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

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



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

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

Asset #: 132

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
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	
erior							-	
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,100	
Ceramic Tile	5%			2027	\$36,100	5	\$1,900	
Terrazzo	15%			LIFE	* *	5	\$4,400	
Vinyl Tile	65%			2024	\$205,600	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		Now	\$7,300	LIFE	* *	5	\$3,500	
			: Moderate, Area		: 25%	-	4-,-00	
		a : Third Flo						

Electrical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•					
Service Equipment						
Fused Disc Sw	100%	2024	\$4,800	5	\$100	
	Other Observation, Extent: Moderate, A	Area Affected	! : 100%			
	Location: Electrical Room					
	Explanation : Main Service Switch Ra	ted @ 600 An	mperes			

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

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

Asset #: 132

Electrical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Switchgear / Switchboard Fused Knife Sw	Location : Basen Other Observation	Extent : Moderate, A			5	\$100	
	Location : Electr Explanation : Ob						
Raceway	Explanation . Ob	золеле Едигртені					
Conduit	90%		2024	\$31,700	1		
Conduit	10%		2034	* *	1		
Panelboards Fused Toggle Switch	40% 2-4 On Extended Life, Location : Basem	\$11,900 Extent : Moderate, A. ent	2049 rea Affec	* * ted : 100%	5	\$100	
Molded Case Bkrs	40%		2023	\$11,900	5	\$300	
Molded Case Bkrs	20%		2032	* *	5	\$200	
Wiring Braided Cloth	_	\$36,000 xtent : Moderate, Are ghout The Building	2049 a Affecte	* * d : 100%	1		
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		Extent : Moderate, A ghout The Building 2 Lamps	2024 Area Affe	\$245,200 cted : 100%	10	\$13,700	
Fluorescent	Location : Stair (Extent : Moderate, A Cases mpact Fluorescent Lo		\$8,200 cted : 100%	10	\$500	
Fluorescent	38% Other Observation	Extent: Moderate, A	2024	\$155,300 ccted : 100%	10	\$8,700	
Egress Lighting	- 000 (•				
Emergency, Battery	50%		2024	\$16,800	10	\$3,000	
Exit, Service Exterior Lighting HID	50% 100%		2024	\$4,100 \$107,000	10	\$100	
11110	100/0		2U2 4	φ107,000	10	\$100	

Alarm

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

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

Electrical	Current Repair	Future Replace	ment N	Maintenance				
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimate FY	d Cost Cycle (Yrs)		Priority			
Alarm								
Security System								
Generic	100%	2024 \$8	35,700 1	\$10,600				
	Other Observation, Extent: Mod	lerate, Area Affected : 1009	%					
	Location : Throughout The Bui	lding						
	Explanation: Intrusion Alarm	Only, Motion Sensors And	Panic Doors					
Fire/Smoke Detection								
Generic	100%	2029	* * 1-3	\$17,500				
	Other Observation, Extent : Mod	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Throughout The Bui	==						
	Explanation : Strobe Lights, M	anual Pull Station, Alarm I	Bells And Smoke	e Detectors				

Mechanical	Current Repair		Futur	e Replacement	M			
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	
			Extent : Light, Area	Affected	: 100%			
		: Boiler R						
	Explanati	ion : 2 Un	its					
Distribution						_		
Central Plant Steam Piping/Pmp	100%	Now	\$7,900	2034	* *	4	\$1,200	
	Corroded,	Extent : M	oderate, Area Affec	eted : 5%	i			
	Location	: Vacuum	Condensate Pumps					
Terminal Devices								
Air Handler	10%			2024	\$32,700	1	\$1,500	
Convector/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	10%			2024	\$1,400	2	\$1,700	
Unit	202							
No Component	90%							
Ventilation								
Distribution	1000/			LIDE	* *	2.5	¢12 000	
Ductwork/Diffusers Note: All component repairs \$ estin	100%			LIFE		2-5	\$13,900	

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical	(Current Repair		Futur	e Replacement	Maintenance		
System Component Type		ail 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%		\$2,400	LIFE	* *	1		
	_		Extent : Moderate, 1	Area Affe	cted : 100%			
	Location:	Basemen	t					
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	**			
			xtent : Light, Area	Affected	: 100%			
	Location:							
n	Explanatio	n : 1 Uni	t					
Fire Suppression								
Sprinkler	050/							
No Component	95%			2044	* *	1.2	6200	
Generic	5%			2044	* *	1-2	\$300	
Chemical System	0.007							
No Component	80%			2010	# 400	1.2	4000	
Generic	20%		7.1.4	2019	\$400	1-3	\$800	
			xtent : Light, Area	Affected	: 100%			
	Location:	_						
	Explanatio	n : Fire I	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 : BEDFORD DISTRICT HEALTH CENTER
Address : 485 THROOP AVENUE @MADISON ST.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 37,766 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 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 B Importance Code C	\$81,000 \$6,900	\$36,600	\$13,300	\$49,000



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

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

Asset #: 1980

rchitecture	Current Repair		Futur	e Replacement	Maintenance			
stem Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
terior	•		•				•	
Exterior Walls								
Cast in Place Concrete	3% 0-2	\$6,200	LIFE	* *	5	\$11,000		
		ling, Extent : Light, Ar	ea Affecte	ed : 5%				
	Location : Thre	oughout						
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		
		on, Extent : Light, Area	Affected	: 100%				
	Location: Thre	oughout						
	Explanation : 2	?						
erior								
Floors	50/		LIDE	ש ש	-	#4.000		
Cast in Place Concrete	5%	Φ2 100	LIFE	* *	5	\$4,800		
Ceramic Tile	5% 2-4	. ,	2036	* *	5	\$1,100		
		ctent : Light, Area Affec	ted : 5%					
	Location : Bath							
Terrazzo	15% 0-2	. ,	LIFE	* *	5	\$5,200		
	_	ling, Extent : Light, Ar	ea Affecte	ed: 5%				
	Location: Thre	oughout						
Vinyl Tile	75% Nov	w \$14,100	2032	* *	3	\$12,500		
•	Cracking/Crumb	ling, Extent : Light, Ar	ea Affecte	ed: 5%				
	Location: Thre	oughout						
Interior Walls								
Ceramic Tile	5% 2-4	\$5,400	2036	* *	5	\$1,900		
	Worn/Eroded, Ex	ctent : Moderate, Area	Affected :	5%				
	Location: Bath	hrooms						
Gypsum Board	40%		LIFE	* *	5	\$18,700		
Metal Panel	5%		LIFE	* *	J	\$10,700		
Marble Panels	5%		LIFE	* *				
Plaster	20%		LIFE	* *	5	\$4,700		
Plaster	5% Nov	w \$1,600	LIFE	* *	5	\$1,200		
1 145101		w \$1,000 lling, Extent : Moderate			3	φ1,200		
	Location : Thre	-	., 111ен АД	јестен . 10/0				
COET/OI 134		, 113.10 III	TIPP	* *				
SGFT/Glazed Masonry	20%		LIFE	* * *				

