire Pump								
Generic	100%	2043	* *	1	\$70,600			

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

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

Page: 134

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

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



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

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

Asset #: 13730

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	8%			LIFE	* *	5	\$1,400	
Glass Block	5%		\$13,700	LIFE	* *	5	\$800	
			xtent : Moderate, A cade At Fascia Pan					
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	
			ıt : Severe, Area Af		50%	-	4000	
	-	: Through						
Roof		<u> </u>						
Modified Bitumen	100%	Now	\$117,000	2034	\$389,900			1
			xtent : Severe, Area					
			Pharmacy, Front E			r Rear O	ffice And Toilet	
			hout Warehouse	<i>y</i> ,			,	
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, Are	ea Affecte	ed : 5%			
	Location	: Through	out Warehouse					
Mosaic Tile	5%			2039	* *	5	\$2,600	
Interior Walls								
Cast in Place Concrete	5%	2-4	\$13,500	LIFE	* *			
	Cracking/	Crumbling	Extent : Light, Are	a Affecte	ed : 5%			
		ı : Warehoi		55				
Concrete Masonry Unit	90%	2-4	\$30,000	LIFE	* *	5	\$6,400	
Concrete Masoning Onit			Extent : Light, Are		od · 2%	3	\$0,700	
	_	: Receivin	0	и пусск	.u . 270			
C			д Биу	LIEE	* *		¢500	
Gypsum Board	5%			LIFE	* *	5	\$500	
Ceilings	100/	4.	ф 7 00	2020	* *	-	#1.000	
AcousTileSusp.Lay-In	10%		\$700	2039	* *	5	\$1,000	
	_	_	Extent : Light, Are	ea Affecto	ed : 2%			
			or Rear Office					
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	85%	2-4	\$15,200	LIFE	* *	5	\$21,700	
			e, Extent : Moderat					
	Location	: 2nd Floo	or Entry Stair And	Adjacent	Office			
Site Enclosure								
Fence/Gates								
Chain Link	70%			2044	* *			
Metal, Corrugated	30%	4+	\$5,600	LIFE	* *	1		
	Deformed	/Dented, E	xtent : Light, Area	Affected :	5%			

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

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

Asset #: 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	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$15,400	2039	* *			
	Cracking/C	Crumbling,	Extent: Moderate	, Area Aj	fected : 10%			
	Location	: 42nd Stre	eet					
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%	2-4	\$2,800	2039	* *			
	Cracking/C	Crumbling,	Extent : Light, Are	a Affecte	ed : 2%			
	Location	: Drivewa	v					

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

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

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

Asset #: 13730

Electrical	Current Repair	Future F	Replacement	M	aintenance		
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power							
Batteries	4000/		** * • •	_	42.000		
Nickel Cadmium	100%	2027	\$2,500	5	\$3,000		
Fuel Storage	500 /	2050	* *	~			
Day Tank	50% Other Observation, Extent	2050 : N/A Area Affected : 10		5			
	Location: Generator Roo		0/0				
	Explanation: One 100 G						
Main Tank	50%	2062	* *	5			
Main Tank	Other Observation, Extent			3			
	Location : First Floor	. 11/11, 11/ca 11/Jecica . 10	070				
	Explanation: One 350 G	allons					
Lighting	Emplementon : One 550 Of						
Interior Lighting							
Fluorescent	75%	2034	\$72,500	10	\$9,400		
	T-12 Lamps And Fixtures, I	Extent : Light, Area Affec	eted : 100%				
	Location : Throughout						
Fluorescent	8%	2034	\$7,700	10	\$1,000		
	T-8 Lamps And Fixtures, Ex	ctent : Light, Area Affecte	ed : 100%				
	Location : Throughout Th	e Building					
Fluorescent	15% Now	\$14,500 2044	* *				
	Not in Service, Extent : Mo	derate, Area Affected : 1	00%				
	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	400/						
HID	10%	2034	\$6,400	10			
No Component	90%						
Alarm							
Security System	1000/	2024	\$25.600	1	Ø5 100		
Generic	100% Other Observation Extent	2034 • N/A Area Affected • 10	\$25,600	1	\$5,100		
	Other Observation, Extent Location : Throughout	. 19/А, Агей Ајјестей : 10	0/0				
	Explanation: Intrusion A	larm And Cameras					
Fire/Smoke Detection	Expiditution . Initiasion A	varm min Cameras					
Generic, Digital	100%	2034	\$35,200	1-3	\$8,400		
	± 0 0 / 0	2001	<i>\$55,</i> 200		ψο, του		

Mechanical	Current Rep	oair Futur	e Replacement	Maintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle Estimated Co (Yrs)	Priority
Heating Energy Source Natural Gas	100%	2044	* *	1	

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

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

Asset #: 13730

Mechanical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Furnace	60%	2034	\$25,500	1	\$4,100	
	Other Observation, Extent : 1 Location : Gas Fired Space					
	Explanation : 5 Gas Fire Sp 1 On Roof And 4 In The But					
No Component	40%					
	Other Observation, Extent : N	•••	%			
	Location: Rooftop Heating	-				
G 1	Explanation : See Air Cond	itioning Section				
Controls	1000/	2027	¢45.500			
Electrical	100%	2027	\$45,500			
Air Conditioning						
Energy Source	65%	2050	* *	1		
Electricity No Component	35%	2030		1		
No Component	33%					
Conversion Equipment	400/	2020	¢01.700	2	\$200	
Ext Pkg Unit - Heating/Cooling	40%	2029	\$91,700	2	\$300	
rreating/Cooring	R-134a Refrigerant, Extent : Location : 2 Rooftop Units,		100%			
Split Unit	20%	2029	\$64,800			
	Other Observation, Extent : I	N/A, Area Affected : 10	00%			
	Location: 1st Floor					
	Explanation: 1 Unit. R-407	'a 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 : 1	N/A, Area Affected : 10	00%			
	Location: 1st Floor					
	Explanation: Two 40 Gallo	n Units				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

Fire Suppression

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

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

Page: 139

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

Asset #: 13730

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

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

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

Page: 140

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

 $Borough \hspace{1.5cm} : \hspace{.1cm} MANHATTAN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

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



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

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

Asset #: 1574

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

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

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

Asset #: 1574

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Built-Up (BUR)	5%	Now	\$56,700	2043	* *				
	Alligatorii	Alligatoring, Extent: Moderate, Area Affected: 25%							
	Location	Location: Lower Roof							
	Vegetation	Growth, E	xtent : Severe, Ared	a Affecte	d: 100%				
	Location	: Lower Ro	oof						
Cast in Place Concrete	5%			LIFE	* *				
IRMA/Protected	5%			2043	* *	10	\$4,900		
Membrane							4 1,5 0 0		
	Recent Ins	tallation, E	Extent : N/A, Area A	ffected :	100%				
	Location	: Above M	echanical Room A	djacent T	To Ramp To Lower	Floor			
Modified Bitumen	70%	Now	\$744,100	2043	* *			1	
		Water Penetration, Extent: Severe, Area Affected: 100%							
			out Upper Roof	55					
Roll Roofing	10%	Now	\$63,100	2035	\$63,100	5	\$8,100	1	
ron roomig			xtent : Severe, Area			3	ψ0,100	1	
		: Through		11,5,00000					
Cl1: -1-4 M-4-1/Cl				2042	* *	10	\$16,200		
Skylight, Metal/Glass	5%			2043		10	\$16,200		
Soffits	1000/	2.4	#20 100	LIDE	* *	-	¢127.200		
Cast in Place Concrete	100%	2-4	\$30,100	LIFE		5	\$127,200		
	0	_	Extent: Light, Are	a Affecte	ea : 5%				
-	Location	: Minor C	racks Throughout						

Interior

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

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

Asset #: 1574

Architecture	Current	Futur	Future Replacement		Maintenance					
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior										
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%									
	Water Penetration, Extent : Light, Area Affectea : 5% Location : Throughout									
C T'1			2026	¢1 415 200		¢12.600				
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				
Sheet vinyi/Rubbei						\$7,500				
	_	Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 20% Location: Throughout 6th And 7th Floors Where Cabinetry Was Removed								
	Other Observation,			-						
	Location: Observ	ed On 6th And 7th F	<i>Floors</i>							
	Explanation: Rub	ber And Sheet Vinyl	Flooring	-						
Terrazzo	5%		LIFE	* *	5	\$19,600				
Vinyl Tile	20%		2033	\$2,773,500	3	\$50,200				
	Cracking/Crumbling		ea Affecte	ed : 10%						
	Location : Through	hout								
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		e, Area A <u>j</u>	fected: 20%						
Interior Walls	Location : Through	noui								
Concrete Masonry Unit	25% 0-2	\$277,200	LIFE	* *	5	\$59,000				
Concrete Masonly Olin	Cracking/Crumbling			ed : 10%	J	Ψ29,000				
	Location : Through		00							
	Vertical Cracks, Extent : Moderate, Area Affected : 1%									
	Location: Column	ı 8n, Stairwell B Exi	t, Stair A	At 14th Floor						
Gypsum Board	5% Now	\$8,300	LIFE	* *	5	\$17,700				
	-	Cracking/Crumbling, Extent: Severe, Area Affected: 2%								
	Location: 5th Flo	or 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									
XX 7 1		iows i nroughout	LIPP	* *		ф 7 0.000				
Wood	3% Other Observation	Extant : N/A Auc = 1	LIFE		5	\$70,800				
	Other Observation, Extent : N/A, Area Affected : 100% Location : 6th And 7th Floors									
	Explanation : Loca									

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

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

Asset #: 1574

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		Now	\$250,400	2038	**	5	\$75,300		
		-	nents, Extent : Ligh	t, Area A	ffected: 10%				
	Location : Throughout Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	0	า crumธนกฐ n : Through	_	га Ајјеси	ea : 20%				
T 10 0					* *		Φ22.500		
Exposed Struc: Concrete		Now	\$2,256,600	LIFE		5	\$23,500		
			Extent : Light, Are	га Ајјеси	2a : 2%				
			or, Loading Dock	100 1	50/				
	Paint Peeling, Extent : Moderate, Area Affected : 5% Location : 1st Floor Boiler Room								
				1ffaata	J. 100/				
		neiraiion, E n : Loading	xtent : Severe, Area Dock	і Ајјестес	1:10%				
F 10. 0. 1			DOCK	TIPP	* *				
Exposed Struc: Steel	5%		ΦC40 400	LIFE	* *	~	#01.600		
Metal Panel		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%								
		ussing Eiem n : Corrido		erate, Ar	ea Affectea : 25%				
			rs		4.4				
Metal Panel	2%		4407400	LIFE	* *	5	\$12,600		
Plaster	20%		\$305,300	LIFE	**	5	\$62,700		
			Extent : Moderate	, Area Aj	fected: 10%				
G' ₁ E 1	Localio	n : Through	oui						
Site Enclosure Fence/Gates									
Chain Link	100%			2043	* *				
Chain Link			Extent : N/A, Area A		10%				
	Location		Ment : 14/11, 11/04 11	ууссиси .	1070				
		v	d Rail Fencing						
Free Standing Walls	Expiana	inon . Guar	a ran i enemg						
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 Ob	servation, E	Extent : N/A, Area A	ffected :	100%				
	Location	n : Along E	ast 26th Street						
	Explana	tion : Loca	tion Noted						

