

Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : ASTORIA DISTRICT HEALTH CENTER
Address : 12-26 31ST AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HEA0015.000 / 132 **Yr Built/Renovated** : 1937 / 2009
Area Sq Ft : 28,372 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 17-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,ph
Block : 518 **Lot** : 30 **BIN** : 4005758

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture		\$241,700
Electrical	\$137,200	\$633,000
Mechanical	\$82,800	
Total	\$220,000	\$874,700
Importance Code B	\$220,000	\$874,700
Total	\$220,000	\$874,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$2,700		\$5,000	\$33,600
Interior Architecture	\$7,300	\$500	\$3,000	\$4,700
Electrical	\$14,700	\$3,200	\$2,600	\$2,800
Mechanical	\$14,500	\$4,300	\$6,200	\$32,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$43,200	\$11,900	\$20,900	\$77,900
Importance Code A	\$5,200	\$2,500	\$7,500	\$36,100
Importance Code B	\$37,900	\$9,500	\$13,400	\$41,800
Importance Code C				
Total	\$43,200	\$11,900	\$20,900	\$77,900



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

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

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

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

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

Exterior

Exterior Walls

Copper/Terne	3%			2059	**	10	\$2,700	
Masonry: Brick	67%			LIFE	**	5	\$25,900	
Pre-Cast Concrete	25%			LIFE	**	5	\$31,400	
Stucco Cement	5%			2037	**	5	\$4,800	

Windows

Aluminum	95%			2046	**	5	\$10,000	
Steel	5%			2032	**	5	\$6,600	

Parapets

Masonry: Brick	85%			LIFE	**	5	\$4,600	
Metal Security Bars	10%			2059	**			
Pre-Cast Concrete	5%			LIFE	**	5	\$1,700	

Roof

Modified Bitumen	95%			2032	**	10	\$27,900	
Skylight, Metal/Glass	5%			2034	**	10	\$4,900	

Interior

Floors

Cast in Place Concrete	5%			LIFE	**	5	\$4,100	
Ceramic Tile	5%			2027		5	\$1,900	
Terrazzo	15%			LIFE	**	5	\$4,400	
Vinyl Tile	65%			2024		3	\$9,100	
Vinyl Tile	10%			2029	**	3	\$1,400	

Interior Walls

Gypsum Board	15%			LIFE	**	5	\$4,200	
Metal Panel	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$8,400	
SGFT/Glazed Masonry	15%			LIFE	**			

Ceilings

AcousTileSusp.Lay-In	20%			2037	**	5	\$7,500	
Exposed Concrete	5%			LIFE	**	5	\$300	
Plaster	60%			LIFE	**	5	\$14,000	
Plaster	15%	Now	\$7,300	LIFE	**	5	\$3,500	

Paint Peeling, Extent : Moderate, Area Affected : 25%

Location : Third Floor

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2024		\$4,800	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 600 Amperes

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ASTORIA DISTRICT HEALTH CENTER
Asset # : 132

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Knife Sw	100%	2-4	\$73,200	2054	* *	5	\$100	
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Basement Boiler Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Obsolete Equipment							
Raceway									
	Conduit	90%			2024	\$31,700	1		
	Conduit	10%			2034	* *	1		
Panelboards									
	Fused Toggle Switch	40%	2-4	\$11,900	2049	* *	5	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Molded Case Bkrs	40%			2023	\$11,900	5	\$300	
	Molded Case Bkrs	20%			2032	* *	5	\$200	
Wiring									
	Braided Cloth	70%	2-4	\$36,000	2049	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2034	* *	1		
Motor Controllers									
	Locally Mounted	50%			2029	* *	5	\$100	
	Locally Mounted	50%			2022	\$28,000	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2024	\$245,200	10	\$13,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	2%			2024	\$8,200	10	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Stair Cases							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	38%			2024	\$155,300	10	\$8,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T8 Lamps							
Egress Lighting									
	Emergency, Battery	50%			2024	\$16,800	10	\$3,000	
	Exit, Service	50%			2024	\$4,100	1		
Exterior Lighting									
	HID	100%			2024	\$107,000	10	\$100	

Alarm

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

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

Alarm

Security System

Generic

100%

2024

\$85,700

1

\$10,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm Only, Motion Sensors And Panic Doors*

Fire/Smoke Detection

Generic

100%

2029

* *

1-3

\$17,500

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

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Steam Boiler

100%

2029

* *

1

\$24,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$7,900

2034

* *

4

\$1,200

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Vacuum Condensate Pumps*

Terminal Devices

Air Handler

10%

2024

\$32,700

1

\$1,500

Convactor/Radiator

90%

2029

* *

1

\$7,200

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Window/Wall Unit

30%

2022

\$14,600

1

No Component

70%

Terminal Devices

Air Handler/Dir

10%

2024

\$7,800

1

Expansion

No Component

90%

Heat Rejection

Air Cooled Condenser Unit

10%

2024

\$1,400

2

\$1,700

No Component

90%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$13,900

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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2019	\$82,800	2	\$800	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2029	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$14,200	2	\$400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$2,400	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Sump Pump(s)								
	Non-Submersible	100%			2024	\$4,000	4	\$900	
	Sewage Ejector(s)								
	Electric	100%			2029	* *	4	\$1,100	
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$1,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-3								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2044	* *	1-2	\$300	
	Chemical System								
	No Component	80%							
	Generic	20%			2019	\$400	1-3	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Fire Extinguishers								

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Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : BEDFORD DISTRICT HEALTH CENTER
Address : 485 THROOP AVENUE @MADISON ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0008.000 / 1980 **Yr Built/Renovated** : 1955 / 2009
Area Sq Ft : 37,766 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 17-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,p
Block : 1826 **Lot** : 1 **BIN** : 3051782

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$62,600
Electrical	\$31,000	\$75,100
Mechanical	\$55,200	\$319,400
Total	\$86,200	\$457,100
Importance Code A		\$62,600
Importance Code B	\$86,200	\$394,500
Total	\$86,200	\$457,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$6,200	\$10,900		\$27,600
Interior Architecture	\$42,200	\$4,400		\$4,200
Electrical	\$29,400	\$4,200	\$6,100	\$38,500
Mechanical	\$14,300	\$25,800	\$5,100	\$4,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$96,000	\$49,300	\$15,200	\$78,500
Importance Code A	\$8,100	\$12,700	\$1,900	\$29,500
Importance Code B	\$81,000	\$36,600	\$13,300	\$49,000
Importance Code C	\$6,900			
Total	\$96,000	\$49,300	\$15,200	\$78,500



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%	0-2	\$6,200	LIFE	**	5	\$11,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Masonry: Brick	85%			LIFE	**	5	\$62,600	
	Masonry: Limestone	10%			LIFE	**	5	\$5,500	
	Granite Panels	2%			LIFE	**	5	\$1,100	
Windows									
	Aluminum	100%			2035	**	5	\$10,200	
Parapets									
	Masonry: Brick	75%			LIFE	**	5	\$3,900	
	Masonry: Limestone	10%			LIFE	**	5	\$700	
	Metal Panel	5%			2037	**	5	\$1,000	
	Metal Rail	10%			2040	**	5-10	\$9,500	
Roof									
	Modified Bitumen	95%			2032	**	10	\$27,100	
	Skylight, Metal/Glass	5%			2037	**	10	\$4,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : 2							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,800	
	Ceramic Tile	5%	2-4	\$2,100	2036	**	5	\$1,100	
		Worn/Eroded, Extent : Light, Area Affected : 5%							
		Location : Bathrooms							
	Terrazzo	15%	0-2	\$15,400	LIFE	**	5	\$5,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Vinyl Tile	75%	Now	\$14,100	2032	**	3	\$12,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%	2-4	\$5,400	2036	**	5	\$1,900	
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms							
	Gypsum Board	40%			LIFE	**	5	\$18,700	
	Metal Panel	5%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	Plaster	20%			LIFE	**	5	\$4,700	
	Plaster	5%	Now	\$1,600	LIFE	**	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	SGFT/Glazed Masonry	20%			LIFE	**			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	20%			2040	**	5	\$8,900	
	AcousTileSusp.Lay-In	20%	0-2	\$3,600	2032	**	5	\$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Gypsum Board	20%			LIFE	**	5	\$11,100	
	Metal Panel	10%			LIFE	**	5	\$5,500	
	Plaster	30%			LIFE	**	5	\$8,300	
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2047	**	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated @ 1600 Amperes.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2047	**	5	\$200	
Raceway									
	Conduit	50%			2027	\$17,600	1		
	Conduit	50%			2047	**	1		
Panelboards									
	Fused Disc Sw	5%			2026	\$2,200	5		
	Molded Case Bkrs	45%			2026	\$20,100	5	\$400	
	Molded Case Bkrs	50%			2043	**	5	\$500	
Wiring									
	Braided Cloth	50%	2-4	\$25,700	2052	**	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	50%			2047	**	1		
Motor Controllers									
	Locally Mounted	50%			2025	\$37,300	5	\$100	
	Variable Frequency Drive	50%			2032	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2040	**	1	\$11,600	

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BEDFORD DISTRICT HEALTH CENTER
Asset # : 1980

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2036	* *	1	\$14,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated @ 600kw							
Batteries									
	Lead/Acid	100%			2021	\$1,500	5	\$1,400	
Fuel Storage									
	Day Tank	50%			2043	* *	5	\$3,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	50%			2030	* *	5	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : 4000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2032	* *	10	\$27,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2032	* *	10	\$3,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Upper Floors							
		Explanation : T-5 Lamps							
	Fluorescent	5%			2022	\$31,000	10	\$1,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	Fluorescent	5%			2032	* *	10	\$1,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Upper Floors							
Egress Lighting									
	Emergency, Service	40%			2032	* *	1		
	Emergency, Battery	10%			2027	\$5,100	10	\$900	
	Exit, LED	45%			2055	* *	1		
	Exit, Service	5%			2027	\$600	1		
Exterior Lighting									
	HID	20%			2027	\$28,500	10		
	No Component	80%							

Alarm

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BEDFORD DISTRICT HEALTH CENTER
Asset # : 1980

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

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$4,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Lobby And Entry And Exit Points**Explanation : CCTV Surveillance System And Intrusion Alarm System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$7,000

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

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

Heating

Energy Source

Natural Gas

100%

2047

* *

1

Conversion Equipment

Hot Water Boiler

100%

2032

* *

1

\$18,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Gas Fired Hot Water Boilers*

Distribution

Hot Wtr Piping/Pump

100%

2035

* *

4

\$2,800

Terminal Devices

Air Handler

25%

2027

\$124,100

1

\$5,800

Convector/Radiator

70%

2025

\$132,300

1

\$8,500

Fan Coil Unit/Heat

5%

2027

\$26,400

1

\$600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement Near Auditorium**Explanation : Equipment Serve Basement Auditorium***Air Conditioning**

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Exterior Pkg Unit -

22%

2027

\$62,900

2

\$500

Cooling

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

Exterior Pkg Unit -

3%

0-2

\$8,600

2037

* *

2

\$100

Cooling

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Roof, Probable Clogged Refrigerant Line At The Roof Top Unit Evaporator Coils*

Window/Wall Unit

75%

2022

\$55,200

1

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	25%			2032	**	1	\$5,800	
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	25%			LIFE	**	2-5	\$5,300	
	No Component	75%							
	Exhaust Fans								
	Roof	40%			2027	\$23,500	2	\$500	
	No Component	60%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : First And Second Floors								
	Explanation : No Mechanical Ventilation On First And Second Floors								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	**	1		
	Water Heater								
	Gas Fired	100%			2020	\$21,500	2	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : One Tank Of 70 Gallon Capacity								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$5,400	4	\$1,200	
	Backflow Preventer								
	Generic	100%			2032	**	1	\$2,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-3								
	Explanation : 1 Unit								
Fire Suppression									
	Chemical System								
	No Component	95%							
	Generic	5%			2025	\$100	1-3	\$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.*

Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : BROOKLYN ANIMAL SHELTER
Address : 2336 LINDEN BOULEVARD BTWN: SHEPHERD AVE. - ESSEX ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0027.000 / 13734 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 12,044 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 09-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4363 **Lot** : 1 **BIN** : 3097756

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$350,700	
Interior Architecture	\$208,400	\$189,700
Electrical		\$193,000
Mechanical		\$207,600
Total	\$559,100	\$590,300
Importance Code A	\$350,700	
Importance Code B	\$56,900	\$590,300
Importance Code C	\$151,500	
Total	\$559,100	\$590,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$37,800			
Interior Architecture	\$20,800	\$200		
Electrical	\$10,100	\$1,900	\$1,900	\$1,600
Mechanical	\$13,400	\$3,800	\$10,000	\$3,800
Total	\$82,100	\$5,900	\$11,900	\$5,500
Importance Code A	\$41,700	\$600	\$600	\$600
Importance Code B	\$40,400	\$5,300	\$11,300	\$4,900
Importance Code C				
Total	\$82,100	\$5,900	\$11,900	\$5,500



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$5,200	LIFE	* *	5	\$4,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Coiling Doors	8%	Now	\$16,700	2031	* *	5	\$2,300	
Air Infiltration, Extent : Severe, Area Affected : 25%								
Location : All Doors								
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Rear Doors								
Stucco Cement	84%	Now	\$89,700	2031	* *	5	\$19,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 15%								
Location : Rear Facade								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : This Is An Eifs System								
Window Wall	3%	0-2	\$2,700	2036	* *	5	\$1,000	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Main Entrance								
Windows								
Fiberglass Panel	100%			2034	* *	5	\$3,600	
Roof								
IRMA/Protected Membrane	97%	Now	\$261,000	2036	* *			1
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Southern Perimeter								
Broken Paver Blocks, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Drains Clogged, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Severe, Area Affected : 35%								
Location : Perimeter Edges								
Vegetation Growth, Extent : Severe, Area Affected : 50%								
Location : At Paver Seams And Roof Drains								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : At Roof Penetrations Over Garage Dock, Room 11/12								
Metal Panel	3%	Now	\$11,400	2046	* *			
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Entry Vestibule								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Entry Vestibule								

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

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

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

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

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

Interior

Floors

Ceramic Tile	5%			2029	**	5	\$900	
Traffic Topping	85%	Now	\$56,900	2026	\$189,700	5	\$9,600	

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Exam Rooms And Dock Areas

Deteriorated Finish, Extent : Moderate, Area Affected : 75%

Location : Throughout

Split/Cracked, Extent : Moderate, Area Affected : 15%

Location : At Floor Drains

Vinyl Tile	10%			2026	\$15,300	3	\$700	
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Interior Walls

Concrete Masonry Unit	100%	4+	\$151,500	LIFE	**	5	\$9,100	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Diagonal Cracks, Extent : Moderate, Area Affected : 15%

Location : Medical Offices

Vertical Cracks, Extent : Moderate, Area Affected : 15%

Location : Mechanical Room

Other Observation, Extent : Moderate, Area Affected : 50%

Location : Throughout

Explanation : Paint Peeling

Ceilings

AcousTileSusp.Lay-In	70%	Now	\$20,400	2031	**	5	\$6,300	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 25%

Location : Throughout

Staining/Discoloring, Extent : Moderate, Area Affected : 25%

Location : Throughout

Exposed Concrete	10%			LIFE	**	5	\$300	
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Exposed Struc: Steel	20%			LIFE	**			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Corrugated Metal Decking

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2036	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 1200 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2036	**	5	\$100	
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Raceway

Conduit	100%			2036	**	1		
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
BROOKLYN ANIMAL SHELTER
Asset # : 13734

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2034	**	5		
Molded Case Bkrs	90%			2034	**	5	\$300	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$3,700	
Generators								
Diesel	100%			2029	**	1	\$4,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : Emergency Generator Rated @ 265kw								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$400	
Fuel Storage								
Main Tank	100%			2041	**	5	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 400 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	99%			2026	\$67,800	10	\$10,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps								
Fluorescent	1%			2026	\$700	10	\$100	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Entrance								
Egress Lighting								
Emergency, Service	50%			2026	\$3,000	1		
Exit, Service	50%	Now	\$2,000	2036	**	1		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	20%			2026	\$9,100	10		
HID	10%	Now	\$4,500	2036	**			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Front Of The Building								
Explanation : Not Operational								
No Component	70%							

Alarm

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

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

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

Alarm

Security System

No Component

70%

Generic

30%

2026

\$10,900

1

\$1,400

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

Fire/Smoke Detection

Generic, Digital

100%

2026

\$124,500

1-3

\$7,400

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

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

Heating

Energy Source

Natural Gas

100%

2036

* *

1

Conversion Equipment

Furnace

90%

Now

\$1,200

2026

\$23,900

1

\$4,800

*Other Observation, Extent : Light, Area Affected : 90%**Location : Roof**Explanation : 5 Units. Computer Temperature Control System Not Working*

Furnace

10%

Now

\$2,700

2036

* *

1

\$500

*Other Observation, Extent : Severe, Area Affected : 10%**Location : 1st Floor**Explanation : 2 Inoperable Modine Units***Air Conditioning**

Energy Source

Electricity

100%

2034

* *

1

Conversion Equipment

Reciprocating

85%

2026

\$81,300

1

\$4,800

*Other Observation, Extent : Light, Area Affected : 85%**Location : Roof**Explanation : 4 Units. R-22*

Ext Pkg Unit -

Heating/Cooling

15%

Now

\$2,100

2026

\$21,200

2

\$100

*Malfunctioning, Extent : Severe, Area Affected : 15%**Location : Roof**Other Observation, Extent : Light, Area Affected : 15%**Location : Roof**Explanation : 1 Package Unit. R-22. For Medical Area*

Terminal Devices

Air Handler/Cool/Ht

100%

2026

\$126,300

1

\$7,500

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	85%			2026	\$19,300	2	\$7,100	
	No Component	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
Exhaust Fans									
	Roof	100%			2026	\$18,700	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$4,200	2036	* *	1		
Booster Pump w/Tank, Extent : Severe, Area Affected : 10%									
Location : Defective. 1st Floor									
Water Heater									
	Gas Fired	100%			2021	\$6,900	2	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room									
Explanation : Two 100 Gallons									
Sanitary Piping									
	Cast Iron	100%	Now	\$1,600	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 20%									
Location : Rooms #112, 137, 138, 139									
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2026	\$2,900	1	\$700	
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	Generic	100%			2036	* *	1-2	\$3,400	

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Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : BROOKLYN OCME
Address : 599 WINTHROP STREET @ ALBANY AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0033.000 / 14653 **Yr Built/Renovated** : 2005 / 2008
Area Sq Ft : 37,718 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 10-Jan-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4812 **Lot** : 1 **BIN** : 3831514

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$123,100	
Mechanical		\$133,800
Total	\$123,100	\$133,800
Importance Code A	\$123,100	
Importance Code B		\$133,800
Total	\$123,100	\$133,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$8,700	\$20,400	\$38,100	
Interior Architecture	\$4,200	\$2,100	\$11,300	\$14,700
Electrical	\$11,100	\$6,000	\$7,600	\$39,900
Mechanical	\$19,700	\$14,100	\$21,000	\$13,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$47,700	\$46,600	\$81,900	\$71,800
Importance Code A	\$8,900	\$20,600	\$38,200	\$200
Importance Code B	\$38,800	\$26,000	\$43,700	\$71,400
Importance Code C				\$200
Total	\$47,700	\$46,600	\$81,900	\$71,800



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	50%			LIFE	**	5	\$29,600	
		Recent Construction, Extent : Light, Area Affected : 100%							
		Location : Throughout, New Building Completed In 2008							
	Metal Panel	20%			2050	**	5-10	\$81,500	
	Metal Panel	7%	Now	\$6,000	2050	**	5	\$7,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : West Facade							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : West Facade							
	Metal Coiling Doors	3%			2041	**	5	\$5,600	
	Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
	Window Wall	15%			2050	**	5	\$33,300	
Windows									
	Aluminum	95%			2046	**	5	\$11,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fixed Windows							
	Metal Louvers	5%			2037	**	10	\$3,900	
Parapets									
	Masonry: Brick	35%			LIFE	**	5	\$2,700	
	Metal Panel	25%			2050	**	5	\$7,400	
	Metal Rail	15%			2041	**	5-10	\$20,700	
	Metal Rail	20%			2041	**	5-10	\$27,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Over Second Floor At South Facade							
		Explanation : Metal Rail With Glass							
	Pre-Cast Concrete	5%	Now	\$2,700	LIFE	**	5	\$2,400	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
Roof									
	Single Ply Membrane	100%			2032	**	10	\$63,800	
Interior									
Floors									
	Carpet	15%			2025	\$107,900	3	\$16,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
	Ceramic Tile	5%			2037	**	5	\$2,800	
	Granite Panels	20%			LIFE	**	5	\$8,500	
	Traffic Topping	25%			2032	**	5	\$17,600	
	Vinyl Tile	30%			2032	**	3	\$6,400	
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$400	
	Concrete Masonry Unit	20%			LIFE	**	5	\$700	
	Gypsum Board	50%			LIFE	**	5	\$2,700	
	SGFT/Glazed Masonry	25%			LIFE	**			

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	40%			2041	**	5	\$22,600	
	Exposed Struc: Steel	20%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$3,500	
	Metal Panel	35%			LIFE	**	5	\$24,700	
Electrical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2050	**	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Switch Rated @ 4000 Amperes								
	Transformers								
	Dry Type	100%			2041	**	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : 112.5 Kva, 480/ 277/120 Volts								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2050	**	5	\$200	
	Raceway								
	Conduit	100%			2050	**	1		
	Panelboards								
	Fused Disc Sw	30%			2046	**	5	\$300	
	Molded Case Bkrs	70%			2046	**	5	\$700	
	Wiring								
	Thermoplastic	100%			2050	**	1		
	Motor Controllers								
	Locally Mounted	100%			2041	**	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2041	**	1	\$11,600	
	Generators								
	Diesel	100%			2037	**	1	\$14,600	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : Generator Rated @ 500 Kw								
	Batteries								
	Nickel Cadmium	100%			2019	\$1,500	5	\$8,400	