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

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

Asset #: 1980

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2040	* *	5	\$8,900	
AcousTileSusp.Lay-In	20%	0-2	\$3,600	2032	* *	5	\$4,400	
	Cracking/0	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Through	out					
Gypsum Board	20%			LIFE	* *	5	\$11,100	
Metal Panel	10%			LIFE	* *	5	\$5,500	
Plaster	30%			LIFE	* *	5	\$8,300	

Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost		
1000/					(Yrs)	Estimated Cost	Priority	
1000/								
					_	****		
100%			2047	* *	5	\$200		
		xtent : Light, Area	Affected	: 100%				
	: Electrica							
Explanat	ion : Main	Service Disconnec	t Switch	Rated @ 1600 Amp	peres.			
100%			2047	* *	5	\$200		
50%			2027	\$17,600	1			
50%			2047	* *	1			
5%			2026	\$2,200	5			
45%			2026	\$20,100	5	\$400		
50%			2043	* *	5	\$500		
50%	2-4	\$25,700	2052	* *	1			
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location	: Through	out The Building						
50%			2047	* *	1			
50%			2025	\$37,300	5	\$100		
			2032	* *				
100%			LIFE	* *	5	\$600		
100%			2040	* *	1	\$11,600		
	100% 50% 50% 5% 45% 50% 50% nsulation Location 50% 50% 100%	100% 50% 50% 5% 45% 50% 50% 2-4 insulation Aged, Exte Location: Throught 50% 50% 100%	100% 50% 50% 5% 45% 50% 50% 2-4 \$25,700 nsulation Aged, Extent: Severe, Area A Location: Throughout The Building 50% 50% 50% 50%	100% 2047 50% 2027 50% 2047 5% 2026 45% 2026 50% 2043 50% 2-4 \$25,700 2052 nsulation Aged, Extent : Severe, Area Affected : Location : Throughout The Building 50% 2047 50% 2025 50% 2032 100% LIFE	100% 2047 ** 50% 2027 \$17,600 50% 2047 ** 5% 2026 \$2,200 45% 2026 \$20,100 50% 2043 ** 50% 2-4 \$25,700 2052 ** Insulation Aged, Extent : Severe, Area Affected : 100% Location : Throughout The Building 2047 ** 50% 2047 ** 50% 2025 \$37,300 50% 2032 ** 100% LIFE **	50% 2027 \$17,600 1 50% 2047 ** 1 5% 2026 \$2,200 5 45% 2026 \$20,100 5 50% 2043 ** 5 50% 2-4 \$25,700 2052 ** 1 Insulation Aged, Extent : Severe, Area Affected : 100% Location : Throughout The Building 2047 ** 1 50% 2047 ** 1 50% 2025 \$37,300 5 50% 2032 ** 100% LIFE ** 5	100% 2047	

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

Asset #: 1980

Electrical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators	1000/	2026	ماد ماد		414600	
Diesel	100%	2036	* *	1	\$14,600	
	Other Observation, Extent: Light, A Location: Generator Room	rea Affectea : 1	00%			
	Explanation : Emergency Generate	or Patad @ 600)lav			
Batteries	Explanation . Emergency Generale	Kaiea @ 000	, kw			
Lead/Acid	100%	2021	\$1,500	5	\$1,400	
Fuel Storage	10070	2021	ψ1,500		ψ1,100	
Day Tank	50%	2043	* *	5	\$3,500	
,	Other Observation, Extent : Light, A		100%		4-,	
	Location: Generator Room					
	Explanation: 275 Gallons Rated C	Capacity				
Main Tank	50%	2030	* *	5	\$600	
	Other Observation, Extent : Modera	te, Area Affecte	ed: 100%			
	Location: Underground					
	Explanation: 4000 Gallons Rated	Capacity				
Lighting						
Interior Lighting						
Fluorescent	80%	2032	* *	10	\$27,700	
	Other Observation, Extent : Light, A		100%			
	Location: Throughout The Buildin	g				
	Explanation: T-8 Lamps					
Fluorescent	10%	2032	* *	10	\$3,500	
	Other Observation, Extent: Light, A	rea Affected : 1	100%			
	Location: Upper Floors					
	Explanation: T-5 Lamps					
Fluorescent	5%	2022	\$31,000	10	\$1,700	
	Other Observation, Extent : Modera	te, Area Affecte	ed : 100%			
	Location: Basement					
	Explanation: T-12 Lamps					
Fluorescent	5%	2032	* *	10	\$1,700	
	Compact Fluorescent Light, Extent:	Light, Area Aff	tected: 100%			
	Location: Upper Floors					
Egress Lighting	400/	2022	* *	1		
Emergency, Service	40%	2032		1	\$000	
Emergency, Battery Exit, LED	10% 45%	2027 2055	\$5,100 * *	10 1	\$900	
Exit, LED Exit, Service	45% 5%	2033	\$600	1		
Exterior Lighting	370	2021	\$000	1		
HID	20%	2027	\$28,500	10		
No Component	80%	2021	Ψ20,500	10		
Alarm	0070					

Alarm

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

Asset #: 1980

Electrical	Current Repair F			Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (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, E.	xtent : Light, Area I	Affected	: 100%			
	Location: Lobby An	d Entry And Exit F	Points				
	Explanation: CCTV	Surveillance Syste	m And I	ntrusion Alarm Sy	stem		
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2032	* *	1-3	\$7,000	
_	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location : Hallways	And Basement					
	Explanation : Manu	al Pull Stations, Al	arm Bel	ls, Horns, Strobe L	ights And	d Smoke Detectors	

Mechanical	Cur	Current Repair		e Replacement	Maintenance		
System Component Type		Date Estimated Cost ars)	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 Observat	ion, Extent : Light, Area	Affected	: 100%			
	Location: Bo	iler Room					
	Explanation:	2 Gas Fired Hot Water I	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	
		ion, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Ba	sement Near Auditorium					
	Explanation:	Equipment Serve Basem	ent Audi	torium			
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	22%		2027	\$62,900	2	\$500	
Cooling							
		nt, Extent : Light, Area A	ffected :	100%			
	Location: Roc	pf					
Exterior Pkg Unit - Cooling	3% 0-	\$8,600	2037	* *	2	\$100	
_	Malfunctioning	, Extent : Moderate, Area	a Affecte	d: 100%			
	Location: Ro	of, Probable Clogged Re	frigeran	t Line At The Roof	Top Unit	Evaporator Coils	
Window/Wall Unit	75%		2022	\$55,200	1		