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

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

Asset #: 1574

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$1,300	2038	* *			
	Cracking/	Crumbling,	Extent: Light, Are	a Affecte	ed : 5%			
	Location	: Through	out					
Parking/Driveway								
Asphalt	10%	Now	\$5,800	2036	\$29,000			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	fected : 20%			
	Location	: Parking	Area					
Cast in Place Concrete	90%			2038	* *			

ectrical	Current Repair	Future R	eplacement	M	aintenance	
stem Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2053	* *	5	\$1,500	
	Other Observation, Extent : N					
	Location : Electrical Room I	In Vault Area And Room	n 002 In Basen	nent		
	Explanation : Three Main Se	ervice Disconnect Swit	ches Rated At 3	5,000 Am	peres 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 Transfor 480 Delta/208y/120 Volts An 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						
WIIIII						
Braided Cloth	60%	2032	\$539,100	1		

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

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

Asset #: 1574

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 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	1%	2046	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$5,200	
Stand-by Power						
Transfer Switches						
Automatic	100%	2046	* *	1	\$108,600	
Generators	1000/	***			444 = = 4 -	
Diesel	100%	2042	**	1	\$136,700	
	Other Observation, Extent: N/A,	Area Affected :	100%			
	Location: Generator Room					
-	Explanation: 2,750 Kilovolt An	nperes Capacity	,			
Batteries	1000/	2025	#2.5 00	_	#12.100	
Lead/Acid	100%	2027	\$2,500	5	\$13,100	
Fuel Storage	500/	20.40	* *	-		
Day Tank	50%	2049		5		
	Other Observation, Extent: N/A,	Area Affectea :	100%			
	Location: Generator Room	•,				
) (m)	Explanation: 275 Gallon Capa		* *			
Main Tank	50%	2061		5		
	Other Observation, Extent: N/A,	**	100%			
	Location: Basement Vault Area					
	Explanation: Approximately 12	2,000 Gallon Ca	pacity			
ighting						
Interior Lighting	700/ N ¢250	000 2022	\$2,400,700			
Fluorescent	70% Now \$350	,	\$3,499,700			
	Malfunctioning, Extent: Light, A. Location: Throughout The Buil		070			
	-	-	antad . 1000/			
	T-8 Lamps And Fixtures, Extent:		ectea : 100%			
_,	Location: Throughout The Buil					
Fluorescent		,000 2033	\$500,000			
	Compact Fluorescent Light, Exter		Affected: 100%			
	Location: Throughout The Buil	-	. .			
	Malfunctioning, Extent: Light, A	**	%			
	Location : Throughout The Buil					
Fluorescent	18%	2028	\$899,900	10	\$55,400	
	T-12 Lamps And Fixtures, Extent		fected : 100%			
	Location : Throughout The Buil	lding				
LED	2%	2038	* *			

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

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

Asset #: 1574

Electrical		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%		\$37,800	2043	* *	2		
	Malfuncti	oning, Exte	nt : Moderate, Ared	a Affecte	d : 100%			
	Location	ı : Main En	trance Soffit					
LED	3%			2038	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	\$662,700	1	\$131,800	
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : Through	out The Building					
	Explana	tion : CCT	V Surveillance Cam	iera Sysi	tem .			
Fire/Smoke Detection								
Generic, Digital		Now	\$273,200	2038	* *	1-3	\$197,800	
	-	-	nt : Moderate, Ared	a Affecte	d : 30%			
	Location	ı : Through	out The Building					
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : Through	out The Building					
	Explana	tion : Manı	ial Pull Stations, Si	noke De	tection			

Mechanical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	98%	2033	\$105,100	1		
•	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location: Basement Mechanical Room	n				
	Explanation: Steam From Con Edison	ı				
Electricity	2%	2053	* *	1		
•	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location : Parking Garage Building E	ntrance				
	Explanation : Electric Air Curtain Ser	vice				

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

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

Page: 148

DEPT. OF HEALTH & MENTAL HYGIENE - 816 PUBLIC HEALTH LABORATORY BLDG.

Asset #: 1574

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Conversion Equipment								
Heat Exchanger, Shell &	26%			2029	\$372,000			
Tube								
			Extent : N/A, Area A	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	100%			
			it Mechanical Room					
		tion : Stean aters Servic	n/ Hot Water Heat I ee	Exchange	ers - Building Perii	meter He	at And Hydronic	
Heat Exchanger, Shell &	2%			2029	\$28,600			
Tube								
	Abandone	ed in Place,	Extent : Light, Area	a Affecte	d : 100%			
			r Mechanical Roon Coils In Ductwork		Hot Water Heat E	Exchange	rs, For	
Pres. Reducing Valve/LP	70%			2036	\$141,300	5	\$13,900	
Steam								
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : Mechani	ical Rooms					
	~		Iandling Units, Abs gers Service	orption (Chiller And Hydror	nic And L	Oomestic Hot	
Radiant Heater	2%		-	2028	\$174,600	2	\$3,100	
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
			Garage Building E					
	Explana	tion : Elect	ric Air Curtain					

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

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

Asset #: 1574

lechanical	Current Repair	Future Re	placement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating	,					
Distribution						
Ductwork/Diffusers	2%	LIFE	* *	2-5	\$3,700	
	Other Observation, Extent : N/A, Area A	Affected : 100	%			
	Location: Basement And From 2nd Fi	loor Roof To 2	Areas Served E	By Make-t	up Air Unit	
	Explanation : Air Distribution For Two Rooftop Make-up Air Unit	o Basement H	leating And Ve	ntilating	Units And	
Hot Wtr Piping/Pump	38% Now \$27,900	2041	* *	4	\$6,300	
	Unbalanced System, Extent : Moderate,					
	Location: Various Locations, Insuffici	ient Flow, Sys	tem Water Tre	atment N	'eeded	
	Other Observation, Extent: N/A, Area A	Affected: 100	%			
	Location : From Basement Mechanica	ıl Room To Bı	iilding Perime	ter Radio	ation	
	Explanation: Location Noted					
Hot Wtr Piping/Pump	2%	2032	\$14,700	4	\$500	
1 0 1	Corroded, Extent : Moderate, Area Affect Location : Basement	cted : 20%				
	Not in Service, Extent : Light, Area Affect	cted : 100%				
	Location: 6th Floor Mechanical Room		oned Re-heat	Coils In I	Ductwork	
Steam Piping/Pump	58% 0-2 \$623,100	2043	* *			
Steam 1 iping/1 ump	Corroded, Extent : Moderate, Area Affec					
	Location: Mechanical Rooms At All A		Inits Except I	Init In 6th	Floor	
	Mechanical Room	in Hunanng (этиз Емеері С	1111 111 011	11 1001	
	Insul. Deteriorating, Extent: Moderate,	Area Affecte	d : 30%			
	Location: 14th Floor					
	Other Observation, Extent: N/A, Area A	Affected: 100	%			
	Location : Throughout					
	Explanation: Air Handling Units, Abs	sorption Chill	er And Domes	tic Hot W	Vater Service	
Terminal Devices						
Air Handler	5%	2028	\$315,600	1	\$10,400	
	Other Observation, Extent: N/A, Area A	Affected: 100	%			
	Location: Basement; 2nd Floor Roof	- Access Fron	n 3rd Floor M	echanica	l Room	
	Explanation: 2 Basement Heating And	d Ventilating	Units, 1 Roofte	op Make-	up Air Unit	
Convector/Radiator	36%	2031	\$987,300	1	\$39,000	
	On Extended Life, Extent : Light, Area A		-		4,	
	Location : Building Perimeter	55				
	Other Observation, Extent : N/A, Area A	Affected: 100	%			
	Location : Building Perimeter	35				
	Explanation: Heating Element Enclos	sures Fully Co	overed With Pl	vwood		
		2028	\$39,800	,,,,,,,,,,		
Unit Heater - Hot Water	20/2					
Unit Heater - Hot Water						
Unit Heater - Hot Water	Other Observation, Extent: N/A, Area A					
Unit Heater - Hot Water	Other Observation, Extent : N/A, Area A Location : Mechanical Rooms					
	Other Observation, Extent : N/A, Area A Location : Mechanical Rooms Explanation : Location Observed					
Unit Heater - Hot Water No Component	Other Observation, Extent: N/A, Area A Location: Mechanical Rooms Explanation: Location Observed 57%	Affected : 100				
	Other Observation, Extent: N/A, Area A Location: Mechanical Rooms Explanation: Location Observed 57% Other Observation, Extent: N/A, Area A	Affected : 100°				
	Other Observation, Extent: N/A, Area A Location: Mechanical Rooms Explanation: Location Observed 57%	Affected : 100°				

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

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

Asset #: 1574

Mechanical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)
Heating			
Controls			
Digital	95% Now \$9,631,400	2033 \$9,631,400	
	Damaged, Extent: Severe, Area Affecte		Di-i4-1 4 J
	Location: Throughout Except Areas & Pneumatic Components	servea by Ac-4 / Ac-12 Sysu	ems: Digitat Ana
	Obsolete Equipment, Extent : Severe, A	rea Affected : 100%	
	Location : Throughout Except Areas	00	ems
	Other Observation, Extent: N/A, Area	Affected : 100%	
	Location : Throughout		
	Explanation: Direct Digital Controls	System With Pneumatic Fie	eld Devices
Digital	5%	2032 \$506,900	
_	Recent Installation, Extent: N/A, Area	Affected : 100%	
	Location : Basement Mechanical Roo Floor And Building Perimeter Heat (12 Systems Serving 2nd
Air Conditioning			
Energy Source			
Utility Steam	40%	2033 \$55,600	1
	Other Observation, Extent: N/A, Area		
	Location: 14th Floor Mechanical Ro		
	Explanation : Absorption Chillers Ser		
Electricity	10%	2055 **	1
	Recent Installation, Extent: N/A, Area		
	Location: 5th, 6th, 7th Floors - Varia		ns
	Other Observation, Extent: N/A, Area		
	Location : 5th, 6th, 7th Floors And O Explanation : Variable Refrigerant F.		lit I haita Campiaa
E1			
Electricity	10%	2041	1
	Other Observation, Extent: N/A, Area Explanation: Air Cooled Condensing		rs For Florator Machina
	Rooms And 10th Floor Service	Chiis wiin Dx Air Handier	s For Elevator Machine
Under Construction	40%		
	Other Observation, Extent: N/A, Area	Affected : 0%	
	Explanation: Under-construction Ch		