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2046	* *	5	\$3,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallon Capacity							
	Main Tank	50%			2059	* *	5	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 4000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2032	* *	10	\$17,300	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Fluorescent	50%			2032	* *	10	\$17,300	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2032	* *	1		
	Exit, LED	50%			2059	* *	1		
	Exterior Lighting								
	HID	100%			2032	* *	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2032	* *	1	\$4,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : C C T V Surveillance Cameras							
	Fire/Smoke Detection								
	Generic	100%			2032	* *	1-3	\$23,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Manual Pull Station, Strobe Lights , Alarm Bells And Smoke Detectors							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2050	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Entrance At The Basement							
		Explanation : Steam Is Provided From Kings County Hospital							

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%			2037	**	1	\$1,900	
Pres. Reducing Valve/LP Steam	90%			2033	**	5	\$2,000	
Distribution								
Hot Wtr Piping/Pump	10%			2046	**	4	\$200	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Hallways						
		Explanation : Used For Hydronic Loop						
Central Plant Steam Piping/Pmp	90%			2050	**	4	\$1,700	
Terminal Devices								
Air Handler	90%			2029	**	1	\$21,000	
Fan Coil Unit/Heat	10%			2032	**	1	\$1,200	
Air Conditioning								
Energy Source								
Steam/HW System	100%			2050	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	100%			2037	**	1	\$40,800	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement						
		Explanation : 2 Chillers - Lithium- Bromide And Water Used As Refrigerant						
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2050	**	4	\$1,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$23,300	
Heat Rejection								
Water Cooling Tower	100%			2025	\$133,800	2	\$38,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,000	
Exhaust Fans								
Roof	100%			2032	**	2	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
HW Heat Exchanger								
Steam Fired	100%			2044	**	4	\$5,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2019	\$1,200	4	\$1,200	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2032	* *	4	\$2,300	
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$2,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Travels From Basement : 2nd Floor					
				Explanation : One Unit					
Fire Suppression									
	Sprinkler								
	Generic	100%			2050	* *	1-2	\$10,600	
				Dry System, Extent : Light, Area Affected : 100%					
				Location : Basement					
	Fire Pump								
	Generic	100%			2037	* *	1	\$7,000	
	Chemical System								
	No Component	80%							
	Generic	20%			2023	\$400	1-3	\$700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Fire Extinguishers					

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

Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : BROWNSVILLE DISTRICT HEALTH CTR.
Address : 259 BRISTOL STREET @BLAKE AND DUMONT AVES.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0017.000 / 1985 **Yr Built/Renovated** : 1949 / 2009
Area Sq Ft : 32,472 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 09-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3559 **Lot** : 11 **BIN** : 3081765

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$37,500
Interior Architecture		\$181,000
Electrical		\$550,400
Mechanical		\$284,400
Total		\$1,053,400
Importance Code A		\$37,500
Importance Code B		\$1,015,800
Total		\$1,053,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$46,000			
Interior Architecture	\$22,900	\$2,700	\$9,500	
Electrical	\$18,300	\$2,300	\$31,700	\$3,100
Mechanical	\$25,000	\$4,800	\$7,300	\$5,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$116,100	\$13,700	\$52,500	\$12,200
Importance Code A	\$48,300	\$2,300	\$2,300	\$2,300
Importance Code B	\$63,500	\$11,400	\$50,200	\$9,900
Importance Code C	\$4,300			
Total	\$116,100	\$13,700	\$52,500	\$12,200



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$22,600	LIFE	* *	5	\$37,500	
Efflorescence, Extent : Light, Area Affected : 20%								
Location : Throughout								
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : East Wall - Stair W								
Masonry: Limestone	10%			LIFE	* *	5	\$3,300	
Granite Panels	5%			LIFE	* *	5	\$1,700	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	95%	Now	\$9,600	2034	* *	5	\$5,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Rooms 344 And 346 At Lintels								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Protective Metal Grilles								
Metal Louvers	5%			2029	* *	10	\$3,800	
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	\$5,900	
Efflorescence, Extent : Light, Area Affected : 15%								
Location : Interior Parapet Wall								
Pre-Cast Concrete	5%	0-2	\$200	LIFE	* *	5	\$1,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Coping								
Roof								
Modified Bitumen	100%	Now	\$9,800	2034	* *			
Drains Clogged, Extent : Severe, Area Affected : 20%								
Location : Lower Roof, Rear Yard								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 344, 346								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$9,300	
Ceramic Tile	15%			2029	* *	5	\$6,400	
Mosaic Tile	3%			2039	* *	5	\$3,200	
Terrazzo	20%			LIFE	* *	5	\$6,700	
Vinyl Tile	50%			2026	\$181,000	3	\$8,000	
Vinyl Tile 9" X 9"	2%			2021	\$9,400	3	\$300	

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

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

Interior

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5		\$1,100	
Glazed Ceramic Panel	10%			LIFE	**				
Gypsum Board	15%			LIFE	**	5		\$4,800	
Metal Panel	15%			LIFE	**				
Plaster	45%			LIFE	**	5		\$7,200	
Plaster	10%	Now		\$4,300	LIFE	**	5	\$1,600	

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

Location : Bulkhead

Water Penetration, Extent : Severe, Area Affected : 15%

Location : Bulkhead

Ceilings

AcousTileSusp.Lay-In	40%	2-4		\$6,900	2031	**	5	\$8,500	
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Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%

Location : Basement

Exposed Concrete	15%	0-2		\$4,100	LIFE	**	5	\$1,000	
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Exposed Reinforcement, Extent : Moderate, Area Affected : 5%

Location : Boiler Room

Plaster	5%	Now		\$2,800	LIFE	**	5	\$1,300	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Bulkhead

Plaster	40%				LIFE	**	5	\$10,700	
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2046	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 1600 Amperes.

Switchgear / Switchboard

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

Conduit	50%				2046	**	1		
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Conduit	50%				2026	\$17,600	1		
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Panelboards

Fused Disc Sw	10%				2042	**	5	\$100	
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Molded Case Bkrs	30%				2025	\$13,400	5	\$300	
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Molded Case Bkrs	60%				2042	**	5	\$500	
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Wiring

Braided Cloth	30%	2-4		\$15,400	2051	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Upper Floors

Thermoplastic	70%				2046	**	1		
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	50%			2039	* *	5	\$100	
	Locally Mounted	20%			2024	\$14,900	5		
	Variable Frequency Drive	30%			2031	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2026	\$420,900	10	\$23,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T12 Lamps							
	Fluorescent	10%			2026	\$46,800	10	\$2,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : 3rd Floor Offices, Corridors							
	Egress Lighting								
	Emergency, Battery	50%			2026	\$19,200	10	\$3,400	
	Exit, Service	50%			2026	\$4,700	1		
	Exterior Lighting								
	HID	30%			2026	\$36,700	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2021	\$29,400	1	\$3,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Intrusion Alarm Only; Motion Sensors							
	Fire/Smoke Detection								
	Generic, Digital	100%			2034	* *	1-3	\$20,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells And Smoke Detectors							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	40%			2031	* *	1	\$5,600	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Roof Mounted							
		Explanation : 2 Large Units, 1 Small Unit							
	Steam Boiler	60%			2039	* *	1	\$16,900	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Boiler Room							
		Explanation : 2 Units							
Distribution									
	Central Plant Steam Piping/Pmp	60%			2046	* *	4	\$800	
	No Component	40%							
Terminal Devices									
	Air Handler	20%			2026	\$74,900	1	\$3,500	
	Convactor/Radiator	40%	Now	\$5,700	2024	\$57,100	1	\$3,300	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : West Side Of Basement							
		Explanation : There Is No Heating Devices For West Side Of Basement							
	No Component	40%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	20%			2026	\$45,200	1	\$2,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : 1 Unit, Basement Mer							
	Ext Pkg Unit - Heating/Cooling	60%			2031	* *	2	\$1,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 60%							
		Location : 3 Roof Top Units							
	Window/Wall Unit	20%			2019	\$11,100	1		
Terminal Devices									
	Air Handler/Cool/Ht	20%			2026	\$59,800	1	\$3,500	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2026	\$10,700	2	\$4,000	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,900	
Exhaust Fans									
	Interior	50%			2026	\$47,400	2	\$400	
	Roof	50%			2031	* *	2	\$400	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	* *	1		
	Water Heater								
	Gas Fired	100%			2024	\$16,300	2	\$400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$2,800	LIFE	* *	1		
			Blockage /Clogged, Extent : Severe, Area Affected : 50%						
			Location : Roof						
	Sump Pump(s)								
	Submersible	100%	0-2	\$1,000	2021	\$1,000	4	\$700	
			On Extended Life, Extent : Severe, Area Affected : 100%						
			Location : Basement						
	Sewage Ejector(s)								
	Electric	100%			2031	* *	4	\$1,900	
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$2,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : B-3						
			Explanation : One Unit						

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Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : BUSHWICK DISTRICT HEALTH CTR.
Address : 335 CENTRAL AVENUE @LINDEN ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0018.000 / 1986 **Yr Built/Renovated** : 1959 / 1996
Area Sq Ft : 35,640 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 17-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,p
Block : 3324 **Lot** : 1 **BIN** : 3076115

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$874,300	\$65,700
Interior Architecture	\$165,700	\$42,000
Electrical		\$953,400
Mechanical	\$56,600	\$889,700
Total	\$1,096,600	\$1,950,800
Importance Code A	\$874,300	\$65,700
Importance Code B	\$222,300	\$1,885,100
Total	\$1,096,600	\$1,950,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$33,500			
Interior Architecture	\$32,600	\$26,300	\$5,200	
Electrical	\$2,400	\$2,900	\$3,100	\$2,700
Mechanical	\$9,800	\$7,600	\$11,400	\$27,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$86,200	\$44,700	\$27,500	\$38,500
Importance Code A	\$35,300	\$1,800	\$1,800	\$1,800
Importance Code B	\$39,900	\$42,900	\$23,800	\$36,700
Importance Code C	\$11,000		\$1,900	
Total	\$86,200	\$44,700	\$27,500	\$38,500



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	3%			LIFE		* *		
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Explanation : Bird Droppings							
Cast in Place Concrete	5%	Now	\$45,100	LIFE		* *	5	\$20,000
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
	Location : Spandrels							
	Paint Peeling, Extent : Moderate, Area Affected : 50%							
	Location : Underside Of Canopy At South Facade							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Spandrels							
Masonry: Brick	82%	Now	\$593,800	LIFE		* *	5	\$65,700
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Hroughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Granite Panels	5%			LIFE		* *	5	\$3,000
Pre-Cast Concrete	5%			LIFE		* *	5	\$13,000
Windows								
Aluminum	95%	Now	\$89,300	2043		* *	5	\$10,700
	Crtrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : All Windows Are Bolted							
Glass Block	5%	Now	\$11,200	LIFE		* *	5	\$700
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	90%	Now	\$110,900	LIFE	* *	5	\$9,600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$22,300	LIFE	* *	5	\$1,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Coping								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Roof								
Modified Bitumen	100%	Now	\$35,200	2032	* *			
Blisters, Extent : Light, Area Affected : 20%								
Location : Throughout								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Ceramic Tile	10%			2036	* *	5	\$6,600	
Sheet Vinyl/Rubber	85%	Now	\$165,700	2032	* *	5	\$42,000	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	5%	Now	\$7,600	LIFE	* *	5	\$2,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2036	* *	5	\$3,700	
Concrete Masonry Unit	5%	Now	\$4,100	LIFE	* *	5	\$1,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Glass: Single Pane	2%			LIFE	* *	5	\$1,100	
Gypsum Board	50%			LIFE	* *	5	\$22,400	
Plaster	23%	Now	\$6,900	LIFE	* *	5	\$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	15%			LIFE	* *			

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	80%			2040	**	5	\$52,700	
Exposed Concrete	10%	Now	\$10,600	LIFE	**	5	\$1,000	

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Throughout

Gypsum Board	10%	Now	\$3,300	LIFE	**	5	\$8,200	
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Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2037	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Main Service Disconnect Switches Rated @ 2500 Amperes And 1200 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2037	**	5	\$200	
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Raceway

Conduit	100%			2037	**	1		
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Panelboards

Fused Disc Sw	2%			2035	**	5		
Molded Case Bkrs	98%			2035	**	5	\$900	

Wiring

Thermoplastic	100%			2037	**	1		
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Motor Controllers

Locally Mounted	100%			2032	**	5	\$200	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$500	
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Lighting

Interior Lighting

Fluorescent	95%			2027		\$555,700	10	\$31,100
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : T-8 Lamps

Fluorescent	5%			2027		\$29,200	10	\$1,600
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Battery	50%			2027		\$24,000	10	\$4,300
Exit, LED	10%			2042	**		1	
Exit, Service	40%			2035	**		1	

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

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

Lighting

Exterior Lighting									
HID		20%			2027	\$26,900	10		
No Component		80%							

Alarm

Security System									
No Component		70%							
Generic		30%			2027	\$32,300	1	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Hallways And Entry And Exit Doors</i>									
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm System</i>									

Fire/Smoke Detection

Generic, Digital		100%			2027	\$368,500	1-3	\$22,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>									

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

Heating

Energy Source									
Natural Gas		100%			2047	**	1		
Conversion Equipment									
Hot Water Boiler		100%			2032	**	1	\$17,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Boiler Room</i>									
<i>Explanation : 2 Gas Fired Hot Water Boilers</i>									
Distribution									
Hot Wtr Piping/Pump		100%			2035	**	4	\$2,600	
Terminal Devices									
Air Handler		50%			2027	\$234,300	1	\$11,000	
Convactor/Radiator		50%			2032	**	1	\$5,800	

Air Conditioning

Energy Source									
Electricity		100%			2043	**	1		
Conversion Equipment									
Reciprocating Compr/Chiller		80%			2027	\$226,300	1	\$13,200	
Reciprocating Compr/Chiller		20%	0-2	\$56,600	2037	**	1	\$3,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Roof, 2 Of 2 Chillers With 2 Of 4 Malfunctioning Compressors</i>									
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	98%			2037	* *	4	\$1,700	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10% Location : Roof							
	CW & CHW Wtr Pipe/Pump	2%	0-2	\$800	2057	* *	4		
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5% Location : Penthouse Mechanical Equipment Room							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2027	\$373,800	1	\$22,000	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,900	
Exhaust Fans									
	Roof	100%			2027	\$55,300	2	\$1,100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2037	* *	1		
Water Heater									
	Gas Fired	100%			2022	\$20,300	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 2 Units							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2027	\$9,600	4	\$2,100	
Backflow Preventer									
	Generic	100%			2032	* *	1	\$2,200	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : B-3 Explanation : 2 Units							

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Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : CENTRAL HARLEM DIST HEALTH CTR.
Address : 2238 FIFTH AVENUE @W. 137 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0012.000 / 2788 **Yr Built/Renovated** : 1937 / 2013
Area Sq Ft : 31,180 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 15-May-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1734 **Lot** : 34 **BIN** : 1053900

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$65,100	\$39,400
Interior Architecture	\$243,500	\$161,300
Electrical		\$469,900
Mechanical	\$343,800	\$97,100
Total	\$652,400	\$767,800
Importance Code A	\$65,100	\$39,400
Importance Code B	\$587,300	\$728,300
Total	\$652,400	\$767,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$31,800	\$5,200		
Interior Architecture	\$8,400	\$11,800		\$1,800
Electrical	\$16,700	\$2,400	\$1,300	\$1,300
Mechanical	\$37,200	\$7,300	\$15,600	\$7,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$98,000	\$30,600	\$20,900	\$14,300
Importance Code A	\$34,500	\$8,000	\$2,700	\$2,700
Importance Code B	\$56,900	\$22,600	\$18,200	\$11,600
Importance Code C	\$6,600			
Total	\$98,000	\$30,600	\$20,900	\$14,300



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	93%			LIFE	**	5	\$39,400		
Masonry: Limestone	5%			LIFE	**	5	\$1,600		
Recent Repair Evident, Extent : Light, Area Affected : 66%									
Location : Throughout									
Masonry: Sandstone	2%	Now	\$65,100	LIFE	**	5	\$600		
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Basement Window Sills									
Spalling, Extent : Severe, Area Affected : 50%									
Location : Basement Window Sills									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement Window Sills									
Explanation : This Material Is Actually Bluestone									
Windows									
Aluminum	90%			2050	**	5	\$10,400		
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Metal Louvers	5%	0-2	\$900	2028		\$17,300			
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Throughout									
Steel	5%	Now	\$30,300	2050	**	5	\$3,600		
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Basement, Second And Third Floors									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Basement, Second And Third Floors									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Basement, Second And Third Floors									
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$4,600		
Masonry: Brick	90%			LIFE	**	5	\$5,300		
Recent Repair Evident, Extent : Light, Area Affected : 66%									
Location : Throughout									
Roof									
IRMA/Protected Membrane	5%	Now	\$600	2030	**				
Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%									
Location : Bulkhead									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Bulkhead									
Modified Bitumen	90%			2035	**	10	\$29,100		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Skylight, Metal/Glass	5%			2055	**	10	\$5,400		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$9,000	
Ceramic Tile	5%			2028	\$39,600	5	\$2,000	
Sheet Vinyl/Rubber	30%			2035	* *	5	\$18,400	
Terrazzo	10%			LIFE	* *	5	\$3,200	
Vinyl Tile	35%			2025	\$121,700	3	\$7,200	
Vinyl Tile 9" X 9"	10%			2020	\$45,000	3	\$1,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Metal Panel	10%			LIFE	* *			
Plaster	80%	0-2	\$6,600	LIFE	* *	5	\$12,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	60%	0-2	\$198,500	2045	* *	5	\$15,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Second And Third Floors								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Second And Third Floors								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Second And Third Floors								
AcousTileSusp.Lay-In	10%			2045	* *	5	\$4,100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Embossed Metal	1%			LIFE	* *	5	\$200	
Exposed Concrete	10%			LIFE	* *	5	\$600	
Plaster	19%			LIFE	* *	5	\$4,900	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2055	* *	5	\$100	
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2055	* *	5	\$800	
	Raceway								
	Conduit	70%			2025	\$24,600	1		
	Conduit	30%			2055	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2024	\$2,200	5		
	Molded Case Bkrs	95%			2050	* *	5	\$800	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$15,400	2050	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2025	\$10,300	1		
Thermoplastic	50%			2055	* *	1		
Motor Controllers								
Locally Mounted	20%			2045	* *	5		
Locally Mounted	80%			2023	\$59,800	5	\$200	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$200	
Generic	50%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	60%			2025	\$269,500	10	\$15,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2035	* *	10	\$7,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2035	* *	10	\$2,500	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	35%			2025	\$12,900	10	\$2,300	
Emergency, Battery	15%			2035	* *	10	\$1,000	
Exit, LED	10%			2065	* *	1		
Exit, Service	40%			2025	\$3,600	1		
Exterior Lighting								
Fluorescent	10%			2035	* *	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	90%			2025	\$105,800	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2035	* *	1	\$5,800	
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2035	* *	1-3	\$7,700	

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2045	**	1		
			Other Observation, Extent : Severe, Area Affected : 5%						
			Location : Basement						
			Explanation : There Is No Vent For Gas Meter Room						
Conversion Equipment									
	Steam Boiler	100%			2038	**	1	\$27,100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 2 Units						
Distribution									
	Central Plant Steam Piping/Pmp	100%	Now	\$21,700	2035	**	4	\$1,300	
			Malfunctioning, Extent : Moderate, Area Affected : 20%						
			Location : Pneumatic Control, Throughout						
Terminal Devices									
	Air Handler	20%			2033	**	1	\$3,400	
	Air Handler	30%			2020	\$107,900	1	\$5,100	
	Convactor/Radiator	50%			2030	**	1	\$4,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	100%			2030	**	1	\$12,700	
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Basement						
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2045	**	4	\$1,300	
Terminal Devices									
	Air Handler/Cool/Ht	40%			2033	**	1	\$6,800	
			Other Observation, Extent : Moderate, Area Affected : 5%						
			Location : 2nd Floor Room #202						
			Explanation : There Is No A C For Computer Serve Room						
	Air Handler/Cool/Ht	60%			2020	\$172,200	1	\$10,200	
Heat Rejection									
	Water Cooling Tower	100%			2023	\$97,100	2	\$27,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,300	
Exhaust Fans									
	Interior	70%			2020	\$63,700	2	\$600	
	Roof	30%			2025	\$12,700	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	**	1		

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2023	\$15,600	2	\$400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$2,700	LIFE	* *	1		
			Blockage /Clogged, Extent : Severe, Area Affected : 10%						
			Location : Water Backup From Sewage In Boiler Room						
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$1,900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : B-3						
			Explanation : One Unit						
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2035	* *	1-2	\$400	

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

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

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

Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : CHELSEA DISTRICT HEALTH CENTER
Address : 303 NINTH AVENUE @W. 28 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0013.000 / 1575 **Yr Built/Renovated** : 1937 / 2001
Area Sq Ft : 25,992 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 10-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 724 **Lot** : 82 **BIN** : 1012830

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$121,200	\$40,300
Interior Architecture	\$283,600	
Electrical	\$435,700	\$36,600
Mechanical	\$119,500	\$377,800
Total	\$960,000	\$454,600
Importance Code A	\$121,200	\$40,300
Importance Code B	\$760,300	\$414,400
Importance Code C	\$78,500	
Total	\$960,000	\$454,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$48,000	\$4,100		
Interior Architecture	\$8,700			\$4,500
Electrical	\$84,100	\$1,100	\$900	\$900
Mechanical	\$51,600	\$3,700	\$7,300	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$196,300	\$12,900	\$12,100	\$12,500
Importance Code A	\$50,400	\$6,500	\$2,400	\$2,400
Importance Code B	\$145,900	\$6,400	\$9,700	\$10,100
Importance Code C				
Total	\$196,300	\$12,900	\$12,100	\$12,500



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	0-2	\$121,200	LIFE	* *	5	\$40,300	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout All Facades									
	Masonry: Granite	8%			LIFE	* *	5	\$2,700	
	Pre-Cast Concrete	2%			LIFE	* *	5	\$2,900	
Windows									
	Aluminum	80%			2040	* *	5	\$8,300	
	Steel	20%	Now	\$32,300	2032	* *	5	\$12,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Parapets									
	Cast in Place Concrete	5%			LIFE	* *	5	\$2,300	
	Copper/Terne	5%			2044	* *	5	\$1,100	
	Masonry: Brick	80%			LIFE	* *	5	\$3,500	
	Metal Panel	10%			2044	* *	5	\$1,700	
Roof									
	Modified Bitumen	95%	0-2	\$14,300	2029	* *			
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Throughout Main Roof									
	Skylight, Metal/Glass	5%			2034	* *	10	\$4,300	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$3,900	
	Ceramic Tile	5%			2027	\$34,600	5	\$1,800	
	Terrazzo	10%			LIFE	* *	5	\$2,800	
	Vinyl Tile	75%	Now	\$68,200	2029	* *	3	\$10,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Basement, 1st And 2nd Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Basement, 1st And 2nd Floor									
	Vinyl Tile	5%	Now	\$15,200	2034	* *	3	\$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Other Observation, Extent : Moderate, Area Affected : 70%									
Location : Basement And Room 107									
Explanation : 9 inch X 9 inch Tiles									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
CHELSEA DISTRICT HEALTH CENTER
Asset # : 1575