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

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

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

Mechanical	Current Repai	r Future	Future Replacement M		aintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated 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		0%					
	Location: First And Seco							
	Explanation : No Mechai	nical Ventilation On Fir	st And Second Flo	oors				
Plumbing								
H/C Water Piping	1000/	2027	* *	1				
Brass/Copper	100%	2037	* *	1				
Water Heater	1000/	2020	#21.7 00	•	# < 0.0			
Gas Fired	100%	2020	\$21,500	2	\$600			
	Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room							
	Location : Mechanical Room Explanation : One Tank Of 70 Gallon Capacity							
C ., D, .	Explanation : One Tank (If 10 Gallon Capacity						
Sanitary Piping Cast Iron	100%	LIFE	* *	1				
	100%	LIFE		1				
Storm Drain Piping Cast Iron	100%	LIFE	* *	1				
	10070	LIFE		1				
Sump Pump(s) Non-Submersible	100%	2027	\$5,400	1	\$1,200			
Backflow Preventer	10070	2027	\$3,400	4	\$1,200			
Generic	100%	2032	* *	1	\$2,300			
Fixtures	10070	2032		1	\$2,300			
Generic	100%							
Vertical Transport	100/0							
Elevators								
Geared Traction	100%	LIFE	* *					
Source Haction	Other Observation, Extent		100%					
	Location: B-3		, -					
	Explanation : 1 Unit							
Fire Suppression								
Chemical System								
No Component	95%							

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

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

Page: 12

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

700 \$600 400 \$5,300	\$600 \$11,300	\$600 \$4,900
	*	*
700 \$600	\$600	\$600
\$5,900	\$11,900	\$5,500
\$3,800	\$10,000	\$3,800
100 \$1,900	\$1,900	\$1,600
\$200		
300		
019 FY 2020	FY 2021	FY 2022
8	\$00 \$00 \$200 \$1,900	\$00 \$00 \$1,900 \$1,900



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

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

Asset #: 13734

rchitecture	Current R	epair	Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
kterior								
Exterior Walls	50/ 2.4	#7.200	LIPP	* *	-	Φ4.C00		
Cast in Place Concrete	5% 2-4 Cracking/Crumbling,	\$5,200	LIFE		5	\$4,600		
	Location: Througho	_	еи Ајјестеи .	. 10%				
Metal Coiling Doors	8% Now	\$16,700	2031	* *	5	\$2,300		
	Air Infiltration, Extent	-	ffected : 25%	6				
	Location : All Doors		1	ACC . 1 100/				
	Broken/Missing Eleme Location : Througho		terate, Area	Affectea : 10%				
	Corrosion/Rusting, Ex		Araa Affacta	4 · 15%				
	Location : Rear Doo		нгей Аујесте	a.1570				
Stucco Cement	84% Now	\$89,700	2031	* *	5	\$19,400		
	Broken/Missing Eleme		lerate, Area	Affected : 15%				
	Location : Various L	ocations						
	Cracking/Crumbling,							
	Location: Througho							
	Vertical Cracks, Exten		a Affected :	15%				
	Location: Rear Face		. A.CC 4 - 1 - 1	1000/				
	Other Observation, Ex Location : Througho		і Ађестеа : 1	00%				
	Explanation: This Is							
Window Wall	3% 0-2	\$2,700	2036	* *	5	\$1,000		
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Air Infiltration, Extent			25%		\$1,000		
	Location : Main Enti	rance						
Windows	1000/		2024	* *	5	#2.COO		
Fiberglass Panel Roof	100%		2034		5	\$3,600		
IRMA/Protected Membrane	97% Now	\$261,000	2036	* *			1	
	Broken/Missing Eleme	nts, Extent : Seve	ere, Area Aff	ected : 10%				
	Location: Southern	Perimeter						
	Broken Paver Blocks,		e, Area Affe	cted : 15%				
	Location: Througho							
	Drains Clogged, Exter		Affected: 25	5%				
	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, Ex							
M - 1D - 1	Location : At Roof P			ck, Room 11/12 **				
Metal Panel	3% Now	\$11,400 L Extent : Modern	2046					
	Caulking Deteriorated Location : Entry Vest		ме, Area A J J	естей . ЭО%				
	Water Penetration, Ex		Area Affecte	d: 50%				
	Location : Entry Vest							

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

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

Asset #: 13734

rchitecture		Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Floors	/					_	****		
Ceramic Tile	5%			2029	* *	5	\$900		
Traffic Topping	85%		\$56,900	2026	\$189,700	5	\$9,600		
			Extent : Moderate		fected : 25%				
	Location: Exam Rooms And Dock Areas								
	Deteriorated Finish, Extent: Moderate, Area Affected: 75%								
		ı : Through			150/				
	-		t : Moderate, Area	Affected .	: 15%				
	Location	ı : At Floor	Drains						
Vinyl Tile	10%			2026	\$15,300	3	\$700		
Interior Walls									
Concrete Masonry Unit	100%		\$151,500	LIFE	* *	5	\$9,100		
	_	_	Extent : Light, Are	ea Affecte	ed : 10%				
		ı : Through							
	_		tent : Moderate, Ar	ea Affeci	ed : 15%				
		ı : Medical							
			nt : Moderate, Ared	a Affected	d : 15%				
		ı : Mechani							
			Extent : Moderate, A	Area Affe	cted : 50%				
		ı : Through							
	Explana	tion : Paint	t Peeling						
Ceilings	700/	NT	#20.400	2021	* *	-	4.20 2		
AcousTileSusp.Lay-In	,	Now	\$20,400	2031		5	\$6,300		
		_	nents, Extent : Mod	erate, Ar	ea Affected : 25%				
		ı : Through			00 1 050/				
			, Extent : Moderate	e, Area Aj	ffected: 25%				
		ı : Through	out						
Exposed Concrete	10%			LIFE	* *	5	\$300		
Exposed Struc: Steel	20%			LIFE	* *				
			Extent : Light, Area	Affected	: 100%				
		ı : Through							
	Explana	tion : Corri	ugated Metal Deck	ing					

lectrical	Current Repair	Future Repla	Future Replacement		Maintenance	
rstem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
ider 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	* *	5	\$100	
	Other Observation, Extent: Modera	ate, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : Main Service Switch	h Rated @ 1200 Amp	eres.			
Switchgear / Switchboard						
Fused Disc Sw	100%	2036	* *	5	\$100	
Raceway						
Conduit	100%	2036	* *	1		