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

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

Asset #: 1574

Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Conversion Equipment								
Absorption	44%			2029	\$4,788,200	1	\$159,700	
Chiller/Steam/HW								
			Extent : Light, Are		ed: 100%			
			r Mechanical Roo		100/			
			tent : N/A, Area A		40%			
			r Mechanical Roo					
		on: 2 Units	s, 500 Tons Each					
Heat Pump Air Sourced	8%			2037	* *	2	\$1,600	
			tent : N/A, Area A	Affected :	100%			
		: 5th, 6th, 7						
			tent : N/A, Area A	Iffected :	100%			
		: 5th, 6th, 7						
	Explanati Ducted To		le Refrigerant Flo	ow Conde	ensing Units, Quar	itity: 6, 6	i Tons Each,	
Reciprocating Compr/Chiller	2%			2028	\$99,000	1	\$3,100	
0.19.77	Disconne	-	` - Upper Level: 2		0 Tons Approximat	tely, Pack	taged Air Cooled,	
Split Unit	2%			2038	* *			
Under Construction	44%	umation En	tout . N/A Avon A	lffootod.	00/			
	Other Ohne		ieni : N/A, Area A	ijjeciea .	0%			
	Other Obse			2111				
	Location	: 14th Floo	r Mechanical Roo					
Distribution	Location	: 14th Floo			n			
Distribution CW & CHW Wtr	Location Explanati	: 14th Flooi on : Two Ci	r Mechanical Roo hillers Under Cor	ıstructio	**	4	\$5,000	
CW & CHW Wtr	Location Explanati	: 14th Floo	r Mechanical Roo			4	\$5,000	
	Location Explanati	: 14th Flood on : Two Cl	r Mechanical Roc hillers Under Cor \$97,600	2053		4	\$5,000	
CW & CHW Wtr	Location Explanati 30% Corroded, 1	: 14th Flood on : Two Co Now Extent : Sev	r Mechanical Roc hillers Under Cor \$97,600 ere, Area Affected	2053 d: 80%	* *		·	
CW & CHW Wtr	Location Explanati 30% Corroded, 1	: 14th Floor on : Two Co Now Extent : Sev : Mechanica	r Mechanical Roc hillers Under Cor \$97,600 ere, Area Affected	2053 d: 80%			·	
CW & CHW Wtr	Location Explanati 30% Corroded, I Location Mechanic On Extende	: 14th Floor on : Two Co Now Extent : Sev : Mechanica al Room ed Life, Exte	r Mechanical Roo hillers Under Con \$97,600 ere, Area Affected al Rooms At All A	2053 d: 80% dir Handl	* * ing Units Except U 80%	Init In 6th	a Floor	
CW & CHW Wtr	Location Explanati 30% Corroded, I Location Mechanic On Extende	: 14th Floor on : Two Co Now Extent : Sev : Mechanica cal Room cal Life, Exte : Mechanica	r Mechanical Roo hillers Under Con \$97,600 ere, Area Affected al Rooms At All A	2053 d: 80% dir Handl	* * ing Units Except U	Init In 6th	a Floor	
CW & CHW Wtr	Location Explanati 30% Corroded, I Location Mechanic On Extende Location Mechanic	: 14th Floor on : Two Co Now Extent : Sev : Mechanica cal Room cal Life, Exte : Mechanica	r Mechanical Roo hillers Under Con \$97,600 ere, Area Affected al Rooms At All A	2053 d: 80% dir Handl	* * ing Units Except U 80%	Init In 6th	a Floor	
CW & CHW Wtr Pipe/Pump	Location Explanati 30% Corroded, I Location : Mechanic On Extende Location : Mechanic 70%	: 14th Floor on : Two Co Now Extent : Sev : Mechanical Room ed Life, Exte : Mechanical Room Now	r Mechanical Roo hillers Under Con \$97,600 ere, Area Affected al Rooms At All A ent : Light, Area A al Rooms At All A	2053 d: 80% ir Handl Affected: ir Handl	* * ing Units Except U 80% ing Units Except U * *	Init In 6th Init In 6th	n Floor n Floor	
CW & CHW Wtr Pipe/Pump	Location Explanati 30% Corroded, I Location Mechanic On Extende Location Mechanic 70% Malfunction	: 14th Floor on : Two Co Now Extent : Sev : Mechanical Room od Life, Exte : Mechanical Room Now Now ning, Extent	r Mechanical Rochillers Under Con \$97,600 ere, Area Affected al Rooms At All A ent: Light, Area A al Rooms At All A \$1,031,100 t: Moderate, Area	2053 d: 80% ir Handl lffected: ir Handl LIFE a Affected	* * ing Units Except U 80% ing Units Except U * *	Init In 6th Init In 6th 2	n Floor n Floor	
CW & CHW Wtr Pipe/Pump	Location Explanation 30% Corroded, It Location Mechanic On Extende Location Mechanic To% Malfunction Location	: 14th Floor on : Two Co Now Extent : Sev : Mechanical Room ad Life, Exte : Mechanical Room Now Now ning, Extent : Various Lo	r Mechanical Rochillers Under Con \$97,600 ere, Area Affected al Rooms At All A ent: Light, Area A al Rooms At All A \$1,031,100 t: Moderate, Area	2053 d: 80% lir Handl Affected: ir Handl LIFE a Affected d Hot Do	* * ling Units Except U 80% ling Units Except U * * d: 50% eck Dampers In Di	Init In 6th Init In 6th 2	n Floor n Floor	
CW & CHW Wtr Pipe/Pump	Location Explanati 30% Corroded, I Location Mechanic On Extende Location Mechanic 70% Malfunction Location Other Obse	: 14th Floor on : Two Co Now Extent : Sev : Mechanical Room ad Life, Exte : Mechanical Room Now Now ning, Extent : Various Lo	syn,600 \$97,600 ere, Area Affected al Rooms At All A ant: Light, Area A al Rooms At All A \$1,031,100 t: Moderate, Area A tent: N/A, Area A	2053 d: 80% lir Handl Affected: ir Handl LIFE a Affected d Hot Do	* * ling Units Except U 80% ling Units Except U * * d: 50% eck Dampers In Di	Init In 6th Init In 6th 2	n Floor n Floor	

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

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

Asset #: 1574

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (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, Ext Location : Elevator M Explanation : Locatio	lachine Rooms, I			m		
Air Handler/Cool/Ht	90% Now Damaged, Extent: Seve Location: Mechanica			\$5,856,900 eriorated Heating	1 Coils	\$168,000	
Fan Coil - 2 Pipe	5%		2041	**	1	\$5,400	
Tun Con 2 Tipe	Other Observation, Ext Location : 5th, 6th An	d 7th Floors	ffected :			ψ5,100	
Heat Deigntian	Explanation : Variabl	e Kejrigerant Fio	w Systen	ns Ceiling Cassette	e Units		
Heat Rejection Air Cooled Condenser Unit	10%		2033	\$97,100	2	\$23,400	
	Other Observation, Ext Location : Main Roof	ent : N/A, Area A	ffected :	100%			
	Explanation : 1 Condo Mechanical Room	ensing Unit, 40 T	ons, Con	nected To Air Han	dler In 1	0th Floor	
Water Cooling Tower	90% 0-2 Corroded, Extent : Mod Location : Outdoor U			\$1,524,700	2	\$243,000	
	Other Observation, Ext Location : Roof And I	ent : Light, Area	Affected				
	Explanation: One 4-	cell Outdoor Co	oling Tow	er And Two Indoo	r Cooling	g Towers	
Ventilation							
Distribution Ductwork/Diffusers	1000/		LIEE	* *	2.5	¢107.000	
Exhaust Fans	100%		LIFE		2-5	\$187,000	
Interior	80%		2028	\$1,190,000	2	\$8,200	
meno	On Extended Life, Extended Location: Mechanical	-			-	ψ0,200	
Roof	20% Abandoned in Place, Extended Life, Extended Life, Extended Location: Roofs	: Various Labora	tory Hoo	d Fans, Disconnec	2 cted	\$2,100	
Plumbing							
H/C Water Piping							
Brass/Copper	100% Now Corroded, Extent: Mod Location: Basement- Leak Evident, Extent: I Location: Main Roof	· Water Main: Co Moderate, Area A	rroded / . ffected :	Deteriorated 100%	1		

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

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

Asset #: 1574

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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		100%			
	Location: 14th Floor Mechanical Ro Explanation: Location Noted	oom				
Sanitary Piping	Explanation . Location Notes					
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 :				
	Location : Basement - Ejector System	ıs Pits				
	Explanation: Location Noted					
Sewage Ejector(s)						
Compressed Air	100% 0-2 \$57,100	2053	* *	4	\$3,600	
	Corroded, Extent : Severe, Area Affecte	ed : 80%				
	Location: Basement		× 1 1000/			
	Obsolete Equipment, Extent: Moderat	e, Area Afj	tectea : 100%			
	Location: Basement - 4 Systems	1664-1	1000/			
	On Extended Life, Extent : Light, Area Location : Basement - 4 Systems	Ајјестеа :	100%			
Fixtures						
Generic	100%					
	Obsolete Fixtures, Extent : Light, Area Location : Throughout	Affected :	100%			
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location : Passenger - Cellar To 13th	h Floor An	nd Freight - Cellar	To 14th	Floor	
	Explanation: 4 Passenger 2 Freight	Units				
Fire Suppression						
Standpipe						
Generic	100%	2043	* *	1-5	\$169,100	
Sprinkler						
No Component	80%		hc== -::			
Generic	20%	2033	\$927,600	1-2	\$18,800	
Fire Pump	1000/	2026	Ф220 200	1	0.00	
Generic	100%	2036	\$320,200	1	\$62,600	

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

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

Page: 154

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

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



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

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

Asset #: 14654

rchitecture	Curre	ent Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick	Location : West	tent : Light, Area Affec Facade Failure, Extent : Mode			5	\$7,100	
Masonry: Brick	38%		LIFE	* *	5	\$45,000	
Metal Panel	Location : Rooj Deformed/Dented	v \$53,000 Elements, Extent : Mod Equipment Screen I, Extent : Light, Area Equipment Screen			5	\$30,000	
Metal Coiling Doors	3%		2049	* *	5	\$5,600	
Pre-Cast Concrete	5%		LIFE	* *	5	\$19,300	
Window Wall	4% Nov	s \$3,600	2056	* *	5	\$4,400	
	-	rated, Extent : Moderc ous Locations Through	ite, Area	Affected : 2%		. ,	
Window Wall	11%		2056	* *	5	\$24,400	
Windows							
	Location : Office Water Penetration Location : Office	-	Irea Affe	cted : 2%			
Aluminum	55%	ace mileons	2052	* *	5	\$6,900	
Metal Louvers	5%		2045	* *	10	\$3,900	
Parapets	370		2043		10	\$3,900	
Masonry: Brick	Location : Thro	tent : Moderate, Area . ughout s/Erode, Extent : Mode			5	\$1,000	
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% Nov	v \$1,600	LIFE	* *	5	\$2,400	
	Location: Copi	s/Erode, Extent : Mode ing	erate, Are				
	Location : Copi	rated, Extent : Moderd ing	ue, Area	Ајјесіва : 25%			