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Marble Panels	5%			LIFE	**			
	Plaster	90%	Now	\$78,500	LIFE	**	5	\$9,800	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Basement And 1st Floor							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : Basement And 1st Floor							
		Explanation : Recent Flood Damage After Pipe Burst							
	SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	30%	Now	\$8,700	2029	**	5	\$5,400	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : First Floor							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%							
		Location : First Floor							
	Gypsum Board	5%			LIFE	**	5	\$2,200	
	Plaster	65%	Now	\$121,700	LIFE	**	5	\$14,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Storage Room In Basement, Throughout First Floor							
		Paint Peeling, Extent : Severe, Area Affected : 30%							
		Location : Storage Room In Basement, Throughout First Floor							
		Patching Evident, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2044	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 1200 Amperes Main Disconnect Switch									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2044	* *	5	\$100	
	Molded Case Bkrs	50%			2024	\$36,600	5	\$300	
Raceway									
	Conduit	90%			2034	* *	1		
	Conduit	10%			2044	* *	1		

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2023	\$3,000	5	\$100	
	Fused Toggle Switch	30%	2-4	\$9,000	2049	* *	5	\$100	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Molded Case Bkrs	20%			2040	* *	5	\$100	
	Molded Case Bkrs	40%			2023	\$11,900	5	\$300	
Wiring									
	Braided Cloth	70%	2-4	\$36,000	2049	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	20%			2024	\$10,300	1		
	Thermoplastic	10%			2044	* *	1		
Motor Controllers									
	Locally Mounted	70%			2022	\$39,200	5	\$100	
	Locally Mounted	30%	2-4	\$16,800	2044	* *	5		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room - Basement									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Ground									
Grounding Devices									
	Generic	100%	2-4	\$9,500	LIFE	* *	5	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	20%			2029	* *	10	\$4,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : T-8 Lamps									
	Fluorescent	10%			2029	* *	10	\$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : T-5 Lamps									
	Fluorescent	67%			2019	\$262,500	10	\$14,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : T-12 Lamps									
	HID	2%			2019	\$1,200	10		
	Incandescent	1%			2019	\$3,900	2		

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

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

Lighting

Egress Lighting									
Emergency, Battery	50%			2019	\$16,100	10		\$2,900	
Exit, LED	20%			2052	* *	1			
Exit, Service	30%			2019	\$2,400	1			
Exterior Lighting									
HID	100%			2019	\$98,000	10		\$100	

Alarm

Security System									
No Component	70%								
Generic	30%			2032	* *	1		\$2,900	
Fire/Smoke Detection									
No Component	60%								
Generic	40%			2032	* *	1-3		\$6,400	

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

Heating

Energy Source									
Natural Gas	100%			2044	* *	1			
Conversion Equipment									
Steam Boiler	100%			2037	* *	1		\$23,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Boiler Room</i>									
<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>									

Distribution									
Central Plant Steam Piping/Pmp	100%			2024	\$377,800	4		\$1,800	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout, Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit</i>									

Terminal Devices									
Convactor/Radiator	100%			2022	\$119,500	1		\$7,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout, The Steam Radiators Are Beyond Their Useful Life Cycle Limit</i>									

Air Conditioning

Energy Source									
Electricity	100%			2032	* *	1			
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling	40%			2029	* *	2		\$600	
Split Unit	10%			2029	* *				
Window/Wall Unit	50%			2019	\$23,300	1			

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	50%			2029	* *	2	\$8,300	
	No Component	50%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,300	
Exhaust Fans									
	Interior	25%	Now	\$2,000	2019	\$19,900	2	\$100	
		Not in Service, Extent : Severe, Area Affected : 25% Location : 2 Units In Penthouse							
	Roof	75%			2029	* *	2	\$600	
Plumbing									
H/C Water Piping									
	Brass/Copper	30%			2044	* *	1		
	Galvanized Steel	70%	0-2	\$1,400	2029	* *	1		
		Corroded, Extent : Moderate, Area Affected : 100% Location : Basement, Deteriorated Water Main Piping							
Water Heater									
	Gas Fired	100%			2023	\$13,600	2	\$300	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout, The Sanitary Piping Is Beyond Its Useful Life Cycle Limit							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout, The Storm Piping Is Beyond Its Useful Life Cycle Limit							
Sump Pump(s)									
	Non-Submersible	100%			2029	* *	4	\$600	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : B, 1, 2, 3 Explanation : 1 Unit							

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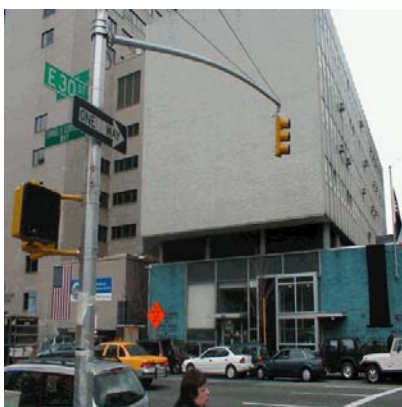
Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

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 : 21-May-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 962 **Lot** : 1 **BIN** : 1022053

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$351,500	\$182,700
Interior Architecture	\$290,600	\$51,900
Electrical	\$290,800	\$3,138,600
Mechanical	\$558,500	\$1,943,900
Total	\$1,491,400	\$5,317,100
Importance Code A	\$351,500	\$278,000
Importance Code B	\$1,139,900	\$4,987,200
Importance Code C		\$51,900
Total	\$1,491,400	\$5,317,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$76,100	\$8,200		
Interior Architecture	\$72,400	\$24,700	\$9,700	\$1,800
Electrical	\$20,600	\$41,000	\$12,900	\$14,700
Mechanical	\$57,300	\$59,600	\$48,700	\$18,000
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Total	\$258,000	\$165,100	\$102,900	\$66,000
Importance Code A	\$76,100	\$8,400		
Importance Code B	\$169,500	\$156,700	\$102,900	\$66,000
Importance Code C	\$12,400			
Total	\$258,000	\$165,100	\$102,900	\$66,000



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	45%	Now	\$191,400	LIFE	**	5	\$63,500	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%							
		Location : West And South Facades							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal/Glass Curt Wall	45%			LIFE	**	5	\$119,100	
	Metal Panel	5%			2051	**	5-10	\$48,500	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Water Tower							
	Window Wall	5%	Now	\$33,900	2045	**	5	\$13,200	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
		Location : West Facade							
Windows									
	Aluminum	95%	Now	\$124,800	2041	**	5	\$14,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Metal Louvers	5%			2034	**	10	\$9,800	
Parapets									
	Masonry: Brick	50%			LIFE	**	5	\$4,200	
	Metal/Glass Curt Wall	45%			2045	**	5	\$14,700	
	Metal Panel	5%			2045	**	5	\$1,600	
Roof									
	Modified Bitumen	95%	Now	\$21,500	2030	**			
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Skylight, Metal/Glass	3%	Now	\$17,200	2035	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Over Stair							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Over Stair							
	Skylight, Plastic	2%	Now	\$3,600	2038	**	1		
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Interior									

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Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$30,900	
	Ceramic Tile	10%	0-2	\$27,300	2034	**	5	\$7,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Quarry Tile	10%			2038	**	5	\$21,200	
	Terrazzo	5%	Now	\$32,700	LIFE	**	5	\$5,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Lobby								
	Vinyl Tile	10%	Now	\$119,700	2035	**	3	\$5,300	
	Adhesion Failure, Extent : Moderate, Area Affected : 25%								
	Location : First, Second And Third Floors								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Second And Third Floors								
	Vinyl Tile	55%			2030	**	3	\$29,100	
Interior Walls									
	Ceramic Tile	10%			2034	**	5	\$24,700	
	Concrete Masonry Unit	15%			LIFE	**	5	\$14,800	
	Glass: Single Pane	2%			LIFE	**	5	\$3,700	
	Gypsum Board	35%			LIFE	**	5	\$51,900	
	Marble Panels	3%			LIFE	**			
	Plaster	20%			LIFE	**	5	\$14,800	
	SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$170,900	2045	**	5	\$10,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
	Location : Third Floor								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Third Floor								
	AcousTileSusp.Lay-In	15%			2038	**	5	\$21,200	
	AcousTileSusp.Lay-In	35%			2030	**	5	\$49,400	
	Exposed Concrete	15%			LIFE	**	5	\$3,300	
	Plaster	20%			LIFE	**	5	\$17,600	
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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2025	\$36,900	5	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : 2- 2,000 Amperes Main Disconnect Switch								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2023	\$15,800	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2- 500 Kva 208pri-480/277sec									
Switchgear / Switchboard									
	Fused Disc Sw	10%			2035	**	5		
	Molded Case Bkrs	90%			2025	\$109,800	5	\$2,200	
Raceway									
	Conduit	70%			2025	\$69,200	1		
	Conduit	30%			2035	**	1		
Panelboards									
	Fused Disc Sw	10%			2033	**	5	\$200	
	Molded Case Bkrs	50%			2033	**	5	\$1,200	
	Molded Case Bkrs	40%			2024	\$35,800	5	\$1,000	
Wiring									
	Braided Cloth	60%	2-4	\$92,100	2050	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	40%			2035	**	1		
Motor Controllers									
	Locally Mounted	5%			2023	\$9,300	5		
	Locally Mounted	25%			2030	**	5	\$200	
	Motor Control Center	20%			2030	**	5	\$500	
	Motor Control Center	50%			2023	\$66,300	5	\$1,300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,400	
Stand-by Power									
Transfer Switches									
	Automatic	50%			2023	\$5,600	1	\$14,500	
	Automatic	50%			2030	**	1	\$14,500	
Generators									
	Diesel	50%			2021	\$44,000	1	\$18,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : 1- 205 Kw									
	Diesel	50%			2028	\$44,000	1	\$18,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : 1- 225 Kw									
Batteries									
	Lead/Acid	100%			2019	\$1,500	5	\$3,500	
Fuel Storage									
	Day Tank	25%			2024	\$1,700	5	\$4,400	
	Day Tank	25%			2033	**	5	\$4,400	
	Main Tank	50%			2028	\$5,700	5	\$1,400	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	10%			2020	\$154,700	10	\$8,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	78%			2025	\$1,206,500	10	\$67,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2025	\$154,700	10	\$8,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lamps							
	HID	1%			2020	\$2,300	10		
	Incandescent	1%			2020	\$15,500	2		
	Egress Lighting								
Emergency, Service	45%			2025	\$20,800	1			
Emergency, Battery	5%			2025	\$6,300	10	\$1,100		
Exit, LED	50%			2053	* *	1			
Exterior Lighting									
HID	100%				2025	\$355,400	10	\$300	
Alarm									
Security System									
No Component	70%								
Generic	30%				2030	* *	1	\$10,600	
	Other Observation, Extent : Moderate, Area Affected : 30%								
	Location : Main Floor And Basement Levels								
	Explanation : Security Cameras								
Fire/Smoke Detection									
Generic, Analog	100%				2025	\$974,500	1-3	\$59,800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Not Up To Modern Standards - Lacking Purge System								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Utility Steam	100%			2035	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Steam From Con Ed									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2028	\$58,400	5	\$5,600	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 6th Floor East Mechanical Room							
		Explanation : 2 Heat Exchangers							
Distribution									
	Hot Wtr Piping/Pump	50%			2033	**	4	\$2,300	
	Central Plant Steam Piping/Pmp	50%			2035	**	4	\$3,500	
Terminal Devices									
	Air Handler	40%	Now	\$9,900	2025	\$495,700	1	\$21,000	
		Leak Evident, Extent : Moderate, Area Affected : 20%							
		Location : Air Leaking From Ext. Ahu On The 6th And 2nd Floor Roofs							
	Air Handler	20%	Now	\$247,900	2035	**	1	\$10,500	
		Abandoned in Place, Extent : Severe, Area Affected : 20%							
		Location : 2nd Floor Mechanical Room #3							
		On Extended Life, Extent : Moderate, Area Affected : 20%							
		Location : 2nd Floor Mechanical Room #3							
	Convactor/Radiator	20%			2023	\$94,400	1	\$6,100	
	Fan Coil Unit/Heat	20%			2020	\$264,000	1	\$6,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	60%			2028	\$598,400	1	\$61,200	
		R-134a Refrigerant, Extent : Light, Area Affected : 50%							
		Location : 2 Units, Basement							
	Window/Wall Unit	20%			2019	\$36,700	1		
	No Component	20%							
Distribution									
	CW & CHW Wtr Pipe/Pump	60%			2035	**	4	\$4,200	
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2025	\$316,300	1	\$23,300	
	No Component	60%							
Heat Rejection									
	Water Cooling Tower	60%	Now	\$34,900	2023	\$116,500	2	\$45,500	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Suporting Beams At Roof							
	No Component	40%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,600	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	80%			2025	\$67,200	2	\$2,300	
	Roof	20%			2020	\$29,300	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2025	\$140,400	4	\$9,300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$3,700	LIFE	* *	1		
	Damaged, Extent : Severe, Area Affected : 2%								
	Location : Behind The Water Cooling Tower, 6th Floor And 2nd Floor Roofs								
	Sump Pump(s)								
	Non-Submersible	100%			2033	* *	4	\$2,000	
	Sewage Ejector(s)								
	Electric	100%			2025	\$25,400	4	\$3,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 90%								
	Location : (1) C, B-6 (2) 1-6								
	Explanation : 3 Units								
	Hydraulic	10%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : C - B								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$47,500	
	Sprinkler								
	No Component	30%							
	Generic	70%			2035	* *	1-2	\$18,500	
	Fire Pump								
	Generic	100%			2028	\$56,700	1	\$17,600	

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Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : CORONA DISTRICT HEALTH CENTER
Address : 34-33 JUNCTION BOULEVARD
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HEA0016.000 / 133 **Yr Built/Renovated** : 1940 / 2006
Area Sq Ft : 28,600 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 18-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,ph
Block : 1729 **Lot** : 27 **BIN** : 4042887

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$147,400	
Electrical		\$468,900
Total	\$147,400	\$468,900
Importance Code A	\$147,400	
Importance Code B		\$468,900
Total	\$147,400	\$468,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$83,500	\$5,100		\$1,900
Interior Architecture	\$26,200	\$3,800	\$2,800	\$3,800
Electrical	\$29,500	\$2,300	\$2,500	\$2,200
Mechanical	\$28,400	\$5,600	\$10,100	\$5,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$171,500	\$20,600	\$19,300	\$17,700
Importance Code A	\$86,000	\$7,500	\$2,500	\$4,400
Importance Code B	\$85,400	\$13,100	\$16,800	\$13,300
Importance Code C				
Total	\$171,500	\$20,600	\$19,300	\$17,700



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$11,000	LIFE	**	5	\$9,700		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : West Facade									
Painted Surfaces, Extent : Moderate, Area Affected : 100%									
Location : West Facade									
Masonry: Brick	73%	Now	\$85,600	LIFE	**	5	\$28,400		
Horizontal Cracks, Extent : Light, Area Affected : 10%									
Location : North And South Facades									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : North And South Facades									
Masonry: Granite	5%			LIFE	**	5	\$1,500		
Masonry: Limestone	2%			LIFE	**	5	\$600		
Masonry: Marble	5%			LIFE	**	5	\$1,500		
Metal Panel	10%			2044	**	5-10	\$26,700		
Windows									
Aluminum	95%			2040	**	5	\$10,100		
Bronze/Brass	5%	Now	\$61,800	2049	**	5	\$1,700		
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Bulkheads									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Bulkheads									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Bulkheads									
Parapets									
Masonry: Brick	55%			LIFE	**	5	\$3,000		
Masonry: Marble	20%	Now	\$28,700	LIFE	**	5	\$1,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Coping									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Metal Panel	5%			2044	**	5	\$1,100		
Metal Rail	5%			2037	**	5-10	\$4,900		
Metal: Cage/Fence	15%	Now	\$3,200	2029	**	5	\$2,600		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Lower Roof									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Lower Roof									

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

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

Exterior

Roof

Modified Bitumen

95% Now

\$32,700 2029

* *

*Blisters, Extent : Moderate, Area Affected : 20%**Location : Over Third Floor**Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%**Location : Over Third Floor*

Skylight, Metal/Glass

5%

2034

* *

10

\$4,900

*Recent Repair Evident, Extent : Light, Area Affected : 20%**Location : Over Stair*

Interior

Floors

Ceramic Tile

5%

2033

* *

5

\$1,900

Terrazzo

15% Now

\$26,200

LIFE

* *

5

\$4,400

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Front And East Stairs*

Vinyl Tile

60%

2029

* *

3

\$8,500

Vinyl Tile

20%

2032

* *

3

\$2,800

Interior Walls

Ceramic Tile

5%

2033

* *

5

\$2,400

Glass: Single Pane

5%

LIFE

* *

5

\$1,800

Gypsum Board

30%

LIFE

* *

5

\$8,500

Gypsum Board

20%

LIFE

* *

5

\$5,700

Metal Panel

5%

LIFE

* *

5

\$2,800

Plaster

20%

LIFE

* *

5

\$2,800

SGFT/Glazed Masonry

15%

LIFE

* *

5

\$2,800

Ceilings

AcousTileSusp.Lay-In

20%

2037

* *

5

\$7,500

AcousTileSusp.Lay-In

15%

2041

* *

5

\$5,600

Gypsum Board

25%

LIFE

* *

5

\$11,700

Plaster

40%

LIFE

* *

5

\$9,400

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2044

* *

5

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 2000 Amperes*

Switchgear / Switchboard

Molded Case Bkrs

100%

2044

* *

5

\$800

Raceway

Conduit

10%

2024

\$3,500

1

Conduit

90%

2044

* *

1

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	90%			2040	**	5	\$700	
	Molded Case Bkrs	10%			2023	\$3,000	5	\$100	
Wiring									
	Braided Cloth	10%	2-4	\$5,100	2049	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	90%			2044	**	1		
Motor Controllers									
	Locally Mounted	50%			2037	**	5	\$100	
	Motor Control Center	50%			2037	**	5	\$400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$400	
Lighting									
Interior Lighting									
	Fluorescent	85%			2029	**	10	\$19,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Upper Floors							
		Explanation : T-8 Lamps							
	Fluorescent	15%			2024	\$61,800	10	\$3,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
Egress Lighting									
	Emergency, Battery	40%			2029	**	10	\$2,400	
	Exit, Service	60%			2029	**	1		
Exterior Lighting									
	HID	100%			2024	\$107,800	10	\$100	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2024	\$25,900	1	\$3,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways, Entry And Exit Doors							
		Explanation : Intrusion Alarm System; Motions Sensors							
Fire/Smoke Detection									
	Generic	100%			2024	\$295,700	1-3	\$17,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Smoke Detectors, Horns And Manual Pull Stations							

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		
Conversion Equipment								
Steam Boiler	100%			2029	* *	1	\$24,900	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers + Summer Boiler For T B Clinic								
Distribution								
Central Plant Steam Piping/Pmp	100%			2034	* *	4	\$1,200	
Terminal Devices								
Air Handler	5%			2024	\$16,500	1	\$800	
Convactor/Radiator	95%			2029	* *	1	\$7,700	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2029	* *	1	\$7,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Chillers On Roof								
Ext Pkg Unit - Heating/Cooling Window/Wall Unit	30%			2029	* *	2	\$500	
	10%			2019	\$4,900	1		
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2044	* *	4	\$1,100	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2029	* *	1	\$9,300	
No Component	40%							
Heat Rejection								
Dry Cooler	60%			2029	* *	2	\$10,500	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,000	
Exhaust Fans								
Interior	40%			2024	\$33,400	2	\$300	
Roof	60%			2029	* *	2	\$500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2029	* *	1		
Water Heater								
Gas Fired	100%			2019	\$14,300	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2019	\$900	4	\$900	
	Sewage Ejector(s)								
	Electric	100%			2029	* *	4	\$1,100	
	Backflow Preventer								
	Generic	100%			2034	* *	1	\$1,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement : 3rd Floor								
	Explanation : One Unit								
Fire Suppression									
	Chemical System								
	No Component	80%							
	Generic	20%			2019	\$400	1-3	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Fire Extinguishers								

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

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

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

Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : CROWN HEIGHTS HEALTH CENTER
Address : 1218 PROSPECT PLACE @ TROY AVE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0030.000 / 14331 **Yr Built/Renovated** : 1954 / 2009
Area Sq Ft : 17,400 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 04-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1365 **Lot** : 9 **BIN** : 3036147

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture		\$38,800
Total		\$38,800
Importance Code B		\$38,800
Total		\$38,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$28,900		\$700	\$2,700
Interior Architecture	\$15,100	\$1,900		\$1,900
Electrical	\$1,600	\$1,500	\$3,400	\$1,700
Mechanical	\$2,800	\$2,200	\$4,000	\$2,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$52,300	\$9,500	\$12,000	\$12,900
Importance Code A	\$29,600	\$800	\$1,500	\$3,500
Importance Code B	\$22,700	\$8,100	\$10,500	\$9,400
Importance Code C		\$700		
Total	\$52,300	\$9,500	\$12,000	\$12,900