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

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

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

Asset #: 13734

Electrical	Current Repair	Futur	Future Replacement Maintenance			
System Component	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре	Total (Teals)			(113)		
Under 600 Volts Panelboards						
Fused Disc Sw	10%	2034	* *	5		
Molded Case Bkrs	90%	2034	* *	5	\$300	
Wiring	7070	2031			Ψ300	
Thermoplastic	100%	2036	* *	1		
Motor Controllers						
Locally Mounted	100%	2031	* *	5	\$100	
Ground						
Grounding Devices	1000/	LIEE	* *	5	\$200	
Generic Stand-by Power	100%	LIFE		5	\$200	
Transfer Switches						
Automatic	100%	2031	* *	1	\$3,700	
Generators						
Diesel	100%	2029	* *	1	\$4,700	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location : Outside					
Batteries	Explanation: Emergency Generator	Rated @ 2	:63kw			
Lead/Acid	100%	2019	\$1,500	5	\$400	
Fuel Storage	10070	2017	\$1,500		Ψτου	
Main Tank	100%	2041	* *	5	\$400	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Outside					
T : 1	Explanation: 400 Gallons Rated Cap	acity				
Lighting Interior Lighting						
Fluorescent	99%	2026	\$67,800	10	\$10,900	
Tuorescent	Other Observation, Extent : Moderate,			10	Ψ10,500	
	Location: Throughout	55				
	Explanation: T-8 Lamps					
Fluorescent	1%	2026	\$700	10	\$100	
	Compact Fluorescent Light, Extent : M	oderate, A	rea Affected : 100	%		
	Location : Entrance					
Egress Lighting	500/	2026	#2 000	1		
Emergency, Service	50% 50% Now \$2,000	2026 2036	\$3,000	1 1		
Exit, Service	50% Now \$2,000 Not Functioning, Extent : Severe, Area			1		
	Location: Throughout The Building	пуссиси .	10070			
Exterior Lighting	0					
HID	20%	2026	\$9,100	10		
HID	10% Now \$4,500	2036	* *			
	Other Observation, Extent: Severe, Are	ea Affected	d : 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. 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.

Asset #: 13734

Electrical	Current Re	Current Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date F Total (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, Ext	ent : Moderate, A	rea Affe	cted : 100%			
	Location : Inside And	Outside					
	Explanation: CCTV S	Surveillance Came	era				
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 I	Lights, Manual Pi	ıll Statio	ons, Horns, Smoke	Detector	And Alarm Bells	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2036	* *	1		
Conversion Equipment								
Furnace	, , , .	Now	\$1,200	2026	\$23,900	1	\$4,800	
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 90%			
	Location	: Roof						
	Explanat	ion : 5 Uni	ts. Computer Temp	erature (Control System Not	t Working	3	
Furnace	10%	Now	\$2,700	2036	* *	1	\$500	
			xtent : Severe, Ared		d : 10%		*****	
		: 1st Floor		55				
	Explanat	ion : 2 Ino	perable Modine Ur	its				
Air Conditioning	1	<u> </u>	:					
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2026	\$81,300	1	\$4,800	
1	Other Obse Location		Extent : Light, Area	Affected	: 85%			
	Explanat	ion : 4 Uni	its. R-22					
Ext Pkg Unit - Heating/Cooling		Now	\$2,100	2026	\$21,200	2	\$100	
5 5	Malfunctioning, Extent : Severe, Area Affected : 15% Location : Roof							
	Other Obse Location		xtent : Light, Area	Affected	: 15%			
	Explanat	ion : 1 Pac	kage Unit. R-22. F	or Medi	cal Area			
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$126,300	1	\$7,500	

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

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

Mechanical	Currer	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Heat Rejection							
Air Cooled Condenser	85%		2026	\$19,300	2	\$7,100	
Unit	150/						
No Component	15%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,700	
Exhaust Fans	10070		LIII		2-3	\$0,700	
Roof	100%		2026	\$18,700	2	\$400	
Plumbing	10070		2020	ψ10,700		ψ100	
H/C Water Piping							
Brass/Copper	100% Now	\$4,200	2036	* *	1		
11	Booster Pump w/To	ank, Extent : Severe, 1	Area Affe	ected : 10%			
	Location : Defect	ive. 1st Floor					
Water Heater							
Gas Fired	100%		2021	\$6,900	2	\$200	
	Other Observation	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Mecha	ınical Room					
	Explanation: Tw	o 100 Gallons					
Sanitary Piping							
Cast Iron	100% Now	\$1,600	LIFE	* *	1		
		, Extent : Severe, Are		ed : 20%			
	Location : Room.	s #112, 137, 138, 139					
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	1000/		2025	42 C C C		4.5 00	
Generic	100%		2026	\$2,900	1	\$700	
Fixtures	1000/						
Generic	100%						
Fire Suppression							
Sprinkler Generic	1000/		2036	* *	1.2	\$2.400	
Generic	100%		2036	4 4	1-2	\$3,400	

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

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

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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

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

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



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 14653

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	\$29,600	
			Extent: Light, Are out, New Building					
Metal Panel	20%			2050	* *	5-10	\$81,500	
Metal Panel		Now	\$6,000	2050	* *	5	\$7,800	
	Broken/M		nents, Extent : Mod		ea Affected : 20%	C	Ψ7,000	
	-	l/Dented, E n : West Fa	xtent : Moderate, A cade	rea Affec	eted : 25%			
Metal Coiling Doors	3%	<u> </u>		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	
			Extent : Moderate, 1	Area Affe	cted : 100%			
		n : Through						
	Explana	tion : Fixe	l Windows					
Metal Louvers	5%	1		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	
			Extent : Moderate, 1					
			cond Floor At Sout	h Facade	!			
			l Rail With Glass					
Pre-Cast Concrete		Now	\$2,700	LIFE	* *	5	\$2,400	
			d, Extent : Moderai	e, Area A	Affected : 25%			
		n : Coping						
	_		ed, Extent : Modera	te, Area	Affected : 25%			
Daref	Location	n : Coping						
Roof Single Ply Membrane	100%			2032	* *	10	\$63,800	
nterior	10070)		2032		10	\$03,800	
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	22.9						, ~, - ~ 0	
Ceramic Tile	5%)		2037	* *	5	\$400	
Concrete Masonry Unit				LIFE	* *	5	\$700	
Gypsum Board	50%			LIFE	* *	5	\$2,700	
SGFT/Glazed Masonry	25%			LIFE	* *		•	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 14653

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (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	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	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 F	Rated @ 4000 Amperes			
Transformers					
Dry Type	100%	2041 **	5	\$100	
	Other Observation, Extent : Moderate	, Area Affected : 100%			
	Location : Electrical Room				
	Explanation: 112.5 Kva, 480/277/1	20 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 @ 50	00 Kw			
Batteries					
Nickel Cadmium	100%	2019 \$1,500	5	\$8,400	

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

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

Asset #: 14653

Electrical	Current Repair	Future Replacemen	t N	laintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	ost Cycle (Yrs)	Estimated Cost	Priority		
Stand-by Power							
Fuel Storage							
Day Tank	50%	2046 *	* 5	\$3,500			
	Other Observation, Extent : Moderate, A	Area Affected : 100%					
	Location: Roof						
	Explanation: 275 Gallon Capacity						
Main Tank	50%	2039	* 5	\$600			
	Other Observation, Extent : Moderate, A	Area Affected : 100%					
	Location: Basement						
T 1 1	Explanation: 4000 Gallon Capacity						
Lighting							
Interior Lighting Fluorescent	50%	2032 *	* 10	\$17,300			
Tuorescent	T-5 Lamps And Fixtures, Extent : Moder			\$17,300			
	Location : Offices	ше, Агеи Ајјескей . 100	70				
Fluorescent	50%	2032 *	* 10	\$17,300			
Fluorescent	T-8 Lamps And Fixtures, Extent : Moder		10	\$17,300			
	Location: Throughout The Building	aie, Area Affectea . 100	/0				
Egress Lighting	Locuion : Intoughout The Building						
Emergency, Service	50%	2032 *	* 1				
Exit, LED	50%		* 1				
Exterior Lighting	3070	2007	1				
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: CCTV Surveillance C	ameras					
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, Str	obe Lights , Alarm Bells	And Smok	e Detectors			