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

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

Asset #: 14654

Architecture	Current Repair		Futur	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		_	\$65,400 at, Area Affected : a Mid Portion	2041 10%	* *			
Soffits								
Glass: Special Gauge	25%			LIFE	* *	1		
Metal Panel	75%			2056	* *	5-10		
nterior								
Floors	1.50/			2022	Φ1.40.000	2	Φ1.C 000	
Carpet	15%			2032	\$149,800 * *	3	\$16,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$12,400	
Ceramic Tile	5% 5%			2045	* *	5	\$2,800	
Steel Plate	Other Obse	: Freezers	xtent : N/A, Area A	LIFE Affected :		1		
Terrazzo		Now	\$105,600	LIFE	* *	5	\$8,800	
	Location Misaligned Location	: Through !/Bulging, . : Through	Extent : Moderate, out	Area Aff	Sected : 2%			
		air Eviden : Through	t, Extent : Light, A out	lrea Affed	cted : 10%			
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	400/			20.40	* *	-	#22 (00	
AcousTileSusp.Lay-In	40%			2049	* *	5	\$22,600	
Exposed Struc: Steel	20%			LIFE	* *	10	\$22,600	
Gypsum Board Metal Panel	5% 35%			LIFE LIFE	* *	5-10 5	\$9,700 \$49,400	
ite Enclosure	3370			LIFE			\$45,400	
Fence/Gates								
Chain Link	20%			2056	* *			
Masonry: Brick	80%			2056	* *			
Free Standing Walls Masonry: Brick	100%	0-2	\$1,300	2056	* *			
•	Joint Morta		ode, Extent : Mode		ea Affected : 5%			
ite Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			

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

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

Asset #: 14654

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

Site Pavements

Parking/Driveway

Location: Driveway And Parking Lot

Electrical	Current Repair	Future Re	eplacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2056	* *	5	\$200	
	Other Observation, Extent : N/A, Area	a Affected : 100	%			
	Location: Electrical Room					
-	Explanation : Main Service Disconn	nect Switch Rate	ed At 4,000 Am	peres.		
Transformers	1000/	• • • • •	de de	_		
Dry Type	100%	2049	**	5	\$100	
	Other Observation, Extent: N/A, Area	a Affected : 100	%			
	Location: Electrical Room	200 V-14- D-	····· 490/277	7 1/- 14- C -		
Ci4-1	Explanation: 112.5 Kilovolt Amper	es, 208 voits Pr	imary, 480/2//	voits se	econaary	
Switchgear / Switchboard Fused Disc Sw	90%	2056	* *	5	\$100	
Molded Case Bkrs	10%	2056	* *	5	\$100 \$100	
Raceway	1070	2030			\$100	
Conduit	100%	2056	* *	1		
Panelboards	10070	2030		1		
Fused Disc Sw	15%	2052	* *	5	\$100	
Molded Case Bkrs	85%	2052	* *	5	\$800	
Wiring	0370	2032			ΨΟΟΟ	
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	a Affected : 100	%			
	Location : Roof					
	Explanation : Emergency Generator	r Rated At 600 I	Kilowatts			
Batteries	1000/	2020	#2.7 00	_	00.400	
Nickel Cadmium	100%	2029	\$2,500	5	\$8,400	

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

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

Asset #: 14654

Electrical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	5%	2052	* *	5		
	Other Observation, Extent: N/A, A	Area Affected : 100%				
	Location: Roof	I Canacita				
Maria Transla	Explanation : 275 Gallons Rated		* *			
Main Tank	95% Other Observation, Extent: N/A, A	2064	* *	5		
	Location: Basement	нгей Ајјестей . 100%				
	Explanation: 4,500 Gallons Rat	ed Canacity				
Lighting	Emprenantion : 1,000 Gunons Rut	ca capacity				
Interior Lighting						
Fluorescent	3%	2041	* *	10	\$1,000	
	Other Observation, Extent: N/A, A	Area Affected : 100%				
	Location : Hallways					
	Explanation: Compact Fluoresc	ent Lights				
Fluorescent	22%	2041	* *	10	\$7,600	
	Other Observation, Extent: N/A, 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	100/	2041	* *			
LED	10% 90%	2041	* *			
No Component Alarm	90%					
Security System						
Generic	100%	2041	* *	1	\$14,100	
Generie	Other Observation, Extent: N/A, A			1	Ψ11,100	
	Location: Hallways					
	Explanation : CCTV Surveillanc	e Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2041	* *	1-3	\$23,200	
	Other Observation, Extent: N/A, A	**				
	Location : Throughout The Build					
	Explanation : Strobe Lights, Man	nual Pull Stations, Alarr	n Bells, Si	noke Dei	tectors And	
	Horns					

Mechanical	Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Total (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. Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 14654

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Plant Campus Steam / PRV	100%			2046	* *	1		
	Location	: Through	Extent : N/A, Area A out 1 Queens Hospital (100%			
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 Steam Piping/Pump	25% 75%			2052 2056	* *	4	\$700	
Terminal Devices Air Handler	75%			2030	* *	1	\$17,500	
Fan Coil Unit/Heat	25%			2041	* *	1	\$3,100	
Controls Digital	Other Obs Location	: Through	\$21,700 Extent : Moderate, 2 out ctive Building Man					
Air Conditioning	<i>p</i>		8					
Energy Source Steam/HW System	100%			2046	* *	1		
Conversion Equipment Absorption Chiller/Steam/HW	100%			2039	* *	1	\$40,800	
	Location	: Basemen	Extent : N/A, Area A nt its, Using Lithium I					
Distribution CW & CHW Wtr Pipe/Pump	100%		, , , , , , ,	2056	**	4	\$2,800	
Terminal Devices Air Handler/Cool/Ht	75% 25%			2041 2041	* *	1	\$17,500 \$2,100	
Fan Coil - 2 Pipe Heat Rejection	2370			2041		1	\$3,100	
Water Cooling Tower	Location	Extent : M n : The Pipin ervation, E	\$9,500 Ioderate, Area Affed ng, Roof Extent : Moderate, A			2	\$30,400	
7 4 [*] 11 4 *	Explana	tion : 4 Ine	fficient Units.					
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,300	

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

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

Asset #: 14654

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated 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 : Moderat Location : Roof	e, Area Affected : 20%	Ó			
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: I	100%			
	Location: Basement Mec	hanical Room				
	Explanation: One 120 Ga	llon Reserve Unit				
HW Heat Exchanger						
Steam Fired	100%	2062	* *	4	\$3,700	
	Recent Replace Evident, Ex	tent : N/A, Area Affect	ed : 100%			
	Location: Basement Meci	hanical 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 : I	100%			
	Location : Basement To Se					
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2056	* *	1-2	\$10,600	
Fire Pump						
Generic	100%	2039	* *	1	\$7,000	

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

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

Page: 161

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

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



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

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

Asset #: 1984

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	Other Obse	: Facades	\$10,600 Extent : N/A, Area A ed Terracotta Units		**	5	\$30,500	
Masonry: Brick	90%			LIFE	* *	5	\$58,600	
Windows								
Aluminum	Location Hardware	c Not Fund : Through	xtent : Moderate, A	-		5	\$7,000	
D	Locuiton	. Inrough	Эш					
Parapets Masonry: Brick	Cracking/C	Now Crumbling, : Roof Lev	\$12,100 Extent : Severe, A	LIFE rea Affec	* * ted : 2%	5	\$1,900	
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				LIFE	* *	5	\$4,200	
Gypsum Board	30%			LIFE	* *	5	\$15,500	
Site Enclosure								
Fence/Gates	. مدمد و			.				
Chain Link	100%			2054	* *			
Retaining Walls	1000:			20.55	* *			
Cast in Place Concrete	100%			2069	* * *			

Site Pavements

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

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

Asset #: 1984

Architecture		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2047	* *				
On-Site Walkways									
Cast in Place Concrete	95%			2047	* *				
Masonry: Granite	5%			LIFE	* *				
Parking/Driveway									
Cast in Place Concrete	100%			2047	* *				
Activity Yard									
Pavers/Stone	100%			2043	* *				

Electrical		Current Repair		Futur	e 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	
			ctent : Light, Area	Affected	: 100%			
		: Electrica						
	Explanati Condition		ain Disconnect Sw	vitch Is k	Cated 1,600 Ampero	es. It Is Ii	ı Good	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2054	* *	5	\$900	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Molded Case Bkrs	100%			2050	* *	5	\$900	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers	000/			• • • •	di di	_	**	
Locally Mounted	80%			2047	* *	5	\$200	
Variable Frequency Drive	10%			2047	* *			
Variable Frequency Drive	10%	2-4	\$2,700	2047	* *			
		rice, Extent : Fan Roon	: Severe, Area Aff n	ected : 1	00%			
Ground								
Grounding Devices								
Generic	100%	_		LIFE	**	5	\$500	
			ctent : Light, Area	Affected	: 100%			
		: Boiler Ro						
g. 11 P	Explanati	ion : Water	Main					
Stand-by Power								
Transfer Switches	1000/			2047	* *	1	¢10.500	
Automatic	100%			2047	<i>*</i> *	1	\$10,500	

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

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

Asset #: 1984

Electrical	Current Rep	oair	Future Replacement			Maintenance		
System Component Type	% of Fail Date Es Total (Years)		/ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power								
Generators		_						
Diesel	100% Other Observation, Exte Location : Roof Explanation : 100.5 Ki	nt : Moderate, Ared			1	\$13,200		
Batteries	*	*						
Not Accessible	100%							
Fuel Storage								
Day Tank	20%	2	050	* *	5			
·	Other Observation, Exte Location : Roof							
	Explanation: The Day				d Condit	ion.		
Main Tank	80% Other Observation, Exte Location : Basement		062 ected .	* *	5			
	Explanation : The Mai	n Tank Capacity Is	275 G	Gallons It Is In Go	od Cond	ition		
Lighting	zapramanon i inc mian	ii iaini capacity is		www.s. 11 15 177 GG				
Interior Lighting								
Fluorescent	95%	2	039	* *	10	\$29,600		
	Other Observation, Exte Location : Throughout		ected .	: 100%				
	Explanation: Fixtures	Are T-5. They Are	In God	od Condition.				
Fluorescent	3%	2	039	* *	10	\$900		
	T-8 Lamps And Fixtures, Location : Elevator Ro	_		cted : 100%				
Fluorescent	2%	2	039	* *	10	\$600		
	Compact Fluorescent Lig Location : Roof	ght, Extent : Light,	Area A	Affected : 100%				
Egress Lighting								
Emergency, Service	50%	2	039	* *	1			
Exit, Service	50%	2	039	* *	1			
Exterior Lighting								
LED	20%	2	039	* *				
No Component	80%							
Alarm								
Security System								
Generic	100%		039	**	1	\$12,700		
	Other Observation, Exte		ected .	: 100%				
	Location: Throughout	_	1.7	. 41 6				
7: /0 1 7	Explanation : Cameras	s Security System A	nd Int	rusion Alarm Syst	em			
Fire/Smoke Detection Generic, Digital	100%	2	039	* *	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