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Exposed Struc: Steel	3%	4+	\$5,500	LIFE	* *	5	\$1,800	
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Egress Stair - Rear Yard								
Masonry: Brick	15%	4+	\$8,800	LIFE	* *	5	\$2,900	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : North Facade								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
Location : Throughout								
Masonry: Limestone	32%			LIFE	* *	5	\$4,700	
Metal/Glass Curt Wall	42%			LIFE	* *	5	\$15,400	
Granite Panels	5%			LIFE	* *	5	\$700	
Window Wall	3%			2052	* *	5	\$2,200	
Windows								
Aluminum	40%			2042	* *	5	\$2,300	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Basement								
Special Gauge/Ballistic	60%			LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Street Facade								
Explanation : Bullet Proof Glass								
Parapets								
Metal Panel	5%			2052	* *	5	\$900	
Metal Rail	85%	2-4	\$10,000	2039	* *	5	\$26,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Infill Panels For Metal Railing Not Weather Resistant								
Metal: Cage/Fence	10%			2039	* *	5-10	\$3,400	
Roof								
Fiberglass Panel	3%			2035	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Yard								
Explanation : Paneling Covering Egress Stair								
Modified Bitumen	94%	0-2	\$2,600	2031	* *			
Blisters, Extent : Moderate, Area Affected : 15%								
Location : East Roof								
Debris Present, Extent : Moderate, Area Affected : 10%								
Location : At Roof Drains								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Single Ply Membrane	3%			2031	* *	10	\$700	

Interior

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$2,500	
	Ceramic Tile	5%			2035	* *	5	\$1,100	
	Granite Panels	5%	Now	\$1,000	LIFE	* *	5	\$900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Door Threshold To Rear Yard - Stair A									
	Vinyl Tile	65%			2031	* *	3	\$7,400	
	Vinyl Tile	20%			2026	\$38,800	3	\$1,700	
Interior Walls									
	Ceramic Tile	5%			2035	* *	5	\$1,400	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$1,100	
	Glass: Single Pane	2%			LIFE	* *	5	\$400	
	Gypsum Board	75%			LIFE	* *	5	\$12,900	
	SGFT/Glazed Masonry	8%			LIFE	* *			
Ceilings									
	AcousTileConcealSpLn	50%			2039	* *	5	\$14,300	
	AcousTileSusp.Lay-In	45%			2039	* *	5	\$10,300	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout West Section									
	Gypsum Board	5%			LIFE	* *	5	\$1,400	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2052	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 1600 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2052	* *	5	\$100	
	Raceway								
	Conduit	100%			2052	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2048	* *	5		
	Molded Case Bkrs	90%			2048	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2043	* *	5	\$100	

Ground

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$5,400	
Generators								
Natural Gas	100%			2039	**	1	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Natural Gas Genset Rated @ 25 Kw</i>								
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$14,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$1,800	
Exit, LED	50%			2061	**	1		
Exterior Lighting								
HID	20%			2031	**	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2034	**	1	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Only. Motion Sensors In The Hallways</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2034	**	1-3	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detector</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2052	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2039	**	1	\$7,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Gas Fired Hot Water Boilers							
	Distribution								
	Hot Wtr Piping/Pump	100%			2042	**	4	\$800	
	Terminal Devices								
	Air Handler	50%			2031	**	1	\$4,700	
	Convactor/Radiator	40%			2039	**	1	\$2,000	
	Fan Coil Unit/Heat	10%			2031	**	1	\$500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	67%			2031	**	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 5 Units							
	Split Unit	33%			2031	**			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 5 Units							
	Terminal Devices								
	Air Handler/Dir Expansion	33%			2034	**	1		
	No Component	67%							
	Heat Rejection								
	Air Cooled Condenser Unit	33%			2031	**	2	\$3,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Units							
	No Component	67%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,500	
	Exhaust Fans								
	Roof	100%			2031	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2024	\$8,700	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units (175 Gallons Each)							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	* *	4	\$400	
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$1,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To Second Floor							
		Explanation : 1 Unit - New Doors On Existing Cab							
Fire Suppression									
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$4,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Right Side Of Structure							
		Explanation : Siamese Connection Not Readily Accessible By Fire Department							

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

Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : EAST HARLEM DISTRICT HEALTH CTR.
Address : 158 EAST 115 STREET @LEXINGTON AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0002.000 / 1998 **Yr Built/Renovated** : 1937 / 2010
Area Sq Ft : 47,468 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 07-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1640 **Lot** : 147 **BIN** : 1052229

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$134,600	\$62,900
Interior Architecture	\$434,200	\$695,600
Electrical		\$331,900
Mechanical	\$157,900	\$875,000
Total	\$726,700	\$1,965,600
Importance Code A	\$134,600	\$62,900
Importance Code B	\$340,100	\$1,902,600
Importance Code C	\$252,000	
Total	\$726,700	\$1,965,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				\$18,900
Interior Architecture	\$31,600		\$3,500	\$5,600
Electrical	\$77,200	\$4,200	\$3,600	\$3,900
Mechanical	\$31,000	\$7,000	\$10,500	\$34,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$143,800	\$15,100	\$21,600	\$66,400
Importance Code A	\$4,700	\$4,700	\$4,700	\$23,700
Importance Code B	\$139,100	\$10,400	\$16,900	\$42,700
Importance Code C				
Total	\$143,800	\$15,100	\$21,600	\$66,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	Now	\$94,800	LIFE	**	5	\$62,900	
		Efflorescence, Extent : Moderate, Area Affected : 5%							
		Location : Bulkheads							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Granite	5%			LIFE	**	5	\$3,100	
	Masonry: Limestone	5%			LIFE	**	5	\$3,100	
	Stucco Cement	15%			2032	**	5	\$31,500	
Windows									
	Aluminum	100%			2043	**	5	\$12,100	
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$5,200	
	Masonry: Limestone	5%			LIFE	**	5	\$400	
	Metal Rail	5%			2032	**	5-10	\$5,200	
Roof									
	Modified Bitumen	95%			2032	**	10	\$39,800	
	Skylight, Metal/Glass	5%			2047	**	10	\$7,000	
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$9,800	LIFE	**	5	\$20,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	10%	Now	\$54,600	2030	**	5	\$4,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Terrazzo	10%	0-2	\$21,800	LIFE	**	5	\$7,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Stairwell And Lobby							
	Vinyl Tile	30%			2027	\$239,300	3	\$10,600	
	Vinyl Tile 9" X 9"	40%	Now	\$82,700	2027	\$413,400	3	\$14,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$142,200	2030	**	5	\$6,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	3%			LIFE	**	5	\$2,900	
Marble Panels	2%			LIFE	**			
Plaster	70%	Now	\$72,400	LIFE	**	5	\$27,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	15%	Now	\$37,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	2%			2032	**	5	\$1,900	
Exposed Concrete	15%			LIFE	**	5	\$2,200	
Gypsum Board	10%			LIFE	**	5	\$11,700	
Plaster	73%	Now	\$45,000	LIFE	**	5	\$42,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell Y</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$8,300	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement / Boiler Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 800 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$97,600	5	\$1,300	
Raceway								
Conduit	80%			2027	\$41,000	1		
Conduit	15%			2037	**	1		
Conduit	5%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$4,500	5	\$100	
Fused Toggle Switch	30%	2-4	\$13,400	2052	**	5	\$200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	5%			2049	**	5	\$100	
Molded Case Bkrs	55%			2026	\$24,600	5	\$700	

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	30%	2-4	\$23,100	2052	**	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	10%			2037	**	1		
	Thermoplastic	55%			2027	\$42,300	1		
	Thermoplastic	5%			2053	**	1		
Motor Controllers									
	Locally Mounted	70%			2025	\$65,400	5	\$200	
	Locally Mounted	30%	2-4	\$28,000	2047	**	5		
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Room							
Ground									
Grounding Devices									
	Generic	100%	2-4	\$9,500	LIFE	**	5	\$700	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	98%			2035	**	10	\$42,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	2%			2035	**			
Egress Lighting									
	Emergency, Battery	40%			2027	\$25,600	10	\$4,600	
	Emergency, Battery	10%			2035	**	10	\$1,100	
	Exit, Service	30%			2027	\$4,700	1		
	Exit, Service	20%			2035	**	1		
Exterior Lighting									
	HID	20%			2035	**	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2027	\$43,000	1	\$5,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lobby, Outside, Entry And Exit Doors							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm System							
Fire/Smoke Detection									
	Generic, Digital	100%			2032	**	1-3	\$29,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm Bells And Smoke Detectors							

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2032	* *	1	\$47,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Natural Gas Fired Steam Boilers								
	Distribution								
	Central Plant Steam Piping/Pmp	75%			2027	\$563,400	4	\$2,600	
	On Extended Life, Extent : Moderate, Area Affected : 90%								
	Location : Beyond The Boiler Room								
	Central Plant Steam Piping/Pmp	25%			2057	* *	4	\$600	
	Recent Installation, Extent : Light, Area Affected : 25%								
	Location : Basement Level								
	Terminal Devices								
	Convactor/Radiator	100%			2025	\$237,600	1	\$15,300	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2025	\$74,000	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$26,500	
	Exhaust Fans								
	Interior	100%			2022	\$157,900	2	\$1,500	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : 4th Floor Mechanical Equipment Room								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$27,100	2	\$700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	75%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	25%	Now	\$23,100	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 25%							
		Location : Throughout Basement Level, Severe Clogging Due To Heavy Internal Pipe Corrosion							
Sump Pump(s)									
	Non-Submersible	100%			2027	\$6,800	4	\$1,500	
Backflow Preventer									
	Generic	100%			2032	* *	1	\$2,900	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : 1 Unit							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : FORT GREENE DISTRICT HEALTH CTR.
Address : 295 FLATBUSH AVENUE EXT. @WILLOUGHBY ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0009.000 / 1981 **Yr Built/Renovated** : 1940 / 2007
Area Sq Ft : 41,800 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 11-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,ph
Block : 2079 **Lot** : 21 **BIN** : 3058406

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$133,900	\$66,600
Electrical	\$400,500	\$460,500
Mechanical		\$493,600
Total	\$534,400	\$1,020,700
Importance Code A	\$133,900	\$66,600
Importance Code B	\$400,500	\$954,100
Total	\$534,400	\$1,020,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$43,000	\$8,400		\$1,900
Interior Architecture		\$4,000		\$14,400
Electrical	\$36,200	\$1,300	\$1,400	\$1,400
Mechanical	\$38,800	\$8,000	\$12,500	\$28,900
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$132,800	\$36,600	\$28,700	\$61,400
Importance Code A	\$46,300	\$11,700	\$3,300	\$5,200
Importance Code B	\$86,400	\$24,900	\$25,500	\$56,200
Importance Code C				
Total	\$132,800	\$36,600	\$28,700	\$61,400



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	80%			LIFE	**	5	\$64,200		
Masonry: Brick	3%	Now	\$7,300	LIFE	**	5	\$2,400		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Regional Director Office On Fifth Floor									
Masonry: Limestone	5%			LIFE	**	5	\$3,000		
Metal Panel	7%			2044	**	5-10	\$38,600		
Granite Panels	5%	Now	\$85,000	LIFE	**	5	\$3,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : At Ramp									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Below Ramp									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : At Entrance									
Windows									
Aluminum	90%			2040	**	5	\$16,900		
Metal Louvers	5%			2027	\$27,900	10	\$5,900		
Steel	5%	Now	\$48,900	2049	**	5	\$5,900		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Penthouse									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Penthouse									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Penthouse									
Parapets									
Masonry: Brick	80%			LIFE	**	5	\$4,300		
Masonry: Limestone	5%			LIFE	**	5	\$300		
Metal Panel	10%			2044	**	5	\$2,100		
Metal Rail	5%			2037	**	5-10	\$4,900		
Roof									
Modified Bitumen	100%			2029	**	10	\$24,100		
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$11,400		
Ceramic Tile	13%			2033	**	5	\$6,800		
Terrazzo	10%			LIFE	**	5	\$4,100		
Vinyl Tile	62%			2029	**	3	\$12,100		
Under Construction	5%								
Interior Walls									
Ceramic Tile	10%			2033	**	5	\$8,800		
Concrete Masonry Unit	10%			LIFE	**	5	\$3,500		
Gypsum Board	35%			LIFE	**	5	\$18,500		
Marble Panels	3%			LIFE	**				
Plaster	20%			LIFE	**	5	\$5,300		
SGFT/Glazed Masonry	15%			LIFE	**				
Wood	2%			LIFE	**	5	\$7,100		
Under Construction	5%								

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	55%				2037	* *	5	\$28,700	
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Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Regional Directors Office On Fifth Floor

Exposed Concrete	10%				LIFE	* *	5	\$800	
Exposed Struc: Steel	5%				LIFE	* *	5		
Gypsum Board	10%				LIFE	* *	5	\$6,500	
Metal Panel	5%				LIFE	* *	5	\$3,300	
Plaster	10%				LIFE	* *	5	\$3,300	
Under Construction	5%								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2034	* *	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Amperes Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%				2044	* *	5	\$200	
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Raceway

Conduit	90%				2024	\$46,200	1		
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Conduit	10%				2044	* *	1		
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Panelboards

Molded Case Bkrs	40%				2032	* *	5	\$400	
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Molded Case Bkrs	40%				2023	\$17,900	5	\$400	
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Molded Case Bkrs	20%				2040	* *	5	\$200	
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Wiring

Braided Cloth	20%	2-4	\$15,400		2049	* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Basement

Thermoplastic	60%				2034	* *	1		
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Thermoplastic	20%				2044	* *	1		
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Motor Controllers

Locally Mounted	85%				2029	* *	5	\$200	
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Locally Mounted	15%				2022	\$14,000	5		
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Ground

Grounding Devices

Generic	100%				LIFE	* *	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Connected With Main Water Pipe

Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	20%			2029	* *	10	\$6,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	40%			2019	\$228,900	10	\$12,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	30%			2024	\$171,700	10	\$9,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Incandescent	10%			2024	\$57,200	2	\$100	
Egress Lighting								
Emergency, Service	20%			2029	* *	1		
Emergency, Battery	30%			2024	\$14,100	10	\$2,500	
Exit, LED	40%			2052	* *	1		
Exit, Service	10%			2024	\$1,200	1		
Exterior Lighting								
HID	100%			2019	\$157,600	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$37,900	1	\$4,700	
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$129,700	1-3	\$7,700	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	10%			2029	* *	1	\$1,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub-basement Boiler Room, Penthouse							
	Explanation : 3 Units (Summer Boiler)							
Steam Boiler	90%			2037	* *	1	\$31,100	
	Other Observation, Extent : Light, Area Affected : 75%							
	Location : Sub-basement Boiler Room							
	Explanation : 2 Units							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	10%			2040	**	4	\$300	
	Central Plant Steam Piping/Pmp	90%			2034	**	4	\$1,500	
Terminal Devices									
	Air Handler	25%			2024	\$114,600	1	\$5,400	
	Convactor/Radiator	75%			2029	**	1	\$8,500	
Air Conditioning									
Energy Source									
	Electricity	100%			2032	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	40%			2027	\$147,600	1	\$15,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : One Chiller On Roof							
	Int Pkg Unit - Heating/Cooling	20%	Now	\$13,900	2025	\$138,700	2	\$300	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : 4th Floor X - Ray Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : Under Construction							
	Window/Wall Unit	20%			2019	\$13,600	1		
	No Component	20%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : 3rd And Half Of The 4th Floor A C System Is Responsibility Of Another Tenant							
Distribution									
	CW & CHW Wtr Pipe/Pump	40%			2044	**	4	\$1,000	
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%	Now	\$2,300	2029	**	1	\$7,800	
		Unbalanced System, Extent : Moderate, Area Affected : 10%							
		Location : 5th Floor - Air Handlers Are In The Penthouse							
	No Component	60%							
Heat Rejection									
	Dry Cooler	40%			2029	**	2	\$9,700	
	No Component	60%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,400	
Exhaust Fans									
	Interior	80%			2024	\$92,800	2	\$900	
	Roof	20%	Now	\$500	2024	\$10,800	2	\$200	
		Noisy/Vibrating, Extent : Moderate, Area Affected : 5%							
		Location : Roof							

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2029	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$19,900	2	\$500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2029	* *	4	\$900	
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$2,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (2) B-5, Sub B-1								
	Explanation : 3 Units								
Fire Suppression									
	Sprinkler								
	Under Construction	100%							
	Fire Pump								
	Under Construction	100%							
	Chemical System								
	Dry	10%			2022	\$200	1-3	\$400	
	No Component	70%							
	Generic	20%			2022	\$400	1-3	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Fire Extinguishers								

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Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : HOMECREST DIST. HEALTH CTR.
Address : 1601 AVENUE S @ E.16 ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0022.000 / 13729 **Yr Built/Renovated** : 1950 / 2014
Area Sq Ft : 16,684 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 04-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6821 **Lot** : 142 **BIN** : 3184035

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$246,400	
Interior Architecture		\$36,000
Electrical		\$86,100
Total	\$246,400	\$122,200
Importance Code A	\$246,400	
Importance Code B		\$122,200
Total	\$246,400	\$122,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$14,200			\$800
Interior Architecture	\$32,500	\$1,800	\$28,400	\$2,400
Electrical	\$3,100	\$500	\$1,700	\$400
Mechanical	\$2,600	\$2,400	\$49,100	\$2,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$56,300	\$8,600	\$83,100	\$10,400
Importance Code A	\$15,800	\$1,700	\$1,700	\$2,500
Importance Code B	\$26,300	\$6,200	\$81,400	\$7,900
Importance Code C	\$14,200	\$800		
Total	\$56,300	\$8,600	\$83,100	\$10,400



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	2-4	\$8,200	LIFE	* *	5	\$13,600	
	Efflorescence, Extent : Moderate, Area Affected : 15%							
	Location : Street Facade							
Masonry: Brick Cavity	20%			LIFE	* *	5	\$3,600	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Upper Floor Facades							
Masonry: Limestone	5%			LIFE	* *	5	\$700	
Windows								
Aluminum	25%			2042	* *	5	\$1,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Street Level							
	Explanation : Protective Metal Grilles							
Glass Block	3%			LIFE	* *	5	\$100	
Steel	72%	Now	\$246,400	2051	* *	5	\$29,500	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Masonry: Brick Cavity	95%	2-4	\$4,000	LIFE	* *	5	\$4,300	
	Efflorescence, Extent : Light, Area Affected : 15%							
	Location : Interior Wall Of Upper Parapet							
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Masonry: Limestone	5%			LIFE	* *	5	\$300	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Coping							
Roof								
Modified Bitumen	97%	Now	\$2,000	2034	* *			
	Drains Clogged, Extent : Moderate, Area Affected : 2%							
	Location : At Scupper Above Entrance							
	Ponding, Extent : Moderate, Area Affected : 2%							
	Location : Canopy Roof - Improper Pitch							
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Skylight, Metal/Glass	3%			2046	* *	10	\$1,800	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							

Interior

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	7%			LIFE	**	5	\$3,800	
	Paint Peeling, Extent : Moderate, Area Affected : 20%								
	Location : Basement								
	Ceramic Tile	8%			2035	**	5	\$2,000	
	Mosaic Tile	3%			2031	**	5	\$1,900	
	Terrazzo	5%			LIFE	**	5	\$1,000	
	Vinyl Tile	17%	Now	\$7,200	2026	\$36,000	3	\$1,600	
	Uneven Substrate, Extent : Moderate, Area Affected : 25%								
	Location : 2nd Floor Offices								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : 2nd Floor Offices								
	Vinyl Tile	50%			2031	**	3	\$6,200	
	Vinyl Tile 9" X 9"	10%	Now	\$2,700	2021	\$27,500	3	\$900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Basement								
Interior Walls									
	Ceramic Tile	7%			2035	**	5	\$1,600	
	Glass Block	3%			LIFE	**			
	Gypsum Board	15%	Now	\$700	LIFE	**	5	\$2,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Gas Main Room - Basement								
	Plaster	75%	Now	\$13,500	LIFE	**	5	\$5,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Staircase								
Ceilings									
	AcousTileSusp.Lay-In	15%			2039	**	5	\$3,700	
	Gypsum Board	10%			LIFE	**	5	\$3,100	
	Plaster	75%	Now	\$4,900	LIFE	**	5	\$11,700	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Second Floor Stairwell								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2026	\$2,500	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Amp Rating Not Available							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2026	\$48,800	5	\$400	
	Raceway								
	Conduit	70%			2026	\$9,700	1		
	Conduit	30%			2036	* *	1		

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	70%			2025	\$20,900	5	\$300	
	Molded Case Bkrs	30%			2034	* *	5	\$100	
Wiring									
	Braided Cloth	15%	2-4	\$2,600	2051	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Thermoplastic	20%			2036	* *	1		
	Thermoplastic	65%			2026	\$11,300	1		
Motor Controllers									
	Locally Mounted	100%			2024	\$37,300	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Explanation : Connected With Main Water Pipe									
Lighting									
Interior Lighting									
	Fluorescent	100%			2036	* *	10	\$15,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Using T-8 Lamps									
Egress Lighting									
	Emergency, Service	50%			2026	\$4,100	1		
	Exit, LED	30%			2054	* *	1		
	Exit, Service	20%			2021	\$1,100	1		
Exterior Lighting									
	HID	20%			2026	\$12,600	10		
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2026	\$10,100	1	\$1,300	
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2031	* *	1-3	\$2,100	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2039	**	1	\$16,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 2 Units						
Distribution									
	Central Plant Steam	100%			2046	**	4	\$800	
Piping/Pmp									
Terminal Devices									
	Convactor/Radiator	100%			2031	**	1	\$5,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
Conversion Equipment									
	Exterior Pkg Unit -	20%			2026	\$25,300	2	\$200	
	Cooling								
	Window/Wall Unit	60%			2021	\$19,500	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,300	
Exhaust Fans									
	Roof	100%			2021	\$25,900	2	\$500	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2039	**	1		
Water Heater									
	Gas Fired	100%			2024	\$9,500	2	\$200	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Basement						
			Explanation : 1 Unit 75 Gal						
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2031	**	4	\$500	
Backflow Preventer									
	Generic	100%			2031	**	1	\$1,000	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : B-2						
			Explanation : One Unit						

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	98%							
	Generic	2%			2036	* *	1-2	\$100	

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Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : JAMAICA DISTRICT HEALTH CENTER
Address : 90-37 PARSONS BOULEVARD NEAR JAMAICA AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HEA0007.000 / 1979 **Yr Built/Renovated** : 1952 / 2012
Area Sq Ft : 51,640 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 03-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 9756 **Lot** : 6 **BIN** : 4208836

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$214,100
Interior Architecture		\$380,500
Electrical	\$37,800	\$65,300
Mechanical		\$854,000
Total	\$37,800	\$1,513,900
Importance Code A		\$214,100
Importance Code B	\$37,800	\$1,299,800
Total	\$37,800	\$1,513,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,600			\$4,600
Interior Architecture	\$38,200		\$9,100	
Electrical	\$7,600	\$4,600	\$3,600	\$37,800
Mechanical	\$10,500	\$9,100	\$14,300	\$35,400
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$76,600	\$29,500	\$42,800	\$93,600
Importance Code A	\$7,600	\$3,100	\$3,100	\$7,800
Importance Code B	\$55,000	\$26,400	\$39,700	\$85,800
Importance Code C	\$14,000			
Total	\$76,600	\$29,500	\$42,800	\$93,600