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

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

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

Asset #: 14653

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Heat Exchanger, Plate &	10%	,		2037	* *	1	\$1,900	
Frame Pres. Reducing Valve/LP Steam	90%	•		2033	* *	5	\$2,000	
Distribution								
Hot Wtr Piping/Pump	10%			2046	* *	4	\$200	
			Extent : Light, Area	Affected	: 100%			
		n : Hallway						
	Explana	tion : Used	For Hydronic Loop	י				
Central Plant Steam Piping/Pmp	90%	1		2050	* *	4	\$1,700	
Terminal Devices								
Air Handler	90%	1		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 Ob.	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Basemer	ıt					
	Explana	tion : 2 Ch	illers - Lithium- Bro	mide An	d Water Used As R	Refrigera	ıt	
Distribution								
CW & CHW Wtr	100%)		2050	* *	4	\$1,900	
Pipe/Pump								
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%	1		LIFE	* *	1		
Sump Pump(s)								
Submersible	100%)		2019	\$1,200	4	\$1,200	

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

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

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
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, Exten	t : 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	t, Area Affected : 100%	Ó			
	Location: Basement					
Fire Pump						
Generic	100%	2037	* *	1	\$7,000	
Chemical System						
No Component	80%					
Generic	20%	2023	\$400	1-3	\$700	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Throughout					
	Explanation : Fire Extin	guishers				

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

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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

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
Tatal		¢1 052 400

Total \$1,053,400

\$116,100	\$13,700	\$52,500	\$12,200
\$4,300			
\$63,500	\$11,400	\$50,200	\$9,900
\$48,300	\$2,300	\$2,300	\$2,300
\$116,100	\$13,700	\$52,500	\$12,200
\$3,900	\$3,900	\$3,900	\$3,900
\$25,000	\$4,800	\$7,300	\$5,200
\$18,300	\$2,300	\$31,700	\$3,100
\$22,900	\$2,700	\$9,500	
\$46,000			
FY 2019	FY 2020	FY 2021	FY 2022
	\$46,000 \$22,900 \$18,300 \$25,000 \$3,900 \$116,100 \$48,300 \$63,500 \$4,300	\$46,000 \$22,900 \$2,700 \$18,300 \$2,300 \$25,000 \$4,800 \$3,900 \$3,900 \$116,100 \$13,700 \$48,300 \$2,300 \$63,500 \$11,400 \$4,300	\$46,000 \$22,900 \$2,700 \$9,500 \$18,300 \$2,300 \$31,700 \$25,000 \$4,800 \$7,300 \$3,900 \$3,900 \$3,900 \$116,100 \$13,700 \$52,500 \$48,300 \$2,300 \$2,300 \$63,500 \$11,400 \$50,200



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

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

Asset #: 1985

Architecture	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Masonry: Brick	85% Nov	. ,	LIFE	* *	5	\$37,500	
		tent : Light, Area Affe	ected : 20%	ó			
	Location: Thro	-	4 4 66	. 1 1000/			
		rident, Extent : Light,	Area Affec	ted : 100%			
	Location: Thro	-	Amag Affaa	401.50/			
	Location : East	n, Extent : Moderate,	Агеа Ајјес	tea : 5%			
M T: /		waii - Stair w	TIPE	* *		#2.200	
Masonry: Limestone	10% 5%		LIFE	* *	5	\$3,300	
Granite Panels		rident, Extent : Light,	LIFE		5	\$1,700	
	Location : Thro		Area Ajjec	iea : 100%			
Windows	Locuiton : Thro	иднош					
Aluminum	95% Nov	v \$9,600	2034	* *	5	\$5,700	
Aummum		n, Extent : Moderate,		ted : 5%	3	Ψ5,700	
	Location : Rooms 344 And 346 At Lintels						
		on, Extent : Light, Area		: 100%			
	Location : Thro		33				
		Protective Metal Grille	?S				
Metal Louvers	5%		2029	* *	10	\$3,800	
Parapets							
Masonry: Brick Cavity	95%		LIFE	* *	5	\$5,900	
		tent : Light, Area Affe	ected : 15%	ó			
	Location : Inter	ior Parapet Wall					
Pre-Cast Concrete	5% 0-2	\$200	LIFE	* *	5	\$1,900	
	Jnt Mortar Miss/	Erod, Extent : Modero	ite, Area A	ffected : 10%			
	Location : Copi	ing					
Roof							
Modified Bitumen	100% Nov	*- /	2034	* *			
		Extent : Severe, Area	Affected:	20%			
		er Roof, Rear Yard					
		n, Extent : Moderate,	Area Affec	ted : 10%			
·	Location : Room	ns 344, 346					
nterior							
Floors Cast in Place Concrete	10%		LIFE	* *	5	\$9,300	
Ceramic Tile	15%		2029	* *	5	\$9,300 \$6,400	
Mosaic Tile	3%		2029	* *	5	\$3,200	
Terrazzo	20%		LIFE	* *	5	\$6,700	
Vinyl Tile	50%		2026	\$181,000	3	\$8,000	
7 111 7 1 1 1 1 C	20/0		2020	ΨΙΟΙ,ΟΟΟ	5	ΨΟ,ΟΟΟ	

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

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

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	
nterior									
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		
	Location Water Pen	ı : Bulkhead	xtent : Severe, Area		•				
Ceilings									
AcousTileSusp.Lay-In	40%	2-4	\$6,900	2031	* *	5	\$8,500		
		s Fastener: 1 : Basemen	s, Extent : Moderat it	e, Area A	Affected : 15%				
Exposed Concrete	15%	0-2	\$4,100	LIFE	* *	5	\$1,000		
•	•	Reinforceme 1 : Boiler R	ent, Extent : Moderd oom	ate, Area	Affected : 5%		·		
Plaster	5%	Now	\$2,800	LIFE	* *	5	\$1,300		
	Cracking/		Extent : Moderate		fected : 10%		. ,		
Plaster	40%			LIFE	* *	5	\$10,700		

ectrical		Current Re	pair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date F (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	\$100	
	Other Obs	ervation, Ext	ent : Moderate, A	Area Affe	cted : 100%			
	Location	: Electrical I	Room					
	Explanat	ion : Main Se	ervice Switch Ra	ted @ 16	600 Amperes.			
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	\$100	
Raceway								
Conduit	50%			2046	* *	1		
Conduit	50%			2026	\$17,600	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	\$100	
Molded Case Bkrs	30%			2025	\$13,400	5	\$300	
Molded Case Bkrs	60%			2042	* *	5	\$500	
Wiring								
Braided Cloth	30%	2-4	\$15,400	2051	* *	1		
	Insulation	Aged, Extent	: Moderate, Are	a Affecte	ed: 100%			
	Location	: Upper Floo	ors					
Thermoplastic	70%			2046	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 1985