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

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

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

Asset #: 1984

Mechanical	Current Repair		Future	Replacement	M		
System Component Type	% of Fail Da Total (Years	te 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% Other Observation Location: Boiler Explanation: 23		2047 Affected : 1	**	1	\$16,800	
Distribution							
Hot Wtr Piping/Pump	100% Recent Installation Location: Roof	n, Extent : N/A, Area 2	2050 Affected : 1	**	4	\$1,700	
Terminal Devices							
Air Handler	Location: Roof	, Extent : Light, Area	2039 Affected :	**	1	\$4,200	
	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 -	90% 0-2	\$102,800	2039	**	2	\$1,500	
Heating/Cooling	Location: Roof.	xtent : Moderate, Are Unit 1, 3, 4, And 9 St tt, Extent : Moderate,	ucked In H	eating Mode			
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	100%			* *			
Brass/Copper Water Heater With Tanks	100/0		2054		1		
Gas Fired	100% Other Observation Location : Basen Explanation : 10		2032 Affected :	\$17,100 100%	2		

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

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

Asset #: 1984

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost 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 : Mo	oderate, Area	Affected : 100%			
	Location: Penthouse					
	Other Observation, Extent: N/A, Ar	ea 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, A		: 5%			
	Location: 2nd Floor Training Kite	chen				
	Explanation: Over Range					
No Component	95%					

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

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

Page: 167

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

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



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

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

Asset #: 1977

rchitecture	Curr	ent Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail I Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	50/ N	Ф14.400	LIEE	* *	_	¢12 100	
Cast in Place Concrete	5% Nov Cracking/Crumb Location : Thro	ling, Extent : Light, Ai	LIFE rea Affecte		5	\$12,100	
Masonry: Brick	80% Nov Cracking/Crumb Location: Thro	ling, Extent : Light, Ai	LIFE rea Affecte	* * ed : 10%	5	\$38,600	
Masonry: Limestone	Location: Thro Joint Mortar Mis Location: Thro Misaligned/Bulg	ling, Extent : Light, A nughout s/Erode, Extent : Ligh	t, Area Af	fected : 20%	5	\$5,400	
Windows							
Aluminum	90% Nov Air Infiltration, I Location : Thro	Extent : Moderate, Are	2056 a Affected	**!:50%	5	\$1,500	
Steel	10% Nov Corrosion/Rustin Location: Three	g, Extent : Light, Area	2056 a Affected	* * : 50%	5	\$2,100	
	Thermally Ineffic Location : Thro	ient, Extent : Light, A ughout	rea Affecto	ed : 100%			
Parapets					_	** ***	
Cast Stone/Terra Cotta	10%	Φ1.7.000	LIFE	* *	5	\$1,100	
Masonry: Brick	Location: Thre	ling, Extent : Light, A		ed : 10%	5	\$1,300	
	Location : Thre	ughout					
Roof							
Modified Bitumen	95% Now Water Penetration Location: Three	n, Extent : Moderate,	2031 Area Affed	\$119,500 cted : 20%			
Skylight, Metal/Glass	5% Now Water Penetration Location: State	n, Extent : Light, Area	2041 Affected	**			

Interior

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

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

Asset #: 1977

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
vinyi ine			Extent : Moderate		. ,	5	Ψ2,200	
	_	: Through		,,	,			
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, Are	a Affecte	ed : 10%			
	Location	: Through	out					
	Water Pen	etration, E.	xtent : Light, Area	Affected .	: 10%			
		: Through	-					
Granite Panels	5%			LIFE	* *			
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	75%	0-2	\$8,700	2044	* *	5	\$13,100	
1 3	Staining/L	oiscoloring,	Extent : Moderate	, Area Aj	ffected : 20%		. ,	
		: Through						
Exposed Struc: Concrete	5%			LIFE	* *	5	\$300	
Gypsum Board	10%			LIFE	* *	5	\$4,400	
Plaster	10%			LIFE	* *	5	\$2,200	
Site Enclosure	1070						\$ - , - 00	
Fence/Gates								
Iron Picket	100%			2051	* *			
II OII I ICKCL								
Retaining Walls Cast in Place Concrete	100%			2051	* *			
Retaining Walls Cast in Place Concrete	100%			2051	* *			
Retaining Walls Cast in Place Concrete	100%			2051	**			
Retaining Walls Cast in Place Concrete Pavements	100%			2051	* * \$284,200			
Retaining Walls Cast in Place Concrete Pavements Public Sidewalk								

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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 Disconnec	ct Switch Rated At 1,600 An	nperes.	

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

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

Asset #: 1977

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		•				
Transformers						
Dry Type	100%	2036	\$26,700	5	\$200	
	Other Observation, Extent: Ligh	t, Area Affected : 10	00%			
	Location: Basement	75 W.1 L				
C'4-1/ C'4-111	Explanation: 208/480/277 Volt	s, /3 Kilovolt-ampe	ere			
Switchgear / Switchboard Fused Disc Sw	100%	2041	* *	5	\$200	
	100%	2041		3	\$200	
Raceway Conduit	100%	2041	* *	1		
Panelboards	100%	2041		1		
Molded Case Bkrs	100%	2039	* *	5	\$1,100	
Wiring	10076	2039		3	\$1,100	
Thermoplastic	100%	2041	* *	1		
Motor Controllers	10070	2041		1		
Locally Mounted	100%	2036	\$148,100	5	\$300	
Ground	10070	2030	\$170,100		Ψ300	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	
Lighting	10070				4000	
Interior Lighting						
Fluorescent	9%	2031	\$31,900	10	\$1,900	
	Compact Fluorescent Light, Exte	nt : Light, Area Affe			. ,	
	Location : Throughout The Buil	lding				
Fluorescent	90%	2031	\$319,100	10	\$19,200	
Tuoreseent	T-8 Lamps And Fixtures, Extent:			10	Ψ19,200	
	Location : Throughout The Buil					
LED	1%	2039	* *			
LED	Recent Installation, Extent: N/A,		0%			
	Location: Main Lobby	inea injected . To	,, o			
Egress Lighting	Location : Main Boody					
Emergency, Battery	50%	2036	\$19,600	10	\$2,800	
Exit, Battery	50%	2036	\$16,500	10	\$800	
Exterior Lighting	3070	2030	ψ10,500	10	φοσσ	
HID	100%	2031	\$195,500	10	\$100	
Alarm	****	2001	<i>\$150,000</i>		Ψ100	
Security System						
Generic	50%	2036	\$39,300	1	\$7,800	
	Other Observation, Extent : Ligh				. ,	
	Location : Throughout The Buil	lding				
	Explanation : CCTV Surveillan					
Generic	50%	2031	\$39,300	1	\$7,800	
	Other Observation, Extent : Ligh			-	4.,550	
	Location : Throughout The Buil	00				
	Explanation : Intrusion Alarm S	Svstem				

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

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

Asset #: 1977

Electrical	ctrical Current Repair			M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	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, A	llarm Bel	ls, Horns, Smoke L	Detectors	And Strobe	
	Lights		•			

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2041	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2029	\$247,600	1	\$11,500	
	Other Observation, Extent : Light, An	rea Affected	: 100%			
	Location: Basement Boiler Room					
	Explanation: 8 Natural Gas Fired	Modular Ho	t Water Boilers			
Distribution						
Hot Wtr Piping/Pump	100%	2039	* *	4	\$1,700	
Terminal Devices						
Convector/Radiator	50%	2044	* *	1	\$3,800	
Fan Coil Unit/Heat	50%	2031	\$288,900	1	\$3,800	
	Other Observation, Extent : Light, An		: 100%			
	Location : Throughout Air Distribu	-				
	Explanation : Variable Air Volume	Boxes With I	Reheat Coils In Th	e Ductwo	ork	
Air Conditioning						
Energy Source	1000/	20.45	* *			
Electricity	100%	2047	~ ~	1		
Conversion Equipment	1000/	2021	#255.500	2	#1 400	
Exterior Pkg Unit -	100%	2031	\$255,500	2	\$1,400	
Cooling Ventilation						
Distribution Ductwork/Diffusers	100%	LIEE	* *	2.5	¢12.000	
Exhaust Fans	100%	LIFE		2-5	\$13,000	
Interior	40%	2031	\$41,300	2	\$300	
Roof	10%	2031	\$4,500	2	\$100	
	50%	2031	\$4,300	2	\$100	
No Component	Other Observation, Extent : Light, A	rag Affaatad	. 00/			
	Location: Roof					
	Explanation: Component Accounted	ed For Unde	r The Cooling Sect	tion Of T	his Report	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2051	* *	1		

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

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

Asset #: 1977

Mechanical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater With Tanks						
Gas Fired	100%	2029	\$17,100	2		
	Abandoned in Place, Extent: I					
	Location : Basement Older U	nit Has Been Disconn	ected			
Sanitary Piping	1000/	LIPP	* *			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	LIPP	* *	1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/	2021	¢0.400	4	¢1 200	
Non-Submersible	100%	2031	\$8,400	4	\$1,300	
Backflow Preventer Generic	1000/	2026	¢10.400	1	¢1 400	
Generic	100% Other Observation, Extent : Li ₂	2036	\$10,400	1	\$1,400	
	Location: 1st Floor	зні, Агей Ајјесіей . 10	10/0			
	Explanation : Reduced Press	ura Zona Davica				
Fixtures	Explanation . Reduced 1 ress	are Zone Device				
Generic	100%					
Vertical Transport	10070					
Elevators						
Geared Traction	75%	LIFE	* *			
	Other Observation, Extent: Lig	ght, Area Affected : 10	00%			
	Location : Basement To 5th F	loor				
	Explanation: Two Units					
Hydraulic	25%	LIFE	* *			
,	Other Observation, Extent: Li		00%			
	Location : Basement To 1st F	loor				
	Explanation: 1 Unit					
Fire Suppression	-					
Standpipe						
Generic	100%	2051	* *	1-5	\$12,200	
Sprinkler						
Generic	100%	2041	* *	1-2	\$6,500	