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glazed Ceramic Panel	5%			LIFE	**	5	\$12,800	
	Masonry: Brick	90%			LIFE	**	5	\$49,000	
	Recent Repair Evident, Extent : Light, Area Affected : 66%								
	Location : Throughout2015								
	Granite Panels	5%			LIFE	**	5	\$2,000	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
	Location : Front Facade								
Windows									
	Aluminum	95%			2043	**	5	\$17,400	
	Glass Block	5%	Now	\$4,600	LIFE	**	5	\$600	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
Parapets									
	Concrete Masonry Unit	10%			LIFE	**	5	\$900	
	Masonry: Brick	80%			LIFE	**	5	\$6,700	
	Masonry: Limestone	5%			LIFE	**	5	\$500	
	Metal Rail	5%			2032	**	5-10	\$7,500	
Roof									
	Single Ply Membrane	70%			2027	\$115,800	10	\$34,500	
	Skylight, Metal/Glass	30%			2047	**	10	\$49,300	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$15,100	
	Ceramic Tile	10%			2036	**	5	\$6,900	
	Terrazzo	15%			LIFE	**	5	\$8,100	
	Vinyl Tile	65%			2027	\$380,500	3	\$16,800	
Interior Walls									
	Glazed Ceramic Panel	10%			LIFE	**			
	Gypsum Board	25%			LIFE	**	5	\$10,800	
	Gypsum Board	30%			LIFE	**	5	\$13,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Annex Building								
	Plaster	25%			LIFE	**	5	\$5,400	
	SGFT/Glazed Masonry	10%	4+	\$14,000	LIFE	**			
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Worn/Eroded, Extent : Light, Area Affected : 5%								
	Location : Basement								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	50%	2-4	\$13,900	2040	**	5	\$17,200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	30%			2044	**	5	\$20,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex Building</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,100	
Plaster	10%			LIFE	**	5	\$4,300	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2047	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Service Switch Rated @ 2000 Amperes.</i>								
Fused Disc Sw	50%			2037	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch For The Annex Rated @ 400 Amperes.</i>								
Transformers								
Dry Type	100%			2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5kva, 208/480/277 Volts</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2047	**	5	\$1,400	
Raceway								
Conduit	30%			2053	**	1		
Conduit	50%			2047	**	1		
Conduit	20%			2027	\$10,300	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$100	
Fused Disc Sw	5%			2049	**	5	\$100	
Molded Case Bkrs	20%			2026	\$13,400	5	\$300	
Molded Case Bkrs	35%			2043	**	5	\$500	
Molded Case Bkrs	30%			2049	**	5	\$400	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	5%	2-4	\$3,800	2052	**	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	30%			2053	**	1		
	Thermoplastic	25%			2027	\$19,200	1		
	Thermoplastic	40%			2047	**	1		
Motor Controllers									
	Locally Mounted	50%			2032	**	5	\$200	
	Locally Mounted	20%			2025	\$22,400	5	\$100	
	Locally Mounted	30%			2040	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$800	
Lighting									
Interior Lighting									
	Fluorescent	60%			2032	**	10	\$25,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2022	\$37,800	10	\$2,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	5%			2032	**	10	\$2,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2035	**	10	\$2,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Annex Building							
	Fluorescent	25%			2035	**	10	\$10,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Annex Building							
Egress Lighting									
	Emergency, Battery	35%			2032	**	10	\$3,900	
	Emergency, Battery	15%			2035	**	10	\$1,700	
	Exit, LED	15%			2062	**	1		
	Exit, Service	35%			2032	**	1		
Exterior Lighting									
	Fluorescent	5%			2027	\$8,300	10	\$200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Rear Of Main Building							
	HID	15%			2035	**	10		
	No Component	80%							

Alarm

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

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

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$5,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside And Entry And Exit Doors**Explanation : CCTV Surveillance Camera And Intrusion Alarm System*

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$31,800

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

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

Heating

Energy Source

Natural Gas

100%

2047

* *

1

Conversion Equipment

Furnace

20%

2035

* *

1

\$4,600

Heat Exchanger, Plate & Frame

35%

2030

* *

1

\$8,000

*Other Observation, Extent : Light, Area Affected : 10%**Location : Boiler Room**Explanation : Four Hot Water Converter Observed*

Hot Water Boiler

10%

2044

* *

1

\$2,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Annex Third Floor Equipment Room**Explanation : 1 Natural Gas Fired Hot Water Boiler*

Steam Boiler

35%

2032

* *

1

\$16,000

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

Distribution

Hot Wtr Piping/Pump

45%

2035

* *

4

\$1,500

Hot Wtr Piping/Pump

40%

2049

* *

4

\$900

Central Plant Steam

15%

2037

* *

4

\$300

Piping/Pmp

Terminal Devices

Air Handler

25%

2027

\$151,400

1

\$7,100

Convactor/Radiator

50%

2040

* *

1

\$7,400

No Component

25%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Roof**Explanation : The Remaining Space Heating Is Accounted For Under The Heating**Conversion Equipment Section***Air Conditioning***Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2027	\$219,400	1	\$12,800	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Chillers					
	Ext Pkg Unit - Heating/Cooling	40%			2035	* *	2	\$1,100	
	Distribution								
	CW & CHW Wtr Pipe/Pump	60%			2037	* *	4	\$1,400	
	No Component	40%							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$483,200	1	\$28,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,700	
	Exhaust Fans								
	Interior	60%			2027	\$7,500	2	\$800	
	Roof	40%			2035	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$26,300	2	\$700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : 2 Units					
	Sanitary Piping								
	Cast Iron	60%			LIFE	* *	1		
	Cast Iron	40%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	60%			LIFE	* *	1		
	Cast Iron	40%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$7,400	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$2,800	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	80%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : B-4							
		Explanation : Two Passenger Units							
	Hydraulic	20%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Sub-basement - 1 And 1-3							
		Explanation : One Freight Unit And One Passenger Elevator In The Annex							

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Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : JAMAICA DISTRICT HEALTH CENTER ANNEX
Address : 90-27 PARSONS BOULEVARD
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HEA0007.010 / 14734 **Yr Built/Renovated** : 1952 / 2012
Area Sq Ft : 13,716 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 26-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 9756 **Lot** : 6 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$9,300			\$4,000
Interior Architecture	\$1,100		\$2,100	\$8,700
Electrical	\$1,000	\$1,000	\$1,200	\$1,200
Mechanical	\$3,400	\$800	\$2,100	\$800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$18,700	\$5,700	\$9,300	\$18,600
Importance Code A	\$10,000	\$700	\$700	\$4,700
Importance Code B	\$8,700	\$5,000	\$8,600	\$13,900
Importance Code C				
Total	\$18,700	\$5,700	\$9,300	\$18,600



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$4,000	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$10,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : First Floor, Main Entrance								
Explanation : This Component Is Actually Architectural Terra-cotta								
Masonry: Brick Cavity	60%			LIFE	**	5	\$16,200	
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : West Facade								
Masonry: Brick Cavity	30%			LIFE	**	5	\$8,100	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Third Floor								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Third Floor								
Explanation : New Floor Completed In 2011								
Masonry: Limestone	2%			LIFE	**	5	\$400	
Windows								
Aluminum	100%			2047	**	5	\$8,000	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$1,700	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Interior Face								
Masonry: Brick Cavity	50%			LIFE	**	5	\$1,700	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	3%			LIFE	**	5	\$100	
Pre-Cast Concrete	2%			LIFE	**	5	\$400	
Roof								
Single Ply Membrane	100%	Now	\$9,300	2033	**			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Drains At North And South Sides Of Roof								
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Third Floor Corridor Near Elevator, Staff Restroom, Rooms 302, 303								

Interior

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Cast in Place Concrete	5%	Now	\$1,100	LIFE	**	5	\$2,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Stairs Between Second And Third Floors							
		Explanation : Non Slip Material Improperly Installed							
	Ceramic Tile	5%			2038	**	5	\$1,000	
	Terrazzo	10%			LIFE	**	5	\$1,600	
	Vinyl Tile	80%			2033	**	3	\$6,200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$2,300	
	Glass: Single Pane	10%			LIFE	**	5	\$3,400	
	Gypsum Board	85%			LIFE	**	5	\$23,200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	85%			2042	**	5	\$17,500	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Corridor Near Elevator, Staff Room, Rooms 301, 302, 303							
	Gypsum Board	15%			LIFE	**	5	\$3,800	
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	100%			2051	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2047	**	5	\$400	
	Wiring								
	Thermoplastic	100%			2051	**	1		
Lighting									
	Interior Lighting								
	Fluorescent	90%			2033	**	10	\$11,300	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2033	**	10	\$1,300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Battery	50%			2033	**	10	\$1,700	
	Exit, LED	50%			2060	**	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	100%			2033	* *	10		
Alarm									
	Security System								
	No Component	60%							
	Generic	40%			2033	* *	1	\$2,100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways And Outside								
	Explanation : C C T V Surveillance Camera								
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	* *	1-3	\$8,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Smoke Detector, Strobe Lights, Manual Pull Station								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Furnace	80%			2033	* *	1	\$5,400	
	Other Observation, Extent : Light, Area Affected : 80%								
	Location : Roof								
	Explanation : 4 Package Units								
	Hot Water Boiler	20%			2042	* *	1	\$1,400	
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : 3rd Floor Boiler Room								
	Explanation : 1 Unit								
	Terminal Devices								
	Convactor/Radiator	20%			2042	* *	1	\$900	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2033	* *	2	\$800	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 4 Units, Roof								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$2,400	LIFE	* *	2-5	\$7,600	
	Unbalanced System, Extent : Moderate, Area Affected : 30%								
	Location : Various Locations								

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%			2033	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		
	Water Heater								
	Not Accessible	100%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : Administration Building						
			Explanation : Hot Water Coming From Adjacent Building						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Not Accessible	100%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : Administration Building						
			Explanation : Water Main Is In Adjacent Building						
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1, 2, 3						
			Explanation : 1 Unit						

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

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

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

Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : MANHATTAN ANIMAL SHELTER
Address : 326 EAST 110TH STREET @1ST - 2ND AVENUES
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0020.000 / 13721 **Yr Built/Renovated** : 1989 / 2009
Area Sq Ft : 15,347 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 19-May-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 1681 **Lot** : 37 **BIN** : 1052845

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$54,700	
Interior Architecture	\$52,900	\$37,700
Total	\$107,600	\$37,700
Importance Code A	\$54,700	
Importance Code B		\$37,700
Importance Code C	\$52,900	
Total	\$107,600	\$37,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$2,500	\$1,200	\$400	
Interior Architecture	\$21,700	\$2,200		
Electrical	\$1,100	\$10,000	\$1,700	\$1,300
Mechanical	\$19,500	\$10,000	\$2,200	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$48,800	\$27,400	\$8,300	\$6,500
Importance Code A	\$19,700	\$2,000	\$1,200	\$800
Importance Code B	\$28,900	\$25,400	\$7,100	\$5,800
Importance Code C	\$200			
Total	\$48,800	\$27,400	\$8,300	\$6,500



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	95%			LIFE	* *	5	\$16,300		
	Horizontal Cracks, Extent : Light, Area Affected : 15%								
	Location : Throughout								
Masonry: Brick	3%	Now	\$2,500	LIFE	* *	5	\$800		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
	Location : Throughout Garage, North And South Facade								
Metal Coiling Doors	2%			2030	* *	5	\$1,700		
Windows									
Aluminum	88%			2041	* *	5	\$800		
Glass Block	10%			LIFE	* *	5	\$100		
Metal Louvers	2%			2028	\$500	10	\$100		
Parapets									
Concrete Masonry Unit	40%			LIFE	* *	5	\$700		
Metal Rail	50%			2038	* *	5-10	\$14,100		
Metal: Cage/Fence	5%			2030	* *	5-10	\$600		
Pre-Cast Concrete	5%			LIFE	* *	5	\$500		
Roof									
Single Ply Membrane	93%			2035	* *	10	\$23,000		
Skylight, Metal/Glass	5%	Now	\$54,700	2035	* *				
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : 4 Units								
Sloped Glazing	2%			LIFE	* *	5	\$6,600		
Interior									
Floors									
Cast in Place Concrete	75%			LIFE	* *	5	\$37,700		
Quarry Tile	10%	0-2	\$13,200	2030	* *	5	\$1,700		
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
Traffic Topping	15%			2035	* *	5	\$4,300		
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Interior Walls									
Concrete Masonry Unit	95%	Now	\$52,900	LIFE	* *	5	\$9,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Plaster	5%	0-2	\$200	LIFE	* *	5	\$400		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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

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

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

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

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

Interior

Ceilings

Exposed Concrete	70%				LIFE	**	5	\$2,500	
Gypsum Board	10%	Now		\$2,300	LIFE	**	5	\$2,900	

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

Location : Throughout

Water Penetration, Extent : Light, Area Affected : 10%

Location : Throughout

Plaster	20%	Now		\$6,000	LIFE	**	5	\$2,900	
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Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : Throughout

Water Penetration, Extent : Severe, Area Affected : 10%

Location : Throughout

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%				2051	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1- 1200 Amperes Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%				2051	**	5	\$400	
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Raceway

Conduit	50%				2051	**	1		
Conduit	50%				2045	**	1		

Panelboards

Fused Disc Sw	5%				2047	**	5		
Molded Case Bkrs	60%				2047	**	5	\$200	
Molded Case Bkrs	35%				2041	**	5	\$100	

Wiring

Thermoplastic	50%				2051	**	1		
Thermoplastic	50%				2045	**	1		

Motor Controllers

Locally Mounted	100%				2042	**	5	\$100	
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Ground

Grounding Devices

Generic	100%				LIFE	**	5	\$200	
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Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	50%			2033	* *	10	\$7,000	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	50%			2030	* *	10	\$7,000	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	50%			2030	* *	10	\$1,900	
	Exit, Service	50%			2030	* *	1		
Exterior Lighting									
	Fluorescent	20%			2033	* *	10	\$300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	HID	80%			2033	* *	10		
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2033	* *	1	\$2,900	
Fire/Smoke Detection									
	Generic, Digital	100%			2033	* *	1-3	\$9,500	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2035	* *	1		
Conversion Equipment									
	Furnace	85%			2030	* *	1	\$6,500	
		Other Observation, Extent : Light, Area Affected : 85%							
		Location : Roof							
		Explanation : 4 Roof Top Package Units							
	Hot Water Boiler	15%	0-2	\$16,600	2045	* *	1	\$1,000	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : 1st Floor Boiler Room							
		Explanation : 1 Obsolete Unit							
Distribution									
	Hot Wtr Piping/Pump	15%			2033	* *	4	\$100	
	No Component	85%							
Terminal Devices									
	Fan Coil Unit/Heat	15%			2030	* *	1	\$700	
	No Component	85%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2030	* *	2	\$900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 4 Roof Top Package Units Using 407c Refrigerant					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,600	
	Exhaust Fans								
	Roof	100%			2030	* *	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$2,100	2035	* *	1		
				Corroded, Extent : Severe, Area Affected : 3%					
				Location : Water Main Valve, 1st Floor					
	Water Heater								
	Gas Fired	100%			2020	\$8,800	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2025	\$3,600	1	\$900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1-2					
				Explanation : 1 Unit					

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

Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : MANHATTANVILLE DIST. HEALTH CTR.
Address : 21 OLD BROADWAY BTWN: W.126 ST. - W.129 ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0021.000 / 13728 **Yr Built/Renovated** : 1950 / 2009
Area Sq Ft : 15,260 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 18-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1983 **Lot** : 3 **BIN** : 1059720

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$180,900	
Electrical	\$75,100	
Total	\$256,100	
Importance Code A	\$180,900	
Importance Code B	\$75,100	
Total	\$256,100	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$62,500			
Interior Architecture	\$52,800	\$400		\$2,000
Electrical	\$300	\$300	\$400	\$300
Mechanical	\$3,300	\$2,300	\$3,500	\$2,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$122,900	\$7,000	\$7,900	\$9,000
Importance Code A	\$64,000	\$1,500	\$1,500	\$1,500
Importance Code B	\$42,100	\$5,000	\$6,300	\$7,500
Importance Code C	\$16,800	\$400		
Total	\$122,900	\$7,000	\$7,900	\$9,000



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	100%	Now	\$130,100	LIFE	**	5	\$21,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Windows	Aluminum	100%	Now	\$50,800	2042	**	5	\$3,000	
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%								
Location : Throughout									
Parapets	Cast Stone/Terra Cotta	10%	Now	\$7,500	LIFE	**	5	\$2,300	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Masonry: Brick	90%	Now	\$30,600	LIFE	**	5	\$2,700	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%									
Location : Throughout									
Roof	Single Ply Membrane	100%	Now	\$24,400	2031	**			
	Blisters, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout									
Interior									
Floors	Cast in Place Concrete	20%	Now	\$2,400	LIFE	**	5	\$10,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Ceramic Tile	5%	Now	\$1,100	2035	**	5	\$600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Terrazzo	5%			LIFE	**	5	\$900	
	Vinyl Tile	65%	Now	\$12,600	2031	**	3	\$5,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Vinyl Tile 9" X 9"									
5% Now \$12,600 2036 ** 3 \$400									
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%									
Location : Throughout									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	25%	Now	\$5,300	LIFE	* *			
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Ceramic Tile	5%			2035	* *	5	\$800	
	Gypsum Board	50%	Now	\$6,900	LIFE	* *	5	\$5,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal Panel	20%	Now	\$4,600	LIFE	* *			
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	80%			2043	* *	5	\$18,300	
	Exposed Concrete	20%	Now	\$7,300	LIFE	* *	5	\$700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2036	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 400 Amperes									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2036	* *	5	\$100	
Raceway									
	Conduit	50%			2052	* *	1		
	Conduit	50%			2036	* *	1		
Panelboards									
	Molded Case Bkrs	100%			2048	* *	5	\$400	
Wiring									
	Thermoplastic	50%			2052	* *	1		
	Thermoplastic	50%			2036	* *	1		
Motor Controllers									
	Locally Mounted	60%			2043	* *	5	\$100	
	Locally Mounted	40%			2031	* *	5		

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2034	* *	10	\$9,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 And Compact							
	Fluorescent	30%	Now	\$75,100	2036	* *			
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%							
		Location : Limited Areas							
	Egress Lighting								
	Exit, LED	70%			2061	* *	1		
	No Component	30%							
	Exterior Lighting								
	HID	10%			2031	* *	10		
	No Component	90%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2031	* *	1	\$1,100	
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2034	* *	1-3	\$1,900	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		
Conversion Equipment									
	Steam Boiler	100%			2039	* *	1	\$15,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
Distribution									
	Central Plant Steam Piping/Pmp	100%			2046	* *	4	\$800	
Terminal Devices									
	Convactor/Radiator	100%			2039	* *	1	\$4,900	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	50%			2024	\$14,900	1		
No Component	50%							
Terminal Devices								
Fan Coil - 2 Pipe	50%			2031	**	1	\$2,500	
		Other Observation, Extent : Light, Area Affected : 50%						
		Location : 2nd Floor						
		Explanation : 9 Split Dx System Units						
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	50%			2031	**	2	\$5,300	
		Other Observation, Extent : Light, Area Affected : 50%						
		Location : Roof						
		Explanation : 9 Condenser Units Part Of Split System						
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,700	
No Component	80%							
Exhaust Fans								
Roof	20%			2026	\$4,700	2	\$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2046	**	1		
Galvanized Steel	80%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$8,700	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement : 2nd Floor						
		Explanation : One Unit						

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Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : MORRISANIA DISTRICT HEALTH CTR.
Address : 1309 FULTON AVENUE @E. 169 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HEA0004.000 / 2645 **Yr Built/Renovated** : 1955 / 2008
Area Sq Ft : 51,434 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 08-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2925 **Lot** : 80 **BIN** : 2009620

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$321,400	\$79,000
Interior Architecture	\$350,500	
Electrical	\$285,100	\$262,800
Mechanical	\$115,600	\$150,300
Total	\$1,072,600	\$492,100
Importance Code A	\$321,400	\$79,000
Importance Code B	\$613,200	\$413,100
Importance Code C	\$138,000	
Total	\$1,072,600	\$492,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$69,800			\$16,500
Interior Architecture	\$78,400	\$400		\$5,600
Electrical	\$3,500	\$4,600	\$4,000	\$9,500
Mechanical	\$7,700	\$6,100	\$9,100	\$6,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$169,200	\$21,000	\$23,000	\$47,600
Importance Code A	\$71,900	\$2,100	\$2,100	\$19,300
Importance Code B	\$97,300	\$18,800	\$20,900	\$28,300
Importance Code C				
Total	\$169,200	\$21,000	\$23,000	\$47,600



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$119,000	LIFE	* *	5	\$79,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Efflorescence, Extent : Moderate, Area Affected : 10%									
Location : East Facade Of Bulkhead									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Granite	5%	Now	\$29,200	LIFE	* *	5	\$3,700	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	10%	Now	\$107,800	LIFE	* *	5	\$7,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Window Wall	5%			2037	* *	5	\$18,500	
Windows									
	Aluminum	98%	Now	\$94,600	2043	* *	5	\$11,300	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%									
Location : Throughout									
Caulking Deteriorated, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Metal Louvers	2%	Now	\$1,400	2036	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 20%									
Location : Throughout									
Parapets									
	Masonry: Brick	80%	Now	\$30,600	LIFE	* *	5	\$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Masonry: Limestone	10%			LIFE	* *	5	\$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Metal Rail	10%			2032	* *	5-10	\$12,000	
Roof									
	Modified Bitumen	100%	Now	\$8,600	2032	* *			
Blisters, Extent : Light, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout									