Electrical	Current R	Current Repair		e Replacement	Maintenance			
System Component Type	% of Fail Date Total (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	30%		2031	* *				
Drive								
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$500		
Lighting								
Interior Lighting								
Fluorescent	90%		2026	\$420,900	10	\$23,500		
	Other Observation, Ex		Area Affe	cted : 100%				
	Location: Througho							
	Explanation: T12 L	amps						
Fluorescent	10%		2026	\$46,800	10	\$2,600		
	Compact Fluorescent	_		Area Affected : 100	%			
	Location : 3rd Floor	Offices, Corridor	S					
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, Ex	ctent : Moderate, A	Area Affe	cted : 100%				
	Location : Hallways							
	Explanation: Intrus	ion Alarm Only; M	1otion Se	ensors				
Fire/Smoke Detection	1000/		2024	عاب ط	1.0	#20 600		
Generic, Digital	100%		2034	* *	1-3	\$20,600		
	Other Observation, Ex		Area Affe	cted : 100%				
	Location: Througho	_						
	Explanation : Strobe	Lights, Manual P	ull Statio	ons, Horns, Alarm	Bells And	d Smoke Detectors		

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

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

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

Asset #: 1985

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•							
Conversion Equipment								
Furnace	40%			2031	* *	1	\$5,600	
			xtent : Light, Area	Affected	: 40%			
	Location :							
		on : 2 Larg	ge Units, 1 Small U					
Steam Boiler	60%			2039	* *	1	\$16,900	
			xtent : Light, Area	Affected	: 60%			
	Location .							
- 	Explanati	on : 2 Uni	ts					
Distribution				2015	ata ata		4000	
Central Plant Steam	60%			2046	* *	4	\$800	
Piping/Pmp	400/							
No Component	40%							
Terminal Devices	200/			2026	¢74.000	1	¢2.500	
Air Handler	20%	N I	¢5.700	2026	\$74,900	1	\$3,500	
Convector/Radiator		Now	\$5,700	2024	\$57,100	1	\$3,300	
			xtent : Moderate, 1	Area Affe	ctea : 10%			
			Of Basement		III . C: 1 OCD			
		on : Inere	Is No Heating De	vices Foi	West Side Of Base	ement		
No Component	40%							
Air Conditioning								
Energy Source	1000/			2024	* *	1		
Electricity	100%			2034		1		
Conversion Equipment	200/			2026	¢45 200	1	\$2.600	
Reciprocating	20%			2026	\$45,200	1	\$2,600	
Compr/Chiller	P 22 Patria	arant Ext	ent : Light, Area A	ffeeted :	20%			
			ent . Ligni, Area A asement Mer	ујестеи .	2070			
E (DI II ')		1 Onti, D	usement mer	2021	* *		Φ1 000	
Ext Pkg Unit -	60%			2031	* *	2	\$1,000	
Heating/Cooling	D 22 Dafria	anant Ext	antiliaht Anaa A	ffeeted.	600/			
	Location :		ent : Light, Area A	јјестеа .	0076			
**** 1 /*** 11 * 1 * .		J Rooj Te	p Onus	2010	011 100	1		
Window/Wall Unit	20%			2019	\$11,100	1		
Terminal Devices	200/			2026	#50.000	1	#2.500	
Air Handler/Cool/Ht	20%			2026	\$59,800	1	\$3,500	
No Component	80%							
Heat Rejection	200/			2026	¢10.700	2	#4.000	
Air Cooled Condenser	20%			2026	\$10,700	2	\$4,000	
Unit	000/							
No Component	80%							
Ventilation								
Distribution	1000/			TIDD	* *	2.5	¢15 000	
Ductwork/Diffusers	100%			LIFE	-1- 4r	2-5	\$15,900	
Exhaust Fans	50%			2026	¢47.400	2	\$400	
Interior					\$47,400 * *	2	\$400 \$400	
Roof	50%			2031	-4/ -4-	2	\$400	

Plumbing

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

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

Mechanical		Current Repair		Future Replacement		M		
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, 1	Extent : Severe, Are	a Affecte	d: 50%			
	Location	: Roof						
Sump Pump(s)								
Submersible	100%	0-2	\$1,000	2021	\$1,000	4	\$700	
	On Extend	led Life, Ex	tent : Severe, Area	Affected	: 100%			
	Location	: Basemer	ıt					
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 Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	a : B-3						
	Explana	tion : One	Unit					

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

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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