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

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

Page: 173

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

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

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



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

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

Asset #: 1999

Architecture	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls	000/ 37	Φ 5 (0 000 - 1 100	ماد ماد	_	060 100	
Masonry: Brick	80% Now Cracking/Crumbling, Extend Location: Throughout	\$569,000 LIFE t : Moderate, Area A <u>j</u>	* * fected : 10%	5	\$69,100	
	Joint Mortar Miss/Erode, E. Location : Throughout	xtent : Moderate, Are	ea Affected : 15%			
	Sidewalk Shed in Use, Exter Location : Along 168th Str	reet And Broadway				
	Spalling, Extent : Moderate, Location : Throughout	, Area Affected : 10%				
Masonry: Limestone	5% Now Vertical Cracks, Extent : Mo Location : Window Sills	\$68,000 LIFE oderate, Area Affected	* * d : 30%	5	\$3,200	
Metal Panel	15%	2041	* *	5-10	\$89,100	
Windows						
Aluminum	90% Now Air Infiltration, Extent : Mo Location : Throughout	\$254,700 2047 derate, Area Affectea	* * !: 70%	5	\$8,900	
	Caulking Deteriorated, Exte Location : Throughout					
	Water Penetration, Extent : Location : Throughout 6th					
Steel	10% Now Air Infiltration, Extent: Mo Location: Throughout Per Corrosion/Rusting, Extent: Location: Throughout Per	nthouse And Basemer Moderate, Area Affec	nt cted : 50%	5	\$12,400	
	Thermally Inefficient, Exten Location: Throughout Per	t : Moderate, Area A	ffected : 50%			

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

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

Asset #: 1999

Architecture	Curre	nt Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Parapets					_		
Masonry: Brick	Location : Throw Joint Mortar Miss Location : Throw	ing, Extent : Moderate Ighout /Erode, Extent : Mode Ighout Moderate, Area Affect	rate, Arec		5	\$2,800	
Masonry: Limestone	Location : Thro	ing, Extent : Moderate ighout , Extent : Moderate, A			5	\$500	
Metal Rail	-	\$5,500 g, Extent : Moderate, 2 ghout Upper Roof	2036 Irea Affec	\$27,300 ted : 50%	5	\$2,900	
Pre-Cast Concrete	Location : Copin	ing, Extent : Moderate 18 /Erode, Extent : Mode			5	\$2,600	
Roof	1	0					
Modified Bitumen	100% Now Water Penetration Location: Throu	, Extent : Light, Area	2031 Affected :	\$198,800 5%			
Soffits	1000/		2011	4. 4.	- 10		
Metal Panel	100%		2041	* *	5-10		
terior Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$5,700	
Ceramic Tile	10%		2040	* *	5	\$5,200	
Quarry Tile	5%		2044	* *	5	\$3,900	
Terrazzo	5% 0-2	\$4,900 ing, Extent : Moderate wells	LIFE	* * Sected : 5%	5	\$2,000	
Vinyl Tile	10% Now Cracking/Crumbli Location: Throw	ng, Extent : Moderate	2031 , Area Aff	\$144,900 fected : 20%	3	\$2,000	
Vinyl Tile 9" X 9"	10% Now Cracking/Crumbli Location : Throu	ng, Extent : Moderate	2031 , Area Aff	\$419,300 Fected : 30%	3	\$2,000	
Wood		n, Extent : Moderate, . (th And 7th Floor uminated Wood	2059 Area Affec	* * eted : 100%	5	\$54,100	

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

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

Asset #: 1999

Architecture	Current	Repair	Future Replace	ment	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls Concrete Masonry Unit	15% Now Cracking/Crumbling Location: Through Water Penetration, E Location: Through	out Basement Extent : Light, Area		* *	5	\$5,300	
Glass: Single Pane	5%		LIFE	* *	5	\$3,300	
Gypsum Board	45% Recent Repair Evide Location: Basemen		LIFE ea Affected : 2%	* *	5	\$23,900	
Marble Panels	5%		LIFE	* *			
Plaster	20% Now	\$21,600	LIFE	* *	5	\$5,300	
	Misaligned/Bulging, Location : Basemen Water Penetration, E	nout Offices On 6th . Extent : Severe, Are nt	And 7th Floor And ea Affected : 5% rea Affected : 30%	Baseme			
SGFT/Glazed Masonry	10%		LIFE	* *			
Ceilings	1070		- EH E				
AcousTileConcealSpLn	25% Now Cracking/Crumbling Location: Through		2044 a Affected : 20%	* *	5	\$8,200	
AcousTileSusp.Lay-In	40% Staining/Discoloring Location: 6th And	-	2044 ca Affected : 2%	* *	5	\$21,000	
Gypsum Board	10%		LIFE	* *	5	\$6,600	
Plaster	25% Now Cracking/Crumbling Location: Stairwell		LIFE , Area Affected : 59	* *	5	\$8,200	
	Paint Peeling, Exten Location: Stock Ro Water Penetration, E Location: Through	oom And Throughou Extent : Light, Area	it Basement				
Site Enclosure							
Fence/Gates Iron Picket	100% Now Impact Damage, Ext Location: Along B		2051 ffected : 25%	* *			
Free Standing Walls Masonry: Brick	100% Now Impact Damage, Ext	\$4,100	•	* *			
Retaining Walls Cast in Place Concrete	100%		2051	* *			

Site Pavements

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

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

Asset #: 1999

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$4,000	2044	* *			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	1: Along 10	88th Street And Bro	adway				
On-Site Walkways								
Cast in Place Concrete	85%	Now	\$3,400	2036	\$68,200			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 20%			
	Location	ı : Southsid	le Of Building					
	Sinking/Si	ıbsiding, E	xtent : Severe, Area	Affected	! : 20%			
	Location	ı : Southsid	le Of Building					
Masonry: Granite	15%	Now	\$5,500	LIFE	* *			
	Joint Mor	tar Miss/Er	ode, Extent : Mode	rate, Are	ea Affected : 10%			
	Location	ı : Main En	trance Stair					

lectrical		Current R	epair	Futu	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	\$200	
			tent : Light, Area	Affected	: 100%			
	Location	: Electrical	Room					
	Explanati	ion : Main S	Service Disconnec	t Switch	Rated At 2,000 An	iperes.		
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 Extende	ed Life, Exte	ent : 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		
2,2,2	Insulation 2	Aged, Exten	ıt : Severe, Area A		100%	-		
		0	ut The Building					
Thermoplastic	30%			2031	\$26,300	1		
Thermoplastic	5%			2057	* *	1		
Thermoplastic	30%			2041	* *	1		

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

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

Asset #: 1999

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		•	•		•
Motor Controllers					
Locally Mounted	45%	2029 \$66,700	5	\$100	
Locally Mounted	5% Now \$4,400		5		
	Not Functioning, Extent : Severe, Are Location : Roof	ea Affected : 100%			
Variable Frequency	50%	2036 \$27,300			
Drive		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Ground					
Grounding Devices					
Generic	100% 0-2 \$10,40	0 LIFE **	5	\$600	
	Other Observation, Extent : Severe, A	Area Affected : 100%			
	Location: Basement				
	Explanation : Corroded				
Lighting					
Interior Lighting	200/	0001 0150 000	10	#0.600	
Fluorescent	30%	2031 \$159,900	10	\$9,600	
	T-8 Lamps And Fixtures, Extent: Lig				
	Location: Throughout The Building	-			
Fluorescent	50%	2027 \$266,500	10	\$16,100	
	T-8 Lamps And Fixtures, Extent: Mo Location: Throughout The Building				
Fluorescent	5% 0-2 \$26,700	0 2041 **			
	T-12 Lamps And Fixtures, Extent: M Location: 1st Floor Office	oderate, Area Affected : 100%	ó		
Fluorescent	15%	2027 \$80,000	10	\$4,800	
1 14010300111	Compact Fluorescent Light, Extent:		10	ψ 1,000	
	Location : Hallways And Staircase	3, 3,			
Egress Lighting					
Emergency, Battery	50%	2036 \$29,400	10	\$4,200	
Exit, LED	10%	2040	1		
Exit, Service	40%	2036 \$6,000	1		
Exterior Lighting	20/	2027 05.000	10	0100	
Fluorescent	3% Compact Fluorescent Light, Extent:	2027 \$5,000 Light Area Affacted : 100%	10	\$100	
	Location : Outside	Ligni, Area Affectea : 100%			
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, An				
	Location: 1st Floor, 4th Floor, Hal	-			
	Explanation: CCTV Surveillance C	Camera			

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

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

Page: 179

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

Asset #: 1999

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
No Component	60%			
Generic, Digital	40%	2031 \$43,300	1-3 \$10,400	
	Other Observation, Extent : Light, A	Area Affected : 100%		
	Location : Throughout The Buildi	ing		
	Explanation : Strobe Lights, Man	ual Pull Stations. Alarm Bells. S	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 Obs	ervation, E	xtent : Light, Area	Affected	: 100%				
	Location	: Columbi	a University - Adja	cent Bui	lding				
	Explana	tion : From	Outside Source						
Conversion Equipment Pres. Reducing Valve/LP	100%			2040	* *	5	\$2,100		
Steam									
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	: Through	out						
Terminal Devices									
Air Handler	40%			2027	\$263,700	1	\$8,700		
Convector/Radiator	60%			2029	\$171,900	1	\$6,800		
			tent : Moderate, Ar	ea Affec	ted : 100%				
	Location	: Through	out						
Air Conditioning									
Energy Source									
Electricity	100%			2047	* *	1			

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

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

Asset #: 1999

Mechanical		Current I	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ir 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		
1	Other Observation, Extent : Light, Area Affected : 30% Location : Roof								
	Explana	tion : Unit	Serves Air Handler	s On He	alth Center Floors				
Window/Wall Unit	40%			2027	\$53,100	1			
Distribution CW & CHW Wtr	40%			2041	* *	4	\$700		
Pipe/Pump Ductwork/Diffusers	60%			LIFE	* *	2	\$27,300		
Terminal Devices Air Handler/Cool/Ht	40%			2031	\$271,900	1	\$8,700		
No Component Ventilation	60%								
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,500		
Exhaust Fans Interior	10%	0-2	\$15,500	2041	* *	2	\$100		
interior	Unit Inope Location	erable, Exte i : Penthous	ent : Moderate, Are	a Affecte ipment R					
Interior	20%			2027	\$31,100	2	\$200		
Roof No Component	30% 40%			2031	\$20,400	2	\$300		
1	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	iion . These	Components Are I	iccounte	u roi Onuei ine C	Looning D	section Of This		
lumbing 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	10070			2031	φ10 <i>5</i> , 4 00	-	\$5,200		
Cast Iron	100%			LIFE	**	1			
		led Life, Ex 1 : Through	tent : Moderate, Ai out	rea Affec	ted : 100%				