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$6,700	LIFE	**	5	\$14,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Ceramic Tile	5%	Now	\$6,200	2030	**	5	\$1,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Terrazzo	10%	Now	\$14,900	LIFE	**	5	\$5,000	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	55%	Now	\$60,000	2032	**	3	\$13,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Vinyl Tile	5%			2035	**	3	\$1,200	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout 4th Floor							
	Vinyl Tile 9" X 9"	15%	Now	\$21,200	2022	\$105,900	3	\$3,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	10%	Now	\$59,800	2030	**	5	\$5,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	15%			LIFE	**	5	\$9,800	
	Marble Panels	5%			LIFE	**			
	Plaster	20%			LIFE	**	5	\$6,500	
	Plaster	30%	Now	\$78,200	LIFE	**	5	\$9,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	30%	Now	\$46,700	2040	**	5	\$9,600	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Plaster	70%	Now	\$29,400	LIFE	**	5	\$28,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2047	**	5	\$1,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes.									
Switchgear / Switchboard									
	Air Circuit Breaker	98%			2027	\$95,600	5	\$300	
	Molded Case Bkrs	2%			2027	\$2,000	5		
Raceway									
	Conduit	80%			2027	\$41,000	1		
	Conduit	20%			2047	**	1		
Panelboards									
	Fused Disc Sw	10%			2026	\$6,700	5	\$100	
	Fused Disc Sw	2%			2043	**	5		
	Molded Case Bkrs	18%			2043	**	5	\$200	
	Molded Case Bkrs	70%			2026	\$47,000	5	\$900	
Wiring									
	Braided Cloth	50%	2-4	\$38,500	2052	**	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2047	**	1		
	Thermoplastic	30%			2027	\$23,100	1		
Motor Controllers									
	Locally Mounted	50%			2025	\$56,000	5	\$200	
	Locally Mounted	40%			2040	**	5	\$100	
	Variable Frequency Drive	10%			2040	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$800	
Lighting									
Interior Lighting									
	Fluorescent	10%			2032	**	10	\$3,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor, Tb Clinic									
Explanation : T-5 Lamps									
	Fluorescent	40%			2032	**	10	\$15,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	30%			2022	\$211,200	10	\$11,800	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor And 3rd Floor									
	Fluorescent	10%			2032	**	10	\$3,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : 4th Floor									
	LED	10%			2035	**			

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

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

Lighting

Egress Lighting									
Emergency, Battery	50%			2032		**	10	\$5,200	
Exit, LED	10%			2055		**	1		
Exit, Service	40%			2032		**	1		
Exterior Lighting									
HID	19%			2032		**	10		
Incandescent	1%			2027		\$1,600	2		
No Component	80%								

Alarm

Security System									
No Component	70%								
Generic	30%			2032		**	1	\$5,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outside, Hallways, Lobby, Staircase</i>									
<i>Explanation : CCTV Surveillance Camera</i>									
Fire/Smoke Detection									
Generic, Digital	100%			2035		**	1-3	\$31,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Horns And Smoke Detector</i>									

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

Heating

Energy Source									
Natural Gas	100%			2047		**	1		
Conversion Equipment									
Hot Water Boiler	100%			2040		**	1	\$21,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Boiler Room</i>									
<i>Explanation : 3 Natural Gas Fired Hot Water Boilers</i>									
Distribution									
Hot Wtr Piping/Pump	100%			2043		**	4	\$3,200	
Terminal Devices									
Air Handler	30%			2032		**	1	\$8,000	
Convactor/Radiator	70%			2025		\$150,300	1	\$9,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									

Air Conditioning

Energy Source									
Electricity	100%			2035		**	1		
Conversion Equipment									
Reciprocating	30%			2032		**	1	\$6,000	
Compr/Chiller									
Window/Wall Unit	70%			2022		\$58,500	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	30%			2047	* *	4	\$1,000	
	No Component	70%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2032	* *	1	\$10,600	
	No Component	60%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,900	
Exhaust Fans									
	Interior	40%			2022	\$57,100	2	\$500	
	Roof	30%			2032	* *	2	\$400	
	No Component	30%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : First Floor Mechanical Equipment Room									
Explanation : These Components Are Already Accounted For Under The Cooling Section Of This Report									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2037	* *	1		
Water Heater									
	Gas Fired	100%			2026	\$24,500	2	\$600	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Sump Pump(s)									
	Non-Submersible	100%			2027	\$7,300	4	\$1,600	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Boiler Room									
Explanation : Boiler Pit Only									
Backflow Preventer									
	Generic	100%			2037	* *	1	\$2,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Boiler Room									
Explanation : Newly Installed Reduce Pressure Zone Device									
Fixtures									
	Generic	100%							
Vertical Transport									

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

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

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

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

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

Vertical Transport

Elevators

Geared Traction

100%

LIFE

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : B-5**Explanation : Two Units*

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

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

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

Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

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 : 24-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,8,10,MP
Block : 962 **Lot** : 100 **BIN** : 1087242

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$623,400	\$1,378,700
Interior Architecture		\$2,023,100
Electrical		\$294,800
Mechanical	\$49,400	\$143,100
Total	\$672,800	\$3,839,800
Importance Code A	\$623,400	\$1,378,700
Importance Code B	\$49,400	\$2,216,100
Importance Code C		\$245,000
Total	\$672,800	\$3,839,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$18,100			\$16,400
Interior Architecture	\$200,500			\$124,500
Electrical	\$46,100	\$51,000	\$53,100	\$47,700
Mechanical	\$145,400	\$160,000	\$218,600	\$142,200
Elevators/Escalators	\$148,000	\$148,000	\$148,000	\$148,000
Total	\$558,000	\$359,100	\$419,700	\$478,800
Importance Code A	\$33,100	\$9,300	\$9,300	\$26,500
Importance Code B	\$507,600	\$349,800	\$410,400	\$452,300
Importance Code C	\$17,400			
Total	\$558,000	\$359,100	\$419,700	\$478,800



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Granite	5%			LIFE	**	5	\$21,700		
Metal/Glass Curt Wall	25%			LIFE	**	5	\$271,000		
Metal Panel	20%			2052	**	5-10	\$795,100		
Metal Sect. OHD	5%			2039	**	5	\$90,300		
Pre-Cast Concrete	45%			LIFE	**	5	\$845,700		
Windows									
Metal Louvers	10%			2035	**	10			
No Component	90%								
Parapets									
Concrete Masonry Unit	30%			LIFE	**	5	\$7,200		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Various Locations									
Explanation : Rubber Membrane Ran All The Way Up This Portion Of Parapet									
Metal/Glass Curt Wall	30%	4+	\$7,400	2052	**	5	\$12,300		
Corrosion/Rusting, Extent : Light, Area Affected : 10%									
Location : 14th Floor Roof Deck At Cooling Tower									
Metal Panel	40%			2052	**	5	\$32,800		
Roof									
IRMA/Protected Membrane	100%	Now	\$10,800	2034	**				
Other Observation, Extent : Light, Area Affected : 100%									
Location : Under Cooling Tower									
Explanation : Drain Basket Missing On One Drain, Also Clogged With Drinking Cans									
Interior									
Floors									
Carpet	39%			2025	\$2,813,000	3	\$441,500		
Worn/Eroded, Extent : Light, Area Affected : 25%									
Location : Throughout									
Cast in Place Concrete	5%	Now	\$5,900	LIFE	**	5	\$61,900		
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : 14th Floor Mechanical Room									
Ceramic Tile	5%			2039	**	5	\$28,300		
Raised Access Floor	1%			2039	**	5	\$21,200		
Terrazzo	30%			LIFE	**	5	\$132,700		
Vinyl Tile	20%	4+	\$19,200	2026	\$960,900	3	\$42,500		
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$7,600	
	Glass: Single Pane	15%			LIFE	**	5	\$42,900	
	Gypsum Board	55%	Now	\$17,400	LIFE	**	5	\$125,800	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Room 905, 3rd Floor Office Facing North							
	Masonry: Limestone	15%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Actually Artificial 'corian' Material							
	Metal Panel	5%			LIFE	**			
	Wood	5%			LIFE	**	5	\$76,300	
Ceilings									
	AcousTileSusp.Lay-In	60%			2043	**	5	\$339,600	
	Gypsum Board	20%	Now	\$22,900	LIFE	**	5	\$141,500	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Store Room S2-05 From Trench Drain Above							
	Metal Panel	20%			LIFE	**	5	\$141,500	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	2%			2052	**	5		
Fused Disc Sw	98%			2052	**	5	\$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Switchgear Room								
Explanation : One 6000 Amperes East								
one 6000 Amperes, North								
five6000 Amperes,								
1200 Amperes, Fire Pump.								
1600 Amperes. For 9th Floor								
Transformers								
Dry Type	100%			2043	**	5	\$1,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Switchgear Room, 15, 14, 9 Floors And Sub 2 Electrical Closet.								
Explanation : 500 Kva, 225 Kva, 45 Kva, 30 Kva And 15 Kva.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	**	5	\$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Switchgear Room								
Explanation : One 6000 Amperes East, One 6000 Amperes North,								
Five 6000 Amperes,								
1200 Amperes Fire Pump.								
1600 Amperes								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Fused Disc Sw	30%			2048	* *	5	\$2,600	
Molded Case Bkrs	70%			2048	* *	5	\$7,000	
Wiring								
Thermoplastic	100%			2052	* *	1		
Motor Controllers								
Locally Mounted	70%			2043	* *	5	\$1,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Mechanical Spaces.							
	Explanation : Variable Frequency Drive Controllers.							
Motor Control Center	30%			2043	* *	5	\$3,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 15, 14, 9 Floors And Sub 2.							
	Explanation : Normal Motor Control Center And Emergency Motor Control Center @ 14a							
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$5,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Water Main							
Stand-by Power								
Transfer Switches								
Automatic	95%			2043	* *	1	\$110,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Transfer Switch Room							
	Explanation : A. T. S. -1 1,000 Amperes,							
	ats -2 2,000 Amperes,							
	ats - 3 800 Amperes, ats - 4 260 Amperes,							
	ats - 5 260 Amperes							
Automatic	5%			2043	* *	1	\$5,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 15th Floor (Equipment Room)							
	Explanation : 2 Ats 15 A/b @ 260 Amperes							
Generators								
Diesel	100%			2039	* *	1	\$146,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 14 Th Floor Generator Room							
	Explanation : 2400 Kw							
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$14,000	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	10%			2048	* *	5	\$7,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 200 Gallons.							
	Main Tank	90%			2061	* *	5	\$10,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : 10,000 Gallons.							
Lighting									
	Interior Lighting								
	Fluorescent	85%			2034	* *	10	\$294,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T5 And T8 Lamps							
	HID	15%			2034	* *	10	\$1,800	
	Egress Lighting								
	Emergency, Service	40%			2034	* *	1		
	Exit, LED	20%			2061	* *	1		
	Exit, Service	40%			2034	* *	1		
	Exterior Lighting								
	HID	20%			2034	* *	10	\$200	
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2061	* *	5	\$11,100	
Alarm									
	Security System								
	No Component	60%							
	Generic	40%			2034	* *	1	\$56,500	
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Digital	50%			2034	* *	1-3	\$120,100	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2052	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL
Asset # : 14212

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2039	**	1	\$93,500	
	Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Room Explanation : Serves Reheat System And Perimeter Heat							
Pres. Reducing Valve/LP Steam	50%			2039	**	5	\$11,200	
Distribution								
Hot Wtr Piping/Pump	50%			2048	**	4	\$14,000	
Central Plant Steam Piping/Pmp	50%			2052	**	4	\$14,000	
Terminal Devices								
Air Handler	50%			2034	**	1	\$116,900	
Convactor/Radiator	25%			2043	**	1	\$30,500	
Fan Coil Unit/Heat	25%			2034	**	1	\$30,500	
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : V A V Boxes With Hot Water Reheat							
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2039	**	1	\$368,300	
	R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Chillers Other Observation, Extent : Light, Area Affected : 100% Location : 15th Mechanical Equipment Room Explanation : 3 Chillers							
Int Pkg Unit - Heating/Cooling	10%			2030	**	2	\$2,300	
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2052	**	4	\$25,200	
Ductwork/Diffusers	10%			LIFE	**	2	\$49,200	
Terminal Devices								
Air Handler/Cool/Ht	90%			2034	**	1	\$210,500	
No Component	10%							
Heat Rejection								
Evaporative Condenser	10%			2034	**	2	\$26,300	
Water Cooling Tower	90%	Now	\$24,200	2030	**	2	\$274,000	
	Other Observation, Extent : Light, Area Affected : 20% Location : Roof Explanation : Basin Leak Evident							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$210,900	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	100%			2034	**	2	\$11,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub-basement 1							
	Explanation : Triplex House Pumps							
HW Heat Exchanger								
Steam Fired	100%			2052	**	4	\$56,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 9th Mechanical Equipment Room							
	Explanation : 2 Units - Instantaneous With No Storage							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$8,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : S B 2							
	Explanation : 2 Duplex Units							
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$15,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : S B 2							
	Explanation : Duplex Unit							
Backflow Preventer								
Generic	100%			2034	**	1	\$23,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Various Locations							
	Explanation : Multiple Devices For Fire, Domestic Water, And Labratory Water Supply							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : (1) S-2 To 15, (6) S-1 To 13							
	Explanation : 7 Units							
Hydraulic	30%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : (2) G To 2, (1) S-2 To 2							
	Explanation : 3 Units							
Fire Suppression								
Standpipe								
Generic	100%			2052	**	1-5	\$197,700	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	Generic	100%			2052	* *	1-2	\$105,900	
Fire Pump									
	Generic	100%			2039	* *	1	\$70,600	

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

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

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

Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY
Address : 18-39 42ND STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HEA0023.000 / 13730 **Yr Built/Renovated** : 1989 / 2011
Area Sq Ft : 13,640 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 12-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Mez
Block : 791 **Lot** : 16 **BIN** : 4015250

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$13,900		\$2,500	
Interior Architecture	\$25,900			\$1,500
Electrical	\$1,500	\$1,400	\$2,100	\$4,600
Mechanical	\$1,600	\$1,200	\$2,200	\$1,200
Total	\$43,000	\$2,600	\$6,800	\$7,300
Importance Code A	\$14,600	\$700	\$3,200	\$700
Importance Code B	\$21,300	\$1,900	\$3,600	\$6,600
Importance Code C	\$7,100			
Total	\$43,000	\$2,600	\$6,800	\$7,300



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$800	
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : West Facade At Fascia Panel And Window Sill							
Masonry: Brick	90%			LIFE	**	5	\$24,300	
Metal Panel	5%			2046	**	5-10	\$9,300	
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : West Facade							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : At Roof							
	Explanation : Fascia Panel							
Windows								
Aluminum	100%	Now	\$3,600	2042	**	5	\$800	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Mezzanine Offices							
Roof								
Modified Bitumen	100%	Now	\$10,400	2031	**			
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Roof Penetrations - Above Shipping Dock And Office Bathrooms							
Interior								
Floors								
Carpet	15%			2025	\$39,000	3	\$6,100	
Ceramic Tile	85%	Now	\$16,800	2035	**	5	\$8,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	90%	Now	\$7,100	LIFE	**	5	\$6,400	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Above Receiving Dock And Various Locations							
Gypsum Board	5%			LIFE	**	5	\$500	
Ceilings								
AcousTileSusp.Lay-In	5%			2039	**	5	\$1,000	
Fiber Board	95%			2031	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Fiberglass Reinforced Panels							

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

Under 600 Volts

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment	Fused Disc Sw	100%			2052	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Amperes Main Disconnect Switch							
Switchgear / Switchboard	Fused Disc Sw	100%			2052	**	5	\$100	
Raceway	Conduit	100%			2052	**	1		
Panelboards	Fused Disc Sw	5%			2048	**	5		
	Molded Case Bkrs	95%			2048	**	5	\$300	
Wiring	Thermoplastic	100%			2052	**	1		
Motor Controllers	Locally Mounted	100%			2043	**	5	\$100	
Ground									
Grounding Devices	Generic	100%			LIFE	**	5	\$200	
Stand-by Power									
Transfer Switches	Automatic	100%			2046	**	1	\$4,200	
Generators	Diesel	100%			2041	**	1	\$5,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room Roof							
		Explanation : One 125 Kw							
Batteries	Nickel Cadmium	100%			2022	\$1,500	5	\$3,000	
Fuel Storage	Day Tank	50%			2051	**	5	\$1,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room Roof							
		Explanation : One 100 Gallons							
	Main Tank	50%			2066	**	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : First Floor							
		Explanation : One 350 Gallons							
Lighting									
Interior Lighting	Fluorescent	99%			2034	**	10	\$12,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	HID	1%			2034	**	10		

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

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

Lighting

Egress Lighting

Emergency, Service

60%

2034

* *

1

Exit, Service

40%

2034

* *

1

Exterior Lighting

HID

30%

2034

* *

10

No Component

70%

Alarm

Security System

No Component

90%

Generic

10%

2036

* *

1

\$500

Fire/Smoke Detection

No Component

50%

Generic, Digital

50%

2034

* *

1-3

\$4,300

Mechanical

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

Energy Source

Natural Gas

100%

2046

* *

1

Conversion Equipment

Furnace

100%

2031

* *

1

\$6,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 2 - Gas Fired Packaged Air Conditioning Units, Gas Fired Space Heater**Serving Warehouse Space***Air Conditioning**

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

Split Unit

50%

2031

* *

2

\$400

20%

2036

* *

*Recent Installation, Extent : Light, Area Affected : 100%**Location : 1st Floor*

Window/Wall Unit

5%

2024

\$1,300

1

No Component

25%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$7,600

Exhaust Fans

Roof

100%

2031

* *

2

\$400

Plumbing

H/C Water Piping

Brass/Copper

100%

2046

* *

1

Water Heater

Electric

100%

2025

\$11,200

4

\$100

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$500	LIFE	* *	1		
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : Warehouse Roof, Possible Leak From Roof Drain Pipe							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$3,800	

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Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : PUBLIC HEALTH LABORATORY BLDG.
Address : 455 FIRST AVENUE @E. 26 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0001.000 / 1574 **Yr Built/Renovated** : 1968 / 2009
Area Sq Ft : 353,000 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 21-May-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11,13,14
Block : 932 **Lot** : 17 **BIN** : 1020610

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$4,073,200	\$423,300
Interior Architecture	\$4,374,500	\$1,911,800
Electrical	\$640,600	\$2,829,700
Mechanical	\$8,495,200	\$8,287,600
Total	\$17,583,500	\$13,452,400
Importance Code A	\$4,280,900	\$423,300
Importance Code B	\$12,995,600	\$12,855,100
Importance Code C	\$307,100	\$174,000
Total	\$17,583,500	\$13,452,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$3,300	\$79,200	\$6,300	
Interior Architecture	\$12,600	\$31,400	\$3,100	\$12,600
Electrical	\$39,600	\$53,700	\$42,300	\$52,600
Mechanical	\$176,600	\$101,000	\$183,800	\$94,800
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
Total	\$315,000	\$348,200	\$318,400	\$242,800
Importance Code A	\$3,300	\$79,600	\$16,600	
Importance Code B	\$311,600	\$268,700	\$301,800	\$242,800
Importance Code C				
Total	\$315,000	\$348,200	\$318,400	\$242,800