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



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

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

Asset #: 1986

Current Repair		Future	Future Replacement		t Maintenance	
% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
000/ N	¢110,000	LIEE	* *	-	¢0.600	
	·			5	\$9,600	
		ие, Агеи Ај	jeciea . 2070			
	-	. Area Affe	cted : 10%			
		, 33				
Water Penetration	n, Extent : Moderate, 1	Area Affect	ed : 10%			
Location: Thro	ughout					
10% Nov	\$22,300	LIFE	* *	5	\$1,300	
Jnt Mortar Miss/I	Erod, Extent : Modera	ite, Area A <u>f</u>	fected : 20%			
		ate, Area A	ffected : 20%			
	-		1 500/			
		e, Area Aff	ected : 50%			
Location : Copi	ng					
100% Nov	\$35,200	2032	* *			
	+,					
Drains Inad/Misp	osn, Extent : Modera	te, Area Afj	fected : 25%			
Location: Thro	ughout					
		Area Affec	ted : 10%			
	-					
		Area Affect	ed : 10%			
Location : Thro	ughout					
10%		2036	* *	5	\$6,600	
	\$165,700	2032	* *	5	\$42,000	
Punct/Tear/Impac	ct Damage, Extent : Li	ight, Area A	Affected : 10%			
Location: Thro	ughout					
5% Now	\$7,600	LIFE	* *	5	\$2,600	
Cracking/Crumbl	ing, Extent : Light, Ar	rea Affected	l : 10%			
Location: Thro	ughout					
5%		2036	**	5	\$3,700	
5% 5% Now		LIFE	* *	5 5	\$3,700 \$1,500	
5% 5% Now Diagonal Cracks,	Extent : Moderate, A	LIFE	* *		·	
5% 5% Now Diagonal Cracks, Location : Thro	Extent : Moderate, A	LIFE rea Affecte	* * d : 5%	5	\$1,500	
5% 5% Now Diagonal Cracks, Location: Thro	Extent : Moderate, A	LIFE rea Affecte LIFE	* * d : 5%	5	\$1,500	
5% Now Diagonal Cracks, Location: Thro. 2% 50%	Extent : Moderate, A ughout	LIFE rea Affecte LIFE LIFE	** d:5% ** **	5 5 5	\$1,500 \$1,100 \$22,400	
5% Now 5% Now Diagonal Cracks, Location: Throw 2% 50% 23% Now	Extent : Moderate, Aughout \$6,900	LIFE rea Affecte LIFE LIFE LIFE LIFE	* * d : 5% * * * * * * * * * * * * * * * * * * *	5	\$1,500	
5% Now 5% Now Diagonal Cracks, Location: Throw 2% 50% 23% Now	Extent : Moderate, Aughout S6,900 Sing, Extent : Moderat	LIFE rea Affecte LIFE LIFE LIFE LIFE	* * d : 5% * * * * * * * * * * * * * * * * * * *	5 5 5	\$1,500 \$1,100 \$22,400	
	90% Now Jnt Mortar Miss/I Location: Throw Misaligned/Bulgit Location: Throw Tocation: Throw Tocation: Copic Caulking Deterion Location: Copic Staining/Discolor Location: Copic Staining/Discolor Location: Throw Tocation: Th	90% Now \$110,900 Jnt Mortar Miss/Erod, Extent: Moderate Location: Throughout Misaligned/Bulging, Extent: Moderate Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout 10% Now \$22,300 Jnt Mortar Miss/Erod, Extent: Moderate Location: Coping Caulking Deteriorated, Extent: Moderate Location: Coping Staining/Discoloring, Extent: Moderate Location: Coping 100% Now \$35,200 Blisters, Extent: Light, Area Affected: Location: Throughout Drains Inad/Misposn, Extent: Moderate Location: Throughout Vegetation Growth, Extent: Moderate, Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout 10% 85% Now \$165,700 Punct/Tear/Impact Damage, Extent: Lacation: Throughout 5% Now \$7,600	90% Now \$110,900 LIFE Int Mortar Miss/Erod, Extent: Moderate, Area Aff Location: Throughout Misaligned/Bulging, Extent: Moderate, Area Affect Location: Throughout Water Penetration, Extent: Moderate, Area Affect Location: Throughout 10% Now \$22,300 LIFE Int Mortar Miss/Erod, Extent: Moderate, Area Affect Location: Coping Caulking Deteriorated, Extent: Moderate, Area Affect Location: Coping Staining/Discoloring, Extent: Moderate, Area Affect Location: Coping 100% Now \$35,200 2032 Blisters, Extent: Light, Area Affected: 20% Location: Throughout Drains Inad/Misposn, Extent: Moderate, Area Affect Location: Throughout Vegetation Growth, Extent: Moderate, Area Affect Location: Throughout Water Penetration, Extent: Moderate, Area Affect Location: Throughout 10% 2036 85% Now \$165,700 2032 Punct/Tear/Impact Damage, Extent: Light, Area A Location: Throughout 5% Now \$7,600 LIFE	90% Now \$110,900 LIFE ** 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 10% Now \$22,300 LIFE ** 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 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 10% 2036 ** 85% Now \$165,700 2032 ** Punct/Tear/Impact Damage, Extent: Light, Area Affected: 10% Location: Throughout	90% Now \$110,900 LIFE ** 5 Int 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 10% Now \$22,300 LIFE ** 5 Int 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 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 10% 2036 ** 5 85% Now \$165,700 2032 ** 5 Punct/Tear/Impact Damage, Extent: Light, Area Affected: 10% Location: Throughout 5% Now \$7,600 LIFE ** 5	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 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 100% Now \$35,200 2032 ** Blisters, Extent: Light, Area Affected: 20% Location: Throughout Drains Inad/Misposn, Extent: Moderate, Area Affected: 25% Location: Throughout Drains Inad/Misposn, Extent: Moderate, Area Affected: 10% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 10% Location: Throughout 10% 2036 ** 5 \$6,600 85% Now \$165,700 2032 ** 5 \$42,000 Punct/Tear/Impact Damage, Extent: Light, Area Affected: 10% Location: Throughout 5% Now \$7,600 LIFE ** 5 \$2,600

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

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

Asset #: 1986

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	80%			2040	* *	5	\$52,700	
Exposed Concrete	10%	Now	\$10,600	LIFE	* *	5	\$1,000	
	Water Pene	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Through	out					
Gypsum Board	10%	Now	\$3,300	LIFE	* *	5	\$8,200	
71	Water Pene	etration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Through	out					

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	
			Extent : Light, Area	Affected	: 100%			
		n : Electrica		<i>a</i> .	1 P 10 250	2.4	4 11200	
	-		ain Service Disconn	iect Swit	ches Rated @ 2500) Ampere	es And 1200	
Switchgear / Switchboard	Ampere.	S						
Fused Disc Sw	100%			2037	* *	5	\$200	
Raceway	10070	<u>'</u>		2037			Ψ200	
Conduit	100%			2037	* *	1		
Panelboards	10076	<u>'</u>		2037		-		
Fused Disc Sw	2%)		2035	* *	5		
Molded Case Bkrs	98%			2035	* *	5	\$900	
Wiring		<u> </u>					42.00	
Thermoplastic	100%)		2037	* *	1		
Motor Controllers								
Locally Mounted	100%)		2032	* *	5	\$200	
Ground								
Grounding Devices								
Generic	100%)		LIFE	* *	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	95%			2027	\$555,700	10	\$31,100	
			Extent : Moderate, A	Area Affe	cted : 100%			
		_	out The Building					
		tion : T-8 L	amps					
Fluorescent	5%			2027	\$29,200	10	\$1,600	
	_		t Light, Extent : Mo	derate, A	Area Affected : 100	1%		
	Location	n : Through	out The Building					
Egress Lighting								
Emergency, Battery	50%			2027	\$24,000	10	\$4,300	
Exit, LED	10%			2042	* *	1		
Exit, Service	40%)		2035	* *	1		

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

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

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
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	
	Other Observation, Extent : M	Ioderate, Area Affected	: 100%			
	Location : Hallways And En	etry And Exit Doors				
	Explanation : CCTV Surveil	lance Cameras And Int	rusion Alarm S	System		
Fire/Smoke Detection						
Generic, Digital	100%	2027	\$368,500	1-3	\$22,000	
	Other Observation, Extent : M.	Ioderate, Area Affected	<i>: 100%</i>			
	Location : Throughout The I	Building				
	Explanation: Strobe Lights,	Manual Pull Stations,	Alarm Bells, H	Iorns And	d Smoke Detectors	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of l Total	Fail Date E (Years)	stimated 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	
	Other Obse	rvation, Exte	nt : Light, Area	Affected	: 100%			
	Location	: Basement B	oiler Room					
	Explanati	on: 2 Gas F	ired Hot Water I	Boilers				
Distribution								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$2,600	
Terminal Devices								
Air Handler	50%			2027	\$234,300	1	\$11,000	
Convector/Radiator	50%			2032	* *	1	\$5,800	
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating	80%			2027	\$226,300	1	\$13,200	
Compr/Chiller								
Reciprocating Compr/Chiller	20%	0-2	\$56,600	2037	* *	1	\$3,000	
-	Malfunction	ning, Extent :	Moderate, Area	a Affected	d: 100%			
	Location	: Roof, 2 Of 2	Chillers With 2	Of 4 Me	alfunctioning Com	pressors		
	R-22 Refrig	gerant, Exten	t : Light, Area A	ffected :	100%			
	Location :	Roof						