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

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

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

Asset #: 1999

Mechanical	Current Repair		Future Replacement		Maintenance				
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			
		ed Life, Ex : Through	tent : Moderate, Ai out	ea Affec	ted : 100%				
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		
	Malfunctio	oning, Exte	nt : Moderate, Ared	a Affected	d : 100%				
	Location	: Basemer	nt, Malfunctioning I	Pump Co	ontrols				
Backflow Preventer									
Generic	100%			2031	\$15,600	1	\$2,100		
		Other Observation, Extent : Light, Area Affected : 100%							
	Location	: Basemer	nt .						
	Explana	tion : Item	Located In Water M	1eter Ro	от				
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	* *				
			Extent : Light, Area	Affected	: 100%				
			tt To 7th Floor						
	Explana	tion : Two	Units, Maintained I	By Colun	nbia University, Mo	alfunctio	ns Often		

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

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

Page: 182

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

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



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

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

Asset #: 1978

rchitecture	Current Repair	Future Replacement	M	aintenance	
rstem Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls Masonry: Brick	100% Now \$263,60 Diagonal Cracks, Extent: Moderate Location: Bulkhead Stair And Pen Joint Mortar Miss/Erode, Extent: M Location: Throughout	Area Affected : 5% thouse	5	\$32,000	
	Sidewalk Shed in Use, Extent: Light Location: Throughout Water Penetration, Extent: Moderat Location: Throughout				
Windows					
Aluminum	100% Now \$451,60 Air Infiltration, Extent: Moderate, A Location: Throughout	rea Affected : 100%	5	\$7,900	
	Water Penetration, Extent : Moderat Location : Throughout	e, Area Affected : 30%			
Parapets Cast Stone/Terra Cotta	10% Now \$16,50 Cracking/Crumbling, Extent: Model Location: Throughout		5	\$3,500	
	Water Penetration, Extent : Moderat Location : Throughout	e, Area Affected : 20%			
Masonry: Brick	90% Now \$51,80 Cracking/Crumbling, Extent: Model Location: Throughout Joint Mortar Miss/Erode, Extent: M	ate, Area Affected : 20%	5	\$4,100	
	Location: Throughout Spalling, Extent: Moderate, Area Af Location: Throughout				
Roof					
Modified Bitumen Roll Roofing	95% 5% Now \$3,20 Miss/Damaged Flashings, Extent: M Location: Lower Roof Over Storag Scupper Non-Func/Miss, Extent: Me	loderate, Area Affected : 10% ge Area	10 5	\$23,700 \$1,000	

Interior

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

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

Asset #: 1978

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•							
Floors								
Carpet	_		, Extent : Light, Are se	2027 ea Affecte	\$140,800 ed : 5%	3	\$15,900	
Cast in Place Concrete	5%	1		LIFE	* *	5	\$5,800	
Ceramic Tile	5%	ı		2034	\$149,600	5	\$2,700	
Terrazzo			\$19,800 Extent : Light, Are ls	LIFE ea Affecte	* * ed : 5%	5	\$8,300	
Vinyl Tile	55%	ı		2031	\$806,400	3	\$10,900	
Interior Walls								
Ceramic Tile	Cracking/	Now Crumbling, n : Toilets T	\$7,900 Extent : Light, Are Throughout	2034 ea Affecte	\$157,400 ed: 10%	5	\$1,400	
Concrete Masonry Unit	15%	ı		LIFE	* *	5	\$3,400	
Plaster	Cracking/ Location Water Per	n : Through netration, E	\$24,400 Extent: Light, Are out 2nd And 3rd Fl xtent: Light, Area	oors. 30 Affected	4b, 306b, 310a, 2nd : 10%		-	
			out 2nd And 3rd Fl			d Floor (Zonference Room	
SGFT/Glazed Masonry Wood	35% 10%			LIFE LIFE	* *	5	\$22,900	
Ceilings								
AcousTile,Adhered	_	ed/Bulging,	\$3,400 Extent : Light, Ared out 1st Floor	2036 a Affected	\$170,800 d:5%	5	\$2,700	
AcousTileSusp.Lay-In	25%	1		2044	* *	5	\$13,300	
Plaster	Location Water Per	Crumbling, n : Through netration, E	\$21,000 Extent : Moderate out 2nd And 3rd Fl xtent : Moderate, A out 2nd And 3rd Fl	oors. 30 rea Affed	4b, 306b, 310a, 2n cted : 10%		-	
Site Enclosure								
Fence/Gates Chain Link			\$2,700 Extent : Light, Area	2041 Affected	* *			
Iron Picket			Extent : Light, Ared	2051 a Affected	* * d : 10%			
Retaining Walls								
Cast in Place Concrete	100%			2066				

Site Pavements

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

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

Page: 185

DEPT. OF HEALTH & MENTAL HYGIENE - 816 WESTCHESTER DISTRICT HEALTH CTR

Asset #: 1978

Architecture	C	urrent Repair		Futur	e Replacement	Ma	aintenance	
System Component Type		il Date Estima Years)	ted Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$4,200	2044	* *			
	Cracking/Cru	mbling, Extent :	Light, Area	a Affecte	ed: 10%			
	Location : B	Below Sidewalk S	hed Throug	ghout				
	Misaligned/Ba	ulging, Extent : I	Light, Area	Affected	d : 5%			
	Location : A	It Tree Pits						
On-Site Walkways								
Cast in Place Concrete	90%			2044	* *			
Masonry: Granite	10%	0-2	\$2,600	LIFE	* *			
•	Joint Mortar	Miss/Erode, Exte	ent : Moder	ate, Are	a Affected : 15%			
	Location : M	Aain Entry Stair						
Activity Yard								
Cast in Place Concrete	100% N	Now \$	511,800	2036	\$235,100			
	Cracking/Cru	mbling, Extent :	Moderate,	Area Af	fected : 15%			
	Location : R	Rear Yard		00				

Electrical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	* *	5	\$200	
	Other Obs	ervation, E.	xtent : N/A, Area Ą	ffected :	100%			
	Location	: Electrica	l Room					
	Explanat	tion : Main	Service Disconnec	t Switch	Rated At 1,200 An	iperes.		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051	* *	5	\$900	
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		
	Insulation	Aged, Exte	nt : Severe, Area A	ffected :	100%			
	Location	: Through	out The Building					
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		
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	

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

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

Asset #: 1978

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed 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, Extendant Location: Throughout The Ba	0 00	ected : 100%			
Fluorescent	39%	2027	\$210,400	10	\$12,700	
	T-12 Lamps And Fixtures, Extended Location: Throughout The Bi		a Affected : 100%			
Fluorescent	9%	2036	\$48,600	10	\$2,900	
	T-5 Lamps And Fixtures, Extend Location: 1st Floor	t : Light, Area Affe			. ,	
Fluorescent	1%	2036	\$5,400	10	\$300	
	Compact Fluorescent Light, Ex Location : Elevator Cars	tent : Light, Area	Affected: 100%			
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	00	100%			
	Location : Hallways, Staircas					
E: (G 1 E : :	Explanation: CCTV Surveille	ance Cameras				
Fire/Smoke Detection	400/					
No Component	40%	2021	054.000	1.2	012 100	
Generic, Digital	60%	2031	\$54,900	1-3	\$13,100	
	Other Observation, Extent : Lig Location : Throughout The B	uilding				
	Explanation : Alarm Bells, M Lights	anual Pull Station	s, Smoke Detector	s, Horns	And Strobe	

Mechanical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 I	nsulatea	l.			

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

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

Asset #: 1978

Mechanical	Current Repair	Current Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Distribution	2007	•••			* * • • •		
Hot Wtr Piping/Pump	20%	2039	**	4	\$500		
Hot Wtr Piping/Pump	80% 4+ \$1,20 Corroded, Extent : Moderate, Area A		\$62,000	4	\$1,400		
	Location: Hot Water Return Pipin						
Terminal Devices		8 - 0 - 0 - 0 - 0					
Convector/Radiator	100%	2029	\$290,000	1	\$11,500		
	On Extended Life, Extent : Moderate	e, Area Affec	ted : 100%				
	Location : Throughout						
Air Conditioning							
Energy Source	1000/	2020	* *	1			
Electricity Conversion Equipment	100%	2039		1			
Split Unit	30%	2031	\$252,600				
Spin Cint	Other Observation, Extent : Light, A.		·				
	Location: 1st Floor And Basement						
	Explanation : Indoor Units Serve 1	st Floor And	d Basement.				
Window/Wall Unit	70%	2027	\$94,000	1			
Heat Rejection							
Air Cooled Condenser	30%	2031	\$30,800	2	\$7,400		
Unit	Other Observation Entert Light 4	uan Affaatad	. 1000/				
	Other Observation, Extent: Light, A. Location: Courtyard And Roof	<i>rea Ајјес</i> неа	. 100%				
	Explanation: Serve 1st Floor And	Rasement II	nits				
No Component	70%	Busement C	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Ventilation	7070						
Distribution							
Ductwork/Diffusers	100% Now \$31,10		* *	2-5	\$19,800		
	Obsolete Equipment, Extent : Light,						
	Location: Basement Mechanical E	Equipment R	oom				
Exhaust Fans	1000/ Nov. \$15.70	0 2027	\$157.200	2	0002		
Interior	100% Now \$15,70 Broken, Extent: Severe, Area Affecte		\$157,300	2	\$900		
	Location: 1 Of 3 Toilet Exhaust Fa		se Eauinment Roo	m			
	On Extended Life, Extent : Moderate						
	Location: Penthouse Mechanical I						
lumbing							
H/C Water Piping							
Galvanized Steel	100% 0-2 \$22,60		\$452,700	1			
	Corroded, Extent: Moderate, Area A						
	Location: Main Service Valve In B		0/				
	Damaged, Extent : Moderate, Area A Location : Insulation On Cold Wate						
	Other Observation, Extent: Modera						
	Location: Various Locations	ю, тиси лује	C.Ca . 30/0				

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

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

Asset #: 1978

Mechanical	Current Repair F		e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater With Tanks	4000/	• • • • •	41-100	_		
Gas Fired	100%	2029	\$17,100	2		
	Other Observation, Extent : Light, Area Location : Boiler Room	Ајјестеа	: 100%			
	Explanation : 70 Gallons					
Sanitary Piping	Explanation : 70 Gations					
Cast Iron	2% Now \$5,400	LIFE	* *	1		
Cust Iron	Leak Evident, Extent : Severe, Area Affe		%	1		
	Location : Boiler Room					
Cast Iron	98%	LIFE	* *	1		
Cust Hon	On Extended Life, Extent : Moderate, A		ed : 100%			
	Location : Throughout	33				
Storm Drain Piping	The state of the s					
Cast Iron	5% Now \$3,800	LIFE	* *	1		
	Blockage /Clogged, Extent: Severe, Are	ea Affecte	d: 100%			
	Location: Backyard Leaders					
Cast Iron	95%	LIFE	* *	1		
	On Extended Life, Extent : Moderate, A	rea Affect	ed : 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	Cl () The Einst Elean			
Fixtures	Explanation: Component Observed In	i Ciosei C	n The First Floor			
Generic	100%					
Generic	Obsolete Fixtures, Extent : Moderate, A	rea Affect	ted · 50%			
	Location : Throughout	,,,				
Vertical Transport	<u> </u>					
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement To 3rd Floor					
	Explanation: One Unit.					
	Defective Elevator Controller					