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%	Now	\$53,100	LIFE	**	5	\$47,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	87%	Now	\$824,500	LIFE	**	5	\$273,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Granite Panels	5%	Now	\$166,600	LIFE	**	5	\$11,800	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Window Wall	5%			2045	**	5	\$59,000	
Windows									
	Aluminum	15%			2041	**	5	\$12,600	
	Aluminum	85%	0-2	\$2,984,500	2050	**	5	\$35,700	
		Air Infiltration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,300	
	Masonry: Brick	70%			LIFE	**	5	\$7,700	
	Metal Panel	5%			2045	**	5	\$2,100	
	Metal: Cage/Fence	20%			2038	**	5-10	\$17,100	
Roof									
	Asphalt Macadam	10%	Now	\$3,300	2030	**	5	\$3,200	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Over Loading Dock							
	Built-Up (BUR)	10%	Now	\$44,500	2035	**			
		Blisters, Extent : Moderate, Area Affected : 10%							
		Location : Over Second Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Over Second Floor							
	Built-Up (BUR)	15%			2025	\$66,700	10	\$14,600	
	Modified Bitumen	30%			2030	**	10	\$29,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Over 14th Floor And Penthouses Throughout							
	Skylight, Metal/Glass	5%			2035	**	10	\$16,200	
	Spray-on Foam	30%			2030	**	5	\$38,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Penthouse							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	15%	Now	\$39,100	LIFE	**	5	\$164,700	
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Ceramic Tile	5%			2028	\$485,600	5	\$25,100	
	Terrazzo	5%			LIFE	**	5	\$19,600	
	Vinyl Tile	20%			2025	\$852,200	3	\$50,200	
	Vinyl Tile	5%			2030	**	3	\$9,400	
	Vinyl Tile 9" X 9"	50%			2020	\$2,760,100	3	\$94,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	25%			LIFE	**	5	\$59,000	
	Gypsum Board	5%			LIFE	**	5	\$17,700	
	Metal Panel	5%			LIFE	**			
	Plaster	65%	0-2	\$307,100	LIFE	**	5	\$115,000	
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : At Windows Throughout							
Ceilings									
	AcousTileConcealSpLn	25%	0-2	\$101,300	2030	**	5	\$78,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	AcousTileSusp.Lay-In	5%			2038	**	5	\$25,100	
	Exposed Concrete	35%	Now	\$282,200	LIFE	**	5	\$27,500	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock							
	Metal Panel	15%	Now	\$753,100	LIFE	**	5	\$94,100	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
	Plaster	20%	Now	\$131,600	LIFE	**	5	\$62,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2055	**	5	\$800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 2- 5,000 Amperes Main Disconnect Switch							
Fused Disc Sw	25%			2051	**	5	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 1- 1600 Amperes Main Disconnect Switch For Fire Pump							
Fused Disc Sw	25%			2051	**	5	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 1- 1,200 Amperes Main Disconnect Switch For Emergency							
Transformers								
Dry Type	100%			2042	**	5	\$1,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room And Electrical Room							
	Explanation : 1- 500 Kva, 1- 300 kva And 1- 225 Kva 480hv-208/120lv							
Switchgear / Switchboard								
Fused Disc Sw	80%			2051	**	5	\$1,200	
Molded Case Bkrs	20%			2051	**	5	\$1,900	
Raceway								
Busway	20%			2023	\$115,400	1		
Conduit	60%			2025	\$346,200	1		
Conduit	20%			2051	**	1		
Panelboards								
Fused Disc Sw	10%			2024	\$47,800	5	\$800	
Fused Disc Sw	5%			2041	**	5	\$400	
Molded Case Bkrs	60%			2024	\$286,500	5	\$5,600	
Molded Case Bkrs	25%			2041	**	5	\$2,300	
Wiring								
Braided Cloth	50%	2-4	\$389,200	2050	**	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	50%			2051	**	1		
Motor Controllers								
Locally Mounted	20%			2038	**	5	\$500	
Locally Mounted	5%			2023	\$11,500	5	\$100	
Motor Control Center	15%			2038	**	5	\$1,400	
Motor Control Center	60%			2023	\$865,300	5	\$5,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$108,600	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2038	* *	1	\$136,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 1- 2000 Kw							
Batteries									
	Lead/Acid	100%			2020	\$1,500	5	\$13,100	
Fuel Storage									
	Day Tank	50%			2047	* *	5	\$31,100	
	Main Tank	50%			2060	* *	5	\$4,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 1- 275 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2033	* *	10	\$92,300	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	50%			2030	* *	10	\$153,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2030	* *	10	\$61,500	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	10%			2033	* *	1		
	Emergency, Service	40%			2030	* *	1		
	Exit, Service	40%			2020	\$36,100	1		
	Exit, Service	10%			2030	* *	1		
Exterior Lighting									
	Fluorescent	20%			2030	* *	10	\$6,500	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
	HID	80%			2025	\$1,064,700	10	\$900	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	* *	1	\$39,600	
Fire/Smoke Detection									
	No Component	60%							
	Generic, Digital	40%			2030	* *	1-3	\$87,000	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2035	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam From Con Edison							
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2021	\$207,700	5	\$19,900	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Basement							
		Explanation : 3 Old Steam To Hot Water Converters							
Distribution									
	Hot Wtr Piping/Pump	60%	Now	\$5,900	2033	* *	4	\$9,900	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Central Plant Steam Piping/Pmp	40%			2025	\$2,123,100	4	\$6,600	
Terminal Devices									
	Air Handler	80%			2020	\$3,527,800	1	\$165,900	
	Convactor/Radiator	20%			2023	\$335,800	1	\$21,700	
Air Conditioning									
	Energy Source								
	Electricity	65%			2033	* *	1		
	Steam/HW System	35%			2035	* *	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	40%			2028	\$2,962,500	1	\$145,200	
	Centrifugal, Elec Chiller	40%			2028	\$1,419,600	1	\$145,200	
		R-22 Refrigerant, Extent : Light, Area Affected : 40%							
		Location : 14th Floor							
	Reciprocating Compr/Chiller	20%			2030	* *	1	\$31,100	
		R-134a Refrigerant, Extent : Light, Area Affected : 20%							
		Location : Roof							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2035	* *	4	\$24,800	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2020	\$3,517,200	1	\$207,400	
Heat Rejection									
	Air Cooled Condenser Unit	20%			2030	* *	2	\$46,700	
	Water Cooling Tower	80%			2023	\$952,100	2	\$270,000	
Ventilation									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$144,500	LIFE	**	2-5	\$187,000	
Noxious Fumes, Extent : Severe, Area Affected : 20%									
Location : Basement - Interior Exhausts Into Building									
Exhaust Fans									
	Interior	80%	Now	\$44,600	2020	\$892,600	2	\$6,600	
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Explanation : Different Areas Are Mixed Together Allowing Cross Contamination									
	Roof	20%	Now	\$5,200	2025	\$104,100	2	\$1,600	
Other Observation, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Explanation : Redesign Of Some Exhaust Ducts Necessary To Prevent Backfeed And Cross Contamination									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$116,900	2035	**	1		
Corroded, Extent : Severe, Area Affected : 30%									
Location : Basement									
HW Heat Exchanger									
	Steam Fired	100%			2035	**	4	\$49,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 14th Floor									
Explanation : 2 Units									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Compressed Air	100%			2025	\$61,500	4	\$3,600	
Fixtures									
	Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Pass C-13 Freight C-14									
Explanation : 4 Pass, 2 Freight									
Fire Suppression									
Standpipe									
	Generic	100%			2035	**	1-5	\$169,100	
Sprinkler									
	No Component	80%							
	Generic	20%			2035	**	1-2	\$18,800	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Fire Pump								
	Generic	100%			2028	\$201,900	1	\$62,600	

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Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : QUEENS OCME
Address : 160-15 82ND DRIVE @ QUEENS HOSPITAL CTR.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HEA0034.000 / 14654 **Yr Built/Renovated** : 2004 / 2006
Area Sq Ft : 37,718 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 14-Jan-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6858 **Lot** : 1 **BIN** : 4854226

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$143,800	
Mechanical		\$133,800
Total	\$143,800	\$133,800
Importance Code A	\$143,800	
Importance Code B		\$133,800
Total	\$143,800	\$133,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$1,400	\$20,400	\$38,100	
Interior Architecture	\$4,200	\$2,100	\$11,300	\$14,700
Electrical	\$11,100	\$6,000	\$7,600	\$39,900
Mechanical	\$12,100	\$19,900	\$13,400	\$23,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$32,800	\$52,300	\$74,300	\$82,300
Importance Code A	\$1,600	\$20,600	\$38,200	\$1,200
Importance Code B	\$31,200	\$31,700	\$36,100	\$80,900
Importance Code C				\$200
Total	\$32,800	\$52,300	\$74,300	\$82,300



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

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

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DEPT. OF HEALTH & MENTAL HYGIENE - 816

QUEENS OCME

Asset # : 14654

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$29,600	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Throughout. New Building Completed In 2006								
Metal Panel	27%			2050	**	5-10	\$110,000	
Metal Coiling Doors	3%			2041	**	5	\$5,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
Window Wall	15%			2050	**	5	\$33,300	
Windows								
Aluminum	95%			2046	**	5	\$11,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Fixed Windows								
Metal Louvers	5%			2037	**	10	\$3,900	
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$2,700	
Metal Panel	25%			2050	**	5	\$7,400	
Metal Rail	15%			2041	**	5-10	\$20,700	
Metal Rail	20%			2041	**	5-10	\$27,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Second Floor Roof At South Facade								
Explanation : Metal Rail With Glass								
Pre-Cast Concrete	5%	Now	\$1,400	LIFE	**	5	\$2,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Single Ply Membrane	100%			2032	**	10	\$63,800	
Interior								
Floors								
Carpet	15%			2025	\$107,900	3	\$16,900	
Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
Ceramic Tile	5%			2037	**	5	\$2,800	
Granite Panels	20%			LIFE	**	5	\$8,500	
Traffic Topping	25%			2032	**	5	\$17,600	
Vinyl Tile	30%			2032	**	3	\$6,400	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$400	
Concrete Masonry Unit	20%			LIFE	**	5	\$700	
Gypsum Board	50%			LIFE	**	5	\$2,700	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	40%			2041	**	5	\$22,600	
Exposed Struc: Steel	20%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$3,500	
Metal Panel	35%			LIFE	**	5	\$24,700	

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Switch Rated @ 4000 Amperes							
Transformers								
Dry Type	100%			2041	**	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 112.5 Kva, 480/ 277/120 Volts							
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$200	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	15%			2046	**	5	\$100	
Molded Case Bkrs	85%			2046	**	5	\$800	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$11,600	
Generators								
Diesel	100%			2037	**	1	\$14,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : Generator Rated @ 600 Kw							
Batteries								
Nickel Cadmium	100%			2019	\$1,500	5	\$8,400	
Fuel Storage								
Day Tank	50%			2046	**	5	\$3,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : 275 Gallon Capacity							
Main Tank	50%			2059	**	5	\$600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 4500 Gallon Capacity							

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	2%			2032	* *	10	\$700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures</i>							
Fluorescent	80%			2032	* *	10	\$27,700	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	18%			2032	* *	10	\$6,200	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Egress Lighting								
Emergency, Service	50%			2032	* *	1		
Exit, LED	50%			2059	* *	1		
Exterior Lighting								
HID	100%			2032	* *	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	* *	1	\$4,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : C C T V Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic	100%			2032	* *	1-3	\$23,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2050	* *	1		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Q H C</i>							
	<i>Explanation : From Queens Hospital Center</i>							
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%			2037	* *	1	\$1,900	
Pres. Reducing Valve/LP Steam	90%			2037	* *	5	\$2,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	10%			2046	**	4	\$200	
	Central Plant Steam Piping/Pmp	90%			2050	**	4	\$1,700	
	Terminal Devices								
	Air Handler	90%			2032	**	1	\$21,000	
	Fan Coil Unit/Heat	10%			2032	**	1	\$1,200	
Air Conditioning									
	Energy Source								
	Steam/HW System	100%			2050	**	1		
	Conversion Equipment								
	Absorption Chiller/Steam/HW	100%			2037	**	1	\$40,800	
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Units, Using Lithium Bromide Refrigerant								
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2050	**	4	\$1,900	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2032	**	1	\$23,300	
	Heat Rejection								
	Water Cooling Tower	100%			2028	\$133,800	2	\$38,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,000	
	Exhaust Fans								
	Roof	100%			2032	**	2	\$1,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2050	**	4	\$3,700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2019	\$1,200	4	\$1,200	
	Sewage Ejector(s)								
	Electric	100%			2032	**	4	\$2,300	
	Backflow Preventer								
	Generic	100%			2032	**	1	\$2,300	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : B : 2nd Floor									
Explanation : One Unit									
Fire Suppression									
Sprinkler									
	Generic	100%			2050		* *	1-2	\$10,600
Fire Pump									
	Generic	100%			2037		* *	1	\$7,000
Chemical System									
	No Component	80%							
	Generic	20%			2023	\$400		1-3	\$700
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

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Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : RICHMOND DISTRICT HEALTH CENTER
Address : 51 STUYVESANT PLACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HEA0011.000 / 1983 **Yr Built/Renovated** : 1937 / 2004
Area Sq Ft : 35,813 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 13-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,ph
Block : 9 **Lot** : 9 **BIN** : 5000089

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,495,100	\$170,300
Interior Architecture	\$590,100	\$45,500
Electrical	\$207,200	\$135,000
Mechanical	\$209,400	\$397,900
Total	\$2,501,800	\$748,700
Importance Code A	\$1,495,100	\$170,300
Importance Code B	\$864,900	\$578,400
Importance Code C	\$141,700	
Total	\$2,501,800	\$748,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$5,800			
Interior Architecture	\$45,000			\$5,000
Electrical	\$61,700	\$1,000	\$700	\$900
Mechanical	\$14,000	\$5,000	\$4,700	\$22,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$134,400	\$13,900	\$13,300	\$35,900
Importance Code A	\$8,900	\$3,200	\$3,100	\$3,100
Importance Code B	\$117,300	\$10,800	\$10,200	\$32,800
Importance Code C	\$8,100			
Total	\$134,400	\$13,900	\$13,300	\$35,900



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DEPT. OF HEALTH & MENTAL HYGIENE - 816
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%	Now	\$454,100	LIFE	* *	5	\$37,700	
		Efflorescence, Extent : Moderate, Area Affected : 30%							
		Location : North Facade							
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
		Location : Facade Along Stuyvesant							
		Spalling, Extent : Severe, Area Affected : 30%							
		Location : Various Locations Throughout							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Penthouse, East And North Sides							
	Masonry: Granite	5%			LIFE	* *	5	\$2,000	
	Pre-Cast Concrete	25%	Now	\$133,300	LIFE	* *	5	\$43,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Window Lintels							
Windows									
	Steel	100%	Now	\$741,600	2049	* *	5	\$88,900	
		Air Infiltration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : At Fifth Floor							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 75%							
		Location : Throughout							
Parapets									
	Masonry: Brick	85%	Now	\$79,900	LIFE	* *	5	\$4,600	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 30%							
		Location : Interior Face							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Above Penthouse							
	Pre-Cast Concrete	15%	Now	\$5,800	LIFE	* *	5	\$5,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Decorative Molding Around Parapet							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Decorative Molding Around Parapet							

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	100%	Now	\$86,300	2029	**			1
		Blisters, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Ridging, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Seams Open/Split, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Over Penthouse And X-ray Room							
Interior									
Floors									
	Carpet	5%	Now	\$30,000	2026	\$30,000	3	\$3,500	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Penthouse							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
	Cast in Place Concrete	10%			LIFE	**	5	\$10,300	
	Ceramic Tile	5%	4+	\$4,600	2027	\$45,500	5	\$1,200	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%							
		Location : Bathrooms							
	Terrazzo	15%			LIFE	**	5	\$5,500	
	Vinyl Tile	65%	Now	\$77,900	2019	\$259,500	3	\$11,500	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : 9 X 9 Tiles							
Interior Walls									
	Ceramic Tile	5%	4+	\$8,100	2033	**	5	\$1,500	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Marble Panels	5%			LIFE	**			
	Plaster	75%	Now	\$141,700	LIFE	**	5	\$13,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : 4th Floor And Penthouse							
		Paint Peeling, Extent : Moderate, Area Affected : 15%							
		Location : 2nd Floor							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : 4th Floor, Penthouse And Over Windows In Various Locations							
	SGFT/Glazed Masonry	15%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

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

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

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

AcousTile,Adhered	10%			2029	**	5	\$4,700	
Plaster	90%	0-2	\$110,900	LIFE	**	5	\$26,500	

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

Location : 4th Floor Rooms 415 And 418

Staining/Discoloring, Extent : Moderate, Area Affected : 15%

Location : Various Locations Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Boiler Room

Explanation : One 800 Amperes Main Disconnect Switch

Switchgear / Switchboard

Fused Knife Sw	100%	0-2	\$73,200	2054	**	5	\$100	
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Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Boiler Room

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

Location : Electrical Room

Raceway

Conduit	85%			2034	**	1		
Conduit	5%			2050	**	1		
Conduit	10%			2044	**	1		

Panelboards

Fused Toggle Switch	85%	0-2	\$38,100	2049	**	5	\$300	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Molded Case Bkrs	15%			2032	**	5	\$100	
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Wiring

Braided Cloth	85%	2-4	\$43,700	2049	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	5%			2050	**	1		
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Thermoplastic	10%			2034	**	1		
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Motor Controllers

Locally Mounted	70%			2022		\$52,300	5	\$200
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Locally Mounted	30%	0-2	\$22,400	2044	**	5		
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Mechanical Room

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$500	
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	88%			2029	* *	10	\$25,400	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
				Explanation : Using T-12 Lamps					
	Fluorescent	10%			2029	* *	10	\$2,900	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
				Explanation : Using T-8 Lamps					
	Incandescent	2%			2019	\$10,300	2		
Egress Lighting									
	Emergency, Battery	50%			2024	\$21,200	10	\$3,800	
	Exit, Service	50%			2024	\$5,200	1		
Exterior Lighting									
	HID	100%			2024	\$135,000	10	\$100	
Alarm									
	Fire/Smoke Detection								
	No Component	65%							
	Generic	35%			2032	* *	1-3	\$7,700	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
Conversion Equipment									
	Steam Boiler	100%			2037	* *	1	\$31,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 2 Natural Gas Steam Boilers					
Distribution									
	Central Plant Steam Piping/Pmp	80%			2024	\$397,900	4	\$1,900	
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Beyond Boiler Room, Steam And Condensate Return Piping Are At Or Approaching Their Useful Life Cycle Limit					
	Central Plant Steam Piping/Pmp	20%			2044	* *	4	\$500	
Terminal Devices									
	Convactor/Radiator	100%			2022	\$157,300	1	\$10,200	
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout, The Radiators Are At Or Approaching Their Useful Life Cycle Limit					
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	85%			2019	\$52,100	1		
	No Component	15%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Communication Room								
	Explanation : Installation Of Air Conditioning Unit In Communication Room Is Recommended								
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$3,500	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2019	\$9,800	2	\$200	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : The Rooftop Exhaust Fan Is At Or Approaching Its Useful Life Cycle Limit								
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2029	**	1		
	Water Heater								
	Gas Fired	100%			2022	\$17,900	2	\$500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2029	**	1	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Boiler Only								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (1) B-4 (1) B-3								
	Explanation : 2 Units								

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

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

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

Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : RIVERSIDE HEALTH CENTER
Address : 160 WEST 100TH STREET @AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0014.000 / 1984 **Yr Built/Renovated** : 1960 / 2014
Area Sq Ft : 34,000 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 18-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1852 **Lot** : 49 **BIN** : 1055906

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$204,900	\$43,900
Total	\$204,900	\$43,900
Importance Code A	\$204,900	\$43,900
Total	\$204,900	\$43,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$6,300	
Interior Architecture			\$31,400	
Electrical	\$3,000	\$3,000	\$5,100	\$3,000
Mechanical	\$6,300	\$7,300	\$11,800	\$6,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$17,200	\$18,200	\$62,500	\$17,700
Importance Code A	\$1,500	\$1,500	\$7,900	\$1,500
Importance Code B	\$15,700	\$16,700	\$53,300	\$16,200
Importance Code C			\$1,400	
Total	\$17,200	\$18,200	\$62,500	\$17,700



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glazed Ceramic Panel	5%			LIFE	**	5	\$10,800	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Masonry: Brick	95%			LIFE	**	5	\$43,900	
		Recent Repair Evident, Extent : Light, Area Affected : 66%							
		Location : Throughout							
Windows									
	Aluminum	100%			2051	**	5	\$12,700	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$6,100	
		Recent Repair Evident, Extent : Light, Area Affected : 66%							
		Location : Throughout							
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,000	
		Recent Repair Evident, Extent : Light, Area Affected : 66%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%	Now	\$204,900	2036	**			
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,900	
		Recent Repair Evident, Extent : Light, Area Affected : 66%							
		Location : Throughout							
	Sheet Vinyl/Rubber	5%			2036	**	5	\$3,400	
	Terrazzo	25%			LIFE	**	5	\$8,700	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Wood	65%			2066	**	5	\$54,400	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
		Recent Repair Evident, Extent : Light, Area Affected : 66%							
		Location : Throughout							
	Ceramic Tile	5%			2041	**	5	\$2,800	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Gypsum Board	90%			LIFE	**	5	\$30,200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout							

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	5%				2046	* *	5	\$2,200	
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*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout*

Exposed Concrete	65%				LIFE	* *	5	\$4,500	
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*Recent Repair Evident, Extent : Light, Area Affected : 66%**Location : Throughout*

Gypsum Board	30%				LIFE	* *	5	\$16,700	
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*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2056	* *	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1600 Amperes Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%				2056	* *	5	\$900	
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Raceway

Conduit	100%				2056	* *	1		
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Panelboards

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

Thermoplastic	100%				2056	* *	1		
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Motor Controllers

Locally Mounted	100%				2046	* *	5	\$200	
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Ground

Grounding Devices

Generic	100%				LIFE	* *	5	\$500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Water Main*

Stand-by Power

Transfer Switches

Automatic	100%				2046	* *	1	\$10,500	
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Generators

Diesel	100%				2041	* *	1	\$13,200	
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Batteries

Not Accessible	100%								
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	20%			2051	* *	5	\$1,100	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : 100gal							
	Main Tank	80%			2066	* *	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 275gal							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2036	* *	10	\$27,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T8 And T5 And Compact Lamps							
	Egress Lighting								
	Exit, LED	100%			2066	* *	1		
	Exterior Lighting								
	HID	20%			2036	* *	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2036	* *	1	\$2,500	
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2036	* *	1-3	\$4,200	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2046	* *	1	\$14,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
	Distribution								
	Hot Wtr Piping/Pump	100%			2051	* *	4	\$2,200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Roof							

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Estimates are rounded to the nearest hundred dollars.

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	20%			2036	**	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 11 Units							
	Convector/Radiator	50%			2046	**	1	\$4,800	
	Fan Coil Unit/Heat	30%			2036	**	1	\$2,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2036	**	2	\$1,800	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2036	**	1	\$18,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,600	
	Exhaust Fans								
	Roof	100%			2036	**	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	**	1		
	Water Heater								
	Gas Fired	100%			2026	\$17,000	2	\$400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : 2 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2056	**	1-5	\$15,000	
	Sprinkler								
	Generic	100%			2056	**	1-2	\$8,400	
	Chemical System								
	Not Accessible	100%							

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Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : TREMONT DISTRICT HEALTH CTR.
Address : 1826 ARTHUR AVENUE @E. 175 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HEA0005.000 / 1977 **Yr Built/Renovated** : 1940 / 2006
Area Sq Ft : 41,894 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 06-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2945 **Lot** : 18 **BIN** : 2009891

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$315,900	\$168,100
Interior Architecture	\$64,900	\$422,400
Electrical	\$38,400	
Mechanical		\$666,300
Total	\$419,200	\$1,256,800
Importance Code A	\$315,900	\$168,100
Importance Code B	\$38,400	\$994,800
Importance Code C	\$64,900	\$94,000
Total	\$419,200	\$1,256,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$56,100			
Interior Architecture	\$52,400	\$4,900	\$3,200	\$4,800
Electrical	\$2,800	\$3,800	\$2,800	\$8,100
Mechanical	\$7,800	\$5,400	\$9,500	\$7,700
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$130,900	\$25,900	\$27,400	\$32,500
Importance Code A	\$58,200	\$2,100	\$2,100	\$2,200
Importance Code B	\$72,700	\$19,000	\$25,300	\$30,300
Importance Code C		\$4,900		
Total	\$130,900	\$25,900	\$27,400	\$32,500



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$15,400	LIFE	* *	5	\$13,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	80%	Now	\$132,200	LIFE	* *	5	\$43,900	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	15%	Now	\$89,700	LIFE	* *	5	\$6,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Windows									
	Aluminum	90%	0-2	\$26,800	2043	* *	5	\$3,200	
		Air Infiltration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Steel	10%	Now	\$37,100	2052	* *	5	\$4,400	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$13,900	LIFE	* *	5	\$8,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	90%	Now	\$56,900	LIFE	* *	5	\$9,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Roof									
	Modified Bitumen	95%			2027	\$124,200	10	\$21,400	
	Skylight, Metal/Glass	5%			2037	* *	10	\$3,700	

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$7,100	
	Ceramic Tile	10%			2036	**	5	\$6,400	
	Granite Panels	15%			LIFE	**	5	\$7,300	
	Terrazzo	10%			LIFE	**	5	\$5,000	
	Vinyl Tile	60%	Now	\$32,800	2027	\$328,500	3	\$14,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2030	**	5	\$9,800	
	Gypsum Board	80%	Now	\$64,900	LIFE	**	5	\$94,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Granite Panels	5%			LIFE	**			
	SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	75%	0-2	\$19,500	2040	**	5	\$24,200	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Exposed Concrete	5%			LIFE	**	5	\$500	
	Gypsum Board	10%			LIFE	**	5	\$8,100	
	Plaster	10%			LIFE	**	5	\$4,000	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2047	* *	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Main Service Disconnect Switch Rated @ 1600 Amperes.									
Transformers									
Dry Type		100%			2040	* *	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 75kva, 208/480/277 Volts									
Switchgear / Switchboard									
Fused Disc Sw		100%			2047	* *	5	\$200	
Raceway									
Conduit		100%			2047	* *	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2043	**	5		
	Molded Case Bkrs	95%			2043	**	5	\$1,000	
Wiring									
	Thermoplastic	100%			2047	**	1		
Motor Controllers									
	Locally Mounted	100%			2040	**	5	\$300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Connected To Metal Water Pipe								
Lighting									
Interior Lighting									
	Fluorescent	10%			2032	**	10	\$3,800	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	90%			2032	**	10	\$34,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
Egress Lighting									
	Emergency, Battery	50%			2032	**	10	\$5,100	
	Exit, LED	50%			2055	**	1		
Exterior Lighting									
	HID	20%			2032	**	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2032	**	1	\$4,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Lobby, Entry And Exit Doors								
	Explanation : CCTV Surveillance Camera And Intrusion Alarm System. Motion Sensors And Panic Bars								
Fire/Smoke Detection									
	Generic, Digital	100%			2032	**	1-3	\$25,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors And Strobe Lights								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2032	* *	1	\$20,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 8 Natural Gas Fired Modular Hot Water Boilers					
	Distribution								
	Hot Wtr Piping/Pump	100%			2035	* *	4	\$3,100	
	Terminal Devices								
	Convactor/Radiator	50%			2040	* *	1	\$6,800	
	Fan Coil Unit/Heat	50%			2027	\$293,300	1	\$6,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout Air Distribution System					
				Explanation : Vav Boxes With Reheat Coils In The Ductwork					
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2027	\$317,200	2	\$2,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,400	
	Exhaust Fans								
	Interior	40%			2027	\$55,700	2	\$500	
	Roof	10%			2027	\$6,500	2	\$100	
	No Component	50%							
				Other Observation, Extent : Light, Area Affected : 0%					
				Location : Roof					
				Explanation : Component Accounted For Under The Cooling Section Of This Report					
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	* *	1		
	Water Heater								
	Gas Fired	100%			2026	\$23,900	2	\$600	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$6,000	4	\$1,300	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Rpz							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	75%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To The 5th Floor							
		Explanation : Two Units							
		One Of Two Units With Defective Elevator Controller							
	Hydraulic	25%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To The 1st Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	No Component	50%							
	Generic	50%			2047	* *	1-5	\$10,600	
Sprinkler									
	Generic	100%			2047	* *	1-2	\$11,700	

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Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : WASHINGTON HEIGHTS DIST. HEALTH CENTER
Address : 600 WEST 168TH STREET @BROADWAY
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0003.000 / 1999 **Yr Built/Renovated** : 1939 / 2002
Area Sq Ft : 42,000 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 07-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,p
Block : 2138 **Lot** : 24 **BIN** : 1063379

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,348,400	\$250,900
Interior Architecture	\$45,500	\$217,600
Electrical	\$34,500	\$546,500
Mechanical	\$27,900	\$1,329,900
Total	\$1,456,400	\$2,344,900
Importance Code A	\$1,348,400	\$250,900
Importance Code B	\$107,900	\$2,094,000
Total	\$1,456,400	\$2,344,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$16,600			\$31,000
Interior Architecture	\$126,400	\$21,000	\$1,100	\$1,100
Electrical	\$59,500	\$3,700	\$2,800	\$12,500
Mechanical	\$27,600	\$4,000	\$9,000	\$36,700
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$243,800	\$42,400	\$26,800	\$95,200
Importance Code A	\$16,600		\$1,200	\$31,100
Importance Code B	\$195,600	\$42,400	\$25,600	\$64,100
Importance Code C	\$31,700			
Total	\$243,800	\$42,400	\$26,800	\$95,200



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

Asset # : 1999

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$797,700	LIFE	* *	5	\$88,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	5%	Now	\$120,400	LIFE	* *	5	\$4,100	
		Vertical Cracks, Extent : Moderate, Area Affected : 30%							
		Location : Window Sills							
	Metal Panel	15%			2037	* *	5-10	\$113,800	
Windows									
	Aluminum	90%	Now	\$217,500	2043	* *	5	\$13,000	
		Air Infiltration, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Steel	10%	Now	\$150,600	2052	* *	5	\$18,100	
		Air Infiltration, Extent : Moderate, Area Affected : 25%							
		Location : Penthouse							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Penthouse							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Penthouse							
Parapets									
	Masonry: Brick	80%	Now	\$62,200	LIFE	* *	5	\$3,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	10%	Now	\$9,400	LIFE	* *	5	\$600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Pre-Cast Concrete	10%	Now	\$3,200	LIFE	* *	5	\$2,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Coping							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Coping							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$4,000	2027	\$79,900			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,700	
Ceramic Tile	10%	Now	\$8,500	2036	**	5	\$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Quarry Tile	5%			2040	**	5	\$6,600	
Terrazzo	5%	0-2	\$10,200	LIFE	**	5	\$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairwells								
Vinyl Tile	10%			2027	\$75,000	3	\$3,300	
Vinyl Tile 9" X 9"	10%	Now	\$29,100	2027	\$97,100	3	\$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	55%			2055	**	5	\$91,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 4th, 5th, 6th And 7th Floor								
Explanation : Laminated Wood								
Interior Walls								
Concrete Masonry Unit	15%	Now	\$10,800	LIFE	**	5	\$3,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Glass: Single Pane	5%			LIFE	**	5	\$2,400	
Gypsum Board	45%			LIFE	**	5	\$17,600	
Marble Panels	5%			LIFE	**			
Plaster	20%	Now	\$20,900	LIFE	**	5	\$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
SGFT/Glazed Masonry	10%			LIFE	**			

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

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

Interior

Ceilings

AcousTileConcealSpLn	25%	Now	\$17,800	2040	* *	5	\$13,800
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Cracking/Crumbling, Extent : Light, Area Affected : 20%

Location : Throughout

AcousTileSusp.Lay-In	40%			2040	* *	5	\$35,300
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Gypsum Board	10%			LIFE	* *	5	\$11,000
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Plaster	25%	Now	\$28,900	LIFE	* *	5	\$13,800
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Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Stairwell

Paint Peeling, Extent : Moderate, Area Affected : 30%

Location : Stock Room

Water Penetration, Extent : Light, Area Affected : 10%

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2037	* *	5	\$200
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated @ 2000 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2037	* *	5	\$200
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Raceway

Conduit	30%			2037	* *	1	
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Conduit	65%			2027	\$33,300	1	
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Conduit	5%			2053	* *	1	
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Panelboards

Fused Toggle Switch	35%	2-4	\$15,700	2052	* *	5	\$200
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On Extended Life, Extent : Severe, Area Affected : 100%

Location : Basement 1,2,3,4 Stairway

Molded Case Bkrs	30%			2026	\$13,400	5	\$300
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Molded Case Bkrs	5%			2049	* *	5	\$100
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Molded Case Bkrs	30%			2035	* *	5	\$300
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Wiring

Braided Cloth	35%	2-4	\$26,900	2052	* *	1	
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Insulation Aged, Extent : Severe, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	30%			2027	\$23,100	1	
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Thermoplastic	5%			2053	* *	1	
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Thermoplastic	30%			2037	* *	1	
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
WASHINGTON HEIGHTS DIST. HEALTH CENTER
Asset # : 1999

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	45%			2025	\$42,000	5	\$100	
	Locally Mounted	5%	Now	\$4,700	2047	**	5		
		Not Functioning, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	Variable Frequency Drive	50%			2032	**			
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$9,500	LIFE	**	5	\$600	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2035	**	10	\$11,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	50%			2027	\$344,600	10	\$19,300	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2022	\$34,500	10	\$1,900	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Office							
	Fluorescent	15%			2027	\$103,400	10	\$5,800	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Staircase							
	Egress Lighting								
	Emergency, Battery	50%			2032	**	10	\$5,100	
	Exit, LED	10%			2055	**	1		
	Exit, Service	40%			2032	**	1		
	Exterior Lighting								
	Fluorescent	3%			2027	\$4,000	10	\$100	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
	HID	15%			2027	\$23,800	10		
	Incandescent	2%			2022	\$2,700	2		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2035	**	1	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor, 4th Floor, Hallways							
		Explanation : CCTV Surveillance Camera							

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2032

* *

1-3

\$25,900

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

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

Heating

Energy Source
Plant Campus Steam /
PRV

100%

2037

* *

1

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

Pres. Reducing Valve/LP
Steam

100%

2036

* *

5

\$2,500

Distribution

Central Plant Steam
Piping/Pmp

100%

2027

\$664,700

4

\$3,100

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

Air Handler
Convactor/Radiator

40%

2032

* *

1

\$10,400

60%

2025

\$126,200

1

\$8,100

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

Energy Source
Electricity

100%

2043

* *

1

Conversion Equipment

Int Pkg Unit -
Heating/Cooling

20%

2025

\$167,000

2

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : First Floor**Explanation : This Unit Serves The First Floor*

Reciprocating
Compr/Chiller

40%

2027

\$133,300

1

\$7,800

Window/Wall Unit

40%

Now

\$3,300

2022

\$32,700

1

*Loose, Extent : Moderate, Area Affected : 15%**Location : 1st And 2nd Floors*

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

Asset # : 1999

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr	40%			2037	* *	4	\$800	
	Pipe/Pump								
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2027	\$176,200	1	\$10,400	
	No Component	60%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,400	
Exhaust Fans									
	Interior	10%	0-2	\$14,000	2037	* *	2	\$100	
	Unit Inoperable, Extent : Moderate, Area Affected : 100%								
	Location : Penthouse Mechanical Equipment Room, House General Exhaust Fan Multiple Mechanical And Or Electrical Defects								
	Interior	20%			2022	\$27,900	2	\$300	
	Roof	30%			2027	\$19,600	2	\$400	
	No Component	40%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : 1st, 4th Floor And Penthouse Mechanical Equipment Room								
	Explanation : These Components Are Accounted For Under The Cooling Section Of This Report								
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2027	\$62,500	4	\$6,200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Sump Pump(s)									
	Submersible	100%			2019	\$1,300	4	\$1,300	
Sewage Ejector(s)									
	Electric	95%			2027	\$10,700	4	\$2,400	
	Electric	5%	Now	\$600	2037	* *	4	\$100	
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Basement, Malfunctioning Pump Controls								
Backflow Preventer									
	Generic	100%			2027	\$10,000	1	\$2,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Item Located In Water Meter Room								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-7							
		Explanation : Two Units, Maintained By Columbia University							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : WESTCHESTER DISTRICT HEALTH CTR
Address : 2527 GLEBE AVENUE @OVERING STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HEA0006.000 / 1978 **Yr Built/Renovated** : 1955 / 2011
Area Sq Ft : 35,461 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 10-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,p
Block : 3986 **Lot** : 34 **BIN** : 2041911

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$372,200	\$97,700
Interior Architecture		\$45,100
Electrical	\$232,800	\$70,500
Mechanical	\$166,300	\$177,500
Total	\$771,300	\$390,700
Importance Code A	\$372,200	\$97,700
Importance Code B	\$399,100	\$293,100
Total	\$771,300	\$390,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$15,200		\$19,800	
Interior Architecture	\$65,000	\$14,900	\$700	\$4,600
Electrical	\$28,100	\$3,100	\$2,800	\$36,900
Mechanical	\$18,800	\$5,300	\$7,700	\$5,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$130,900	\$27,300	\$34,800	\$50,700
Importance Code A	\$16,900	\$1,800	\$21,500	\$1,800
Importance Code B	\$90,100	\$25,500	\$13,300	\$48,900
Importance Code C	\$23,900			
Total	\$130,900	\$27,300	\$34,800	\$50,700



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	100%	Now	\$192,900	LIFE	* *	5	\$32,000	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout									
Windows	Aluminum	100%	Now	\$132,100	2035	* *	5	\$7,900	
	Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout									
Parapets	Cast Stone/Terra Cotta	10%	Now	\$11,500	LIFE	* *	5	\$3,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout									
	Masonry: Brick	90%	Now	\$47,200	LIFE	* *	5	\$4,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout									
Roof	Modified Bitumen	5%	Now	\$3,600	2027	\$7,300			
	Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout									
	Roll Roofing	95%			2026	\$97,700	5	\$39,500	
Interior									
Floors	Carpet	15%			2026	\$101,500	3	\$11,900	
	Cast in Place Concrete	5%			LIFE	* *	5	\$5,800	
	Ceramic Tile	5%			2030	* *	5	\$2,700	
	Quarry Tile	5%			2032	* *	5	\$4,000	
	Terrazzo	15%	0-2	\$18,500	LIFE	* *	5	\$6,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Stairwells								
	Vinyl Tile	45%			2032	* *	3	\$9,000	
	Vinyl Tile	10%			2027	\$45,100	3	\$2,000	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$7,900	2030	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$3,400	
Plaster	35%	Now	\$16,000	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	35%			LIFE	**			
Wood	10%			LIFE	**	5	\$22,900	
Ceilings								
AcousTile,Adhered	10%			2032	**	5	\$5,300	
AcousTileSusp.Lay-In	25%			2040	**	5	\$13,300	
Plaster	65%	Now	\$22,600	LIFE	**	5	\$21,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2047	**	5	\$900	
Raceway								
Conduit	90%			2027	\$31,700	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$4,500	5	\$100	
Molded Case Bkrs	70%			2026	\$31,300	5	\$700	
Molded Case Bkrs	20%			2043	**	5	\$200	
Wiring								
Braided Cloth	50%	2-4	\$25,700	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2047	**	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	50%			2040	**	5	\$100	
	Locally Mounted	40%			2032	**	5	\$100	
	Locally Mounted	10%			2025	\$7,500	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2032	**	10	\$16,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	40%			2022	\$232,800	10	\$13,000	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	9%			2035	**	10	\$2,900	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
	Fluorescent	1%			2032	**	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Elevator Cars							
	Egress Lighting								
	Emergency, Battery	50%			2032	**	10	\$4,300	
	Exit, Service	50%			2032	**	1		
	Exterior Lighting								
	HID	20%			2032	**	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2032	**	1	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Staircases, Outside							
		Explanation : CCTV Surveillance Camera							
	Fire/Smoke Detection								
	Generic, Digital	100%			2032	**	1-3	\$21,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns And Strobe Lights							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2032	**	1	\$17,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Natural Gas Fired Sectional Hot Water Boilers							
	Distribution								
	Hot Wtr Piping/Pump	20%			2043	**	4	\$500	
	Hot Wtr Piping/Pump	80%			2035	**	4	\$2,100	
	Terminal Devices								
	Convactor/Radiator	100%			2025	\$177,500	1	\$11,500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Window/Wall Unit	70%			2022	\$48,400	1		
	No Component	30%							
	Terminal Devices								
	Fan Coil - 2 Pipe	30%			2032	**	1	\$3,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor And Basement Level							
		Explanation : Interior Portion Of Split Unit							
	No Component	70%							
	Heat Rejection								
	Air Cooled Condenser Unit	30%			2032	**	2	\$7,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Court Yard And Roof							
		Explanation : External Portion Of Split Unit							
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$6,100	LIFE	**	2-5	\$19,800	
		Obsolete Equipment, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Equipment Room							
	Exhaust Fans								
	Interior	100%			2022	\$118,000	2	\$1,100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse Mechanical Equipment Room							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2032	**	1		
	Water Heater								
	Gas Fired	100%			2026	\$20,200	2	\$500	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Sanitary Piping	Cast Iron	2%	Now	\$4,900	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 5% Location : Boiler Room							
	Cast Iron	98%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
Storm Drain Piping									
Cast Iron		5%	Now	\$3,500	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5% Location : Backyard Leaders							
	Cast Iron	95%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
Sump Pump(s)									
	Submersible	100%			2021	\$1,100	4	\$800	
Backflow Preventer									
	Generic	100%			2032	* *	1	\$2,200	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : First Floor Explanation : Component Observed In Closet On The First Floor							
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 50% Location : Throughout							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : B-3 Explanation : One Unit one Defective Elevator Controller							

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

Print Date : 22-Sep-2017

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : WILLIAMSBURG DISTRICT HEALTH CTR
Address : 151 MAUJER STREET (NEAR GRAHAM AVE.)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0019.000 / 1987 **Yr Built/Renovated** : 1936 / 2007
Area Sq Ft : 27,172 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 14-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2788 **Lot** : 33 **BIN** : 3069604

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$84,600	
Interior Architecture	\$215,300	\$116,900
Electrical	\$432,400	\$347,400
Mechanical	\$78,300	\$71,400
Total	\$810,600	\$535,700
Importance Code A	\$84,600	
Importance Code B	\$726,000	\$474,100
Importance Code C		\$61,600
Total	\$810,600	\$535,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$31,600			\$1,100
Interior Architecture	\$71,200			\$4,200
Electrical	\$42,600	\$600	\$700	\$700
Mechanical	\$11,300	\$3,400	\$4,700	\$44,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$160,600	\$7,900	\$9,400	\$54,300
Importance Code A	\$33,500	\$1,800	\$1,800	\$2,900
Importance Code B	\$81,400	\$6,200	\$7,600	\$50,300
Importance Code C	\$45,800			\$1,100
Total	\$160,600	\$7,900	\$9,400	\$54,300



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%			LIFE	**	5	\$33,300	
	Granite Panels	2%			LIFE	**	5	\$600	
	Pre-Cast Concrete	8%	0-2	\$4,900	LIFE	**	5	\$9,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Main Entry									
Windows									
	Aluminum	100%	0-2	\$84,600	2040	**	5	\$5,100	
Air Infiltration, Extent : Light, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : 3rd Floor, North Side									
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$4,600	
	Metal Rail	3%			2037	**	5-10	\$2,800	
	Pre-Cast Concrete	7%			LIFE	**	5	\$2,300	
Roof									
	Modified Bitumen	95%			2029	**	10	\$26,800	
	Sloped Glazing	5%			LIFE	**	5	\$18,800	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$7,800	
	Ceramic Tile	8%	4+	\$5,500	2027	\$55,200	5	\$1,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Mens Bathroom In Basement									
	Terrazzo	12%	Now	\$19,900	LIFE	**	5	\$3,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : Stair Case B									
	Vinyl Tile	55%	4+	\$50,000	2029	**	3	\$7,400	
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout 2nd And 3rd Floor									
	Vinyl Tile	15%	4+	\$4,500	2019	\$45,400	3	\$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Staircase A									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 3rd Floor And Some Sections In Basement									
Explanation : 9x9 Units									

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2027	\$61,600	5	\$2,200	
	Gypsum Board	10%	0-2	\$3,700	LIFE	**	5	\$2,700	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : 2nd And 3rd Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Throughout 2nd And 3rd Floor									
	Marble Panels	5%			LIFE	**			
	Plaster	50%			LIFE	**	5	\$6,700	
	Plaster	15%	Now	\$16,100	LIFE	**	5	\$2,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Various Locations In Basement									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Various Locations In Basement									
Other Observation, Extent : Severe, Area Affected : 15%									
Location : Back Storage Room In The Basement									
Explanation : Mold Growing On Walls									
	SGFT/Glazed Masonry	15%	0-2	\$25,900	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Chimney Chute On 3rd Floor									
Ceilings									
	AcousTileSusp.Lay-In	40%	Now	\$115,300	2044	**	5	\$7,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor									
	Exposed Concrete	10%			LIFE	**	5	\$600	
	Plaster	50%			LIFE	**	5	\$11,200	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2024	\$4,800	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 800 Amperes Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2024	\$73,200	5	\$700	
Raceway									
	Conduit	100%			2024	\$35,200	1		
Panelboards									
	Molded Case Bkrs	100%			2023	\$29,800	5	\$700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2024	\$51,400	1		
	Motor Controllers								
	Locally Mounted	100%			2022	\$56,000	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected With Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2019	\$274,000	10	\$15,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-8 Lamps							
	Fluorescent	30%			2024	\$117,400	10	\$6,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-8 Lamps							
	Egress Lighting								
	Emergency, Service	50%			2019	\$5,900	1		
	Exit, Service	50%			2019	\$4,000	1		
	Exterior Lighting								
	HID	100%			2019	\$102,400	10	\$100	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2019	\$16,400	1	\$2,000	
	Fire/Smoke Detection								
	No Component	75%							
	Generic	25%			2024	\$70,200	1-3	\$4,200	

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
WILLIAMSBURG DISTRICT HEALTH CTR
Asset # : 1987

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	50%			2033	* *	1	\$5,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Steam To Hot Water Converters							
	Steam Boiler	50%			2037	* *	1	\$11,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Gas Fired Steam Boilers							
Distribution									
	Hot Wtr Piping/Pump	80%			2032	* *	4	\$1,400	
	Central Plant Steam Piping/Pmp	20%			2044	* *	4	\$400	
Terminal Devices									
	Convactor/Radiator	100%			2037	* *	1	\$7,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	15%			2024	\$27,100	2	\$200	
	Split Unit	15%			2024	\$71,400			
	Window/Wall Unit	60%			2022	\$27,900	1		
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,300	
Exhaust Fans									
	Roof	100%	Now	\$7,400	2029	* *	2	\$600	
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : First Floor Roof, 1 Of 5 Burnt Out Exhaust Fan Motor							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2044	* *	1		
	Galvanized Steel	80%			2022	\$78,300	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Beyond The Boiler Room, The Domestic Hot And Cold Water Piping Are Beyond Their Useful Life Cycle Limit							
Water Heater									
	Gas Fired	100%			2022	\$13,600	2	\$300	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2019	\$900	4	\$900	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$1,700	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : One Unit							

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

CAPITAL		FY 2019 - 2022		FY 2023 - 2028
Miscellaneous Buildings		175,800		142,700
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Miscellaneous Buildings	6,500	7,900	6,600	10,700

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
13731	PEST CONTROL	2,185	97,900	9,800
13733	STATEN ISLAND ANIMAL SHELTER	4,927	220,700	22,000

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