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

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

Page: 189

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

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	\$9.44.500	\$1 804 000

Total	\$844,500	\$1,804,000
	40.1.900	\$2,00 i,000

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



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

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

Asset #: 1987

rchitecture	Curren	t Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	000/ 37	#246.500		ate ate	_	0.40 100	
Masonry: Brick	90% Now Water Penetration, Location: Buildi	\$346,500 Extent : Moderate, 2 ng Corners	LIFE Irea Affec	* * ted : 10%	5	\$42,100	
Granite Panels	2%		LIFE	* *	5	\$1,400	
Pre-Cast Concrete	8% Now Joint Mortar Miss/ Location: Front	\$13,600 Erode, Extent : Light Facade	LIFE , Area Aff	* * Cected : 10%	5	\$12,200	
Windows							
Aluminum	Location : 2nd Ar	Extent : Moderate, Ai			5	\$5,400	
Parapets	Location . 2na Ai	ia sta rioors					
Masonry: Brick	Location : Variou Vegetation Growth, Location : Lower Vertical Cracks, Ex Location : Lower	Extent : Moderate, . Roof stent : Moderate, Are Roof Extent : Moderate, A	Area Affec a Affectea	eted : 2%	5	\$4,200	
Metal Rail	3%		2049	* *	5-10	\$2,500	
Pre-Cast Concrete	7%		LIFE	* *	5	\$4,100	
Roof							
Fiberglass Panel Modified Bitumen	5% 2049 *** 1 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 Extent : Moderate, A	2046 Irea Affec	* * ted : 5%			
Soffits							
Cast in Place Concrete	100%		LIFE	* *	5		

Interior

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

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

Asset #: 1987

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	1.00/			LIEE	* *	-	¢1.6.200	
Cast in Place Concrete	10% 8%	4+	¢0.400	LIFE 2039	**	5 5	\$16,300	
Ceramic Tile			\$8,400 ents, Extent : Ligh			3	\$1,500	
		-	enis, Extent . Ligh Throom In Baseme	-	ijecieu . 570			
Terrazzo	12%	mens But	m oom m basemer	LIFE	* *	5	\$7,000	
Vinyl Tile		Now	\$61,900	2041	* *	3	\$8,400	
villyl The		sing Eleme	ents, Extent : Mod		ea Affected : 5%	3	\$6,400	
		m Surface,	Extent : Moderat	e, Area A	Iffected : 5%			
	Worn/Erode	e, Extent :	Moderate, Area A <u>j</u> 3rd Floors	ffected : 3	50%			
Vinyl Tile 9" X 9"	10%			2031	\$298,700	3	\$1,900	
		Basemen	xtent : N/A, Area A t And 3rd Floor inyl Tile	lffected :	100%			
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$1,900	
Gypsum Board	15%	0-2	\$4,000	LIFE	**	5	\$3,400	
		-	-	oderate, 2	Area Affected : 25%	o .		
		e, Extent :	ora Floor Moderate, Area Aj out 2nd And 3rd Fl	-	15%			
Marble Panels	5%			LIFE	* *	10	\$800	
Plaster	60% Loose/Dela Location:	m Surface,	\$27,700 Extent : Moderat	LIFE e, Area A	* * Iffected : 5%	5	\$6,800	
		tration, Ex	tent : Severe, Ared	a Affectea	d : 10%			
SGFT/Glazed Masonry	15%			LIFE	* *	10	\$2,800	
Ceilings								
Acous TileSusp.Lay-In			\$149,000 ents, Extent : Mod 3rd Floor	2056 erate, Ar	* * ea Affected : 50%	5	\$7,500	
			Extent : Moderate	. Area Ai	ffected · 50%			
	-	2nd And .		, 11.000 11)	<i>yeerea</i> : e o , o			
	Worn/Erode	e, Extent :	Moderate, Area Aj	ffected : 3	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								
Fence/Gates Cast in Place Concrete Free Standing Walls	100%			2071	* *			

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

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

Asset #: 1987

Architecture	С	urrent Repair		Futur	e Replacement	М	aintenance	
System Component Type		il Date Estima Years)	ited Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
	Other Observ	ation, Extent : L	ight, Area	Affected	: 100%			
	Location : A	mericans With I	Disabilities	Act Ran	np			
	Explanation	: Granite Pane	ls					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$1,300	2041	* *			
	Cracking/Cru	mbling, Extent :	Moderate,	Area Aj	ffected : 5%			
	Location: T	Throughout						
On-Site Walkways								
Cast in Place Concrete	90%	2-4	\$600	2049	* *			
	Cracking/Cru	mbling, Extent :	Moderate,	Area Aj	ffected : 5%			
	Location : M	Iaujer Street						
Masonry: Granite	10% N	Now	\$1,400	LIFE	* *			
•	Joint Mortar	Miss/Erode, Ext	ent : Mode	rate, Are	ea Affected : 5%			
	Location : N	Iain Steps						

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	\$15,100	5	\$100	
	Other Observation, Extent : N	/A, Area Affected : 1	00%			
	Location: Electrical Room					
	Explanation: One 800 Ampe	re Main Disconnect	Switch.			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2036	\$97,500	5	\$700	
Raceway						
Conduit	100%	2036	\$41,200	1		
Panelboards						
Molded Case Bkrs	100%	2035	\$39,900	5	\$700	
Wiring						
Thermoplastic	100%	2036	\$58,300	1		
Motor Controllers						
Locally Mounted	100%	2034	\$88,900	5	\$200	
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	
	Other Observation, Extent: N	/A, Area Affected : 1	00%			
	Location: Water Main Basen	nent				
	Explanation: Connected To	Main Water Pipe.				

Lighting

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

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

Asset #: 1987

Electrical	Current Repair	Futu	re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 A	Affected .	100%			
	Location: Throughout Building					
	Explanation: Using T-8 Lamps.	2015	di di			
Fluorescent	30% Now \$113,900 Malfunctioning, Extent: Severe, Area A Location: 2nd And 3rd Floor	2046 ffected :	**			
	Other Observation, Extent : N/A, Area A	Affected .	100%			
	Location: 2nd And 3rd Floor					
	Explanation: T-12 Lamps					
Fluorescent	5% 0-2 \$19,000 Malfunctioning, Extent : Severe, Area A Location : 2nd And 3rd Floor					
	Other Observation, Extent : N/A, Area A	Affected .	100%			
	Location : 2nd And 3rd Floor					
	Explanation: Compact Fluorescent					
Egress Lighting	100/	2021	ф1 7 00	1		
Emergency, Service	10%	2031	\$1,500 * *	1	ф1 2 00	
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	1070	2031	Ψ3,300	10	Ψ200	
HID	5% 4+ \$6,300	2046	* *			
	Malfunctioning, Extent : Severe, Area A Location : Outside		100%			
LED	15%	2044	* *			
No Component	80%					
Alarm						
Security System						
Generic	50%	2031	\$25,500	1	\$5,100	
	Other Observation, Extent : Moderate, 2					
	Location : Throughout The Building					
	Explanation: Intrusion Alarm System					
Generic	50%	2041	* *	1	\$5,100	
	Other Observation, Extent: Moderate, 2	Area Affe	ected : 100%			
	Location : Exterior And Interior					
	Explanation: CCTV System					
Fire/Smoke Detection	4000/	•				
Generic, Digital	100%	2044	* *	1-3	\$16,700	

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

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

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

Asset #: 1987

Mechanical	Current Repair			Futur	e Replacement	М		
System Component Type	% of 1 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	500/			2039	* *			
Heat Exchanger, Shell & Tube	50%			2039				
Steam Boiler	50%			2041	* *	1	\$12,400	
		rvation, E	xtent : Light, Area		: 100%	-	Ψ12,.00	
	Location	: Basemen	t					
	Explanati	on : 2 Gas	soline 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	10070			2034	\$204,100	1	\$6,100	
Electrical	100%			2031	\$151,100			
Air Conditioning					4-0-1,000			
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	15%	2-4	\$8,200	2036	\$41,000	2	\$200	
			erate, Area Affecte hit Is Not Working I		fultiple Mechanica	l And Ele	ectrical Defects	
Split Unit		: Elevator	Extent : Light, Area Machine Room It	2036 Affected	\$5,900 : 100%			
	Location	: Various I	\$28,400 Terate, Area Affecte Locations. Broken A tent: Moderate, A	Front Air		1		
	Location			ей Ајјес	. 00/0			
No Component	24%							
Distribution Ductwork/Diffusers No Component	15% 85%			LIFE	* *	2	\$6,100	
Terminal Devices	0570							
Air Handler/Dir Expansion	15%			2031	\$54,500	1		
	Abandoned Location		Extent : Light, Are	a Affecte	d : 100%			
No Component	85%							

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

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

Asset #: 1987

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Heat Rejection Air Cooled Condenser Unit	15%			2031	\$8,200	2	\$2,600	
		d in Place, 1 : Lower Ro	Extent : Light, Are	a Affecte	d : 100%			
No Component	85%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,000	
Exhaust Fans	100%			LIFE		2-3	\$22,000	
Exhaust rans Roof	100% Malfuncti Location	oning, Exte	\$4,800 nt : Moderate, Are	2036 a Affected	\$48,400 d : 100%	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2046	* *	1		
Galvanized Steel	80%			2034	\$254,900	1		
		-	tent : Moderate, A					
		i : Beyond ' eful Life C	The Boiler Room. T ycle Limit	he Dome	estic Hot And Cold	Water P	iping Are Beyond	
Water Heater With Tanks								
Gas Fired	100%			2034	\$17,100	2		
			Extent : Light, Area	Affected	: 100%			
			it Boiler Room	llong				
Conitom: Dining	Ехріапа	tion: 1 On	it Capacity 100 Ga	tions				
Sanitary Piping Cast Iron	75%			LIFE	* *	1		
Cast Hon			tent : Light, Area A			1		
			out. The Sanitary I			neir Usef	ul Life Cycle	
Cast Iron	25%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
			tent : Light, Area A		75%			
	Location	: Through	out. The Storm Pip	e Risers .	Are Beyond Their	Useful Li	fe Cycle Rating	
Backflow Preventer								
Generic	100%			2041	* *	1	\$1,500	
Fixtures								
Generic	100%							
Vertical Transport Elevators								
Hydraulic	100%			LIFE	* *			
11, 4144110			Extent : Light, Area		: 100%			
	Other Obs							
			nt Through 3rd Flo					

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816

Project: HEALTH AND MENTAL HYGIENE

CAPITAL		F	Y 2027 - 2030			FY 2031 - 2036		
Miscellar	neous Buildings		557,500		487,3			
EXPENSE		FY 2027	FY 2028		FY 2029 FY 2			
Miscellar	neous 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 ANIMA	L SHELTER		4,927	723,800	19,600		

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

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