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	98%		2037	* *	4	\$1,700	
	Location: Roof	g, Extent : Moderate,					
CW & CHW Wtr Pipe/Pump	2% 0-2	\$800	2057	* *	4		
		g, Extent : Moderate, ouse Mechanical Equ					
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	Location : Boiler		2022 Affected	\$20,300 : 100%	2	\$500	
Sanitary Piping	Explanation : 2 U	nits					
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% Other Observation, Location : B-3 Explanation : 2 U	Extent : Light, Area Inits	LIFE Affected	**: 100%			

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

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

Page: 36

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

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

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

Total	\$652,400	\$767,800

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



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

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

Asset #: 2788

chitecture	Current Re	pair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls					_	***	
Masonry: Brick	93%		LIFE	* *	5	\$39,400	
Masonry: Limestone	5% Recent Repair Evident, Location: Throughou		LIFE rea Affec		5	\$1,600	
Masonry: Sandstone	2% Now	\$65,100	LIFE	* *	5	\$600	
wasoniy. Sandstone	Cracking/Crumbling, E Location: Basement	xtent : Moderate		fected : 50%	3	\$000	
	Spalling, Extent : Sever Location : Basement		: 50%				
	Other Observation, Ext Location: Basement	Window Sills					
Windows	Explanation: This Me	aterial Is Actuall	y Bluesto	ne			
Windows Aluminum	90%		2050	* *	5	\$10,400	
Aluminum	Recent Installation, Ext Location: Throughou	_			3	\$10,400	
Metal Louvers	5% 0-2 Corrosion/Rusting, Extended Location: Throughout	=	2028 Affected .	\$17,300			
Steel	5% Now Air Infiltration, Extent Location: Basement, Corrosion/Rusting, Ext Location: Basement, Thermally Inefficient, E	Second And Thi ent: Moderate, A Second And Thi Extent: Moderate	rd Floors Area Affeo rd Floors e, Area Af	cted : 50%	5	\$3,600	
	Location : Basement,	Second And Thi	rd Floors				
Parapets (Town Court	100/		LIEE	* *	-	¢4.600	
Cast Stone/Terra Cotta	10% 90%		LIFE LIFE	* *	5 5	\$4,600 \$5,300	
Masonry: Brick	Recent Repair Evident, Location: Throughou	_			3	\$3,300	
Roof IRMA/Protected Membrane	5% Now	\$600	2030	* *			
Wemorane	Insul Miss/Displaced, E Location : Bulkhead	Extent : Moderat	e, Area Aj	ffected : 25%			
	Worn/Eroded, Extent : I Location : Bulkhead	Moderate, Area A	Affected :	25%			
Modified Bitumen	90% Recent Replace Evident Location : Throughou	_	2035 Area Affe	* * ected : 100%	10	\$29,100	
Skylight, Metal/Glass	5% Recent Replace Evident		2055 Area Affe	* * ected : 100%	10	\$5,400	

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.

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

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

Asset #: 2788

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$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	
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 10%			
Interior Walls								
Metal Panel	10%			LIFE	* *			
Plaster	80%	0-2	\$6,600	LIFE	* *	5	\$12,300	
		etration, E n : Basemer	xtent : Moderate, A t	rea Affe	cted : 5%			
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	60%	0-2	\$198,500	2045	* *	5	\$15,400	
	Location Staining/L Location	a: Second A Discoloring a: Second A	Extent : Moderate And Third Floors Extent : Moderate And Third Floors	, Area Aj	ffected : 50%			
			: Moderate, Area A And Third Floors	Affected :	25%			
AcousTileSusp.Lay-In	10%			2045	* *	5	\$4,100	
		place Evide 1 : Through	ent, Extent : Light, a out	Area Affe	ected : 100%		,	
Embossed Metal	1%			LIFE	* *	5	\$200	
Exposed Concrete	10%			LIFE	* *	5	\$600	
Plaster	19%			LIFE	* *	5	\$4,900	

lectrical		Current Repair	Futu	re Replacement	М	aintenance		
ystem Component Type	, , , , , ,	Fail Date Estimated Co (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 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		

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

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

Asset #: 2788

Electrical	Curre	Future	Replacement	Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Wiring							
Braided Cloth	30% 2-4	\$15,400	2050	* *	1		
	_	Extent : Moderate, Are	a Affected	l : 100%			
		ghout The Building					
Thermoplastic	20%		2025	\$10,300	1		
Thermoplastic	50%		2055	* *	1		
Motor Controllers				di di	_		
Locally Mounted	20%		2045	* *	5		
Locally Mounted	80%		2023	\$59,800	5	\$200	
Ground							
Grounding Devices	500/		LIEE	* *	-	¢200	
Generic	50%		LIFE	* *	5	\$200	
Generic	50%		LIFE	T T	5	\$200	
Lighting							
Interior Lighting	60%		2025	\$269,500	10	¢15 100	
Fluorescent		Frant Moderate			10	\$15,100	
	Location : Throu	n, Extent : Moderate, A	<i>Агеи Ајје</i> с	nea . 10076			
		=					
TII.	Explanation: T-	12 Lamps	2025	* *	1.0	Φ7.500	
Fluorescent	30%		2035		10	\$7,500	
	-	xtures, Extent : Moder ghout The Building	rate, Area	Ајјества : 100%			
F1		gnoui The Building	2025	ale ale	1.0	# 2.5 00	
Fluorescent	10%	F	2035	**	10	\$2,500	
	-	xtures, Extent : Moder	rate, Area	Affected: 100%			
 	Location : Throu	ghout The Building					
Egress Lighting	2.70 /			4.4 000	4.0	** • • • •	
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	100/		2025	* *	1.0	#200	
Fluorescent	10%		2035		10	\$300	
	-	ent Light, Extent : Mo	oaerate, A	rea Affectea : 100	%		
		ghout The Building					
HID	90%		2025	\$105,800	10	\$100	
Alarm							
Security System	5 00/						
No Component	50%		2025	ala -i-		* - • • •	
Generic	50%		2035	* *	1	\$5,800	
Fire/Smoke Detection	6007						
No Component	60%		2025	ala -i-	1.2	45.5 00	
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

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

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

Asset #: 2788

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	1000/		• • • •				
Natural Gas	100%		2045	* *	1		
	Other Observation, I Location : Basemer		a Affecte	d: 5%			
	Explanation: There		us Matan	Doom			
Conversion Equipment	Explanation . Then	e is no veni roi Gi	is meier	Koom			
Steam Boiler	100%		2038	* *	1	\$27,100	
Steam Boner	Other Observation, I	Extent · Lioht Area		· 100%	1	\$27,100	
	Location : Basemer	_	rijjeerea	. 100/0			
	Explanation : 2 Un						
Distribution	2. optoment on 1. 2. on						
Central Plant Steam	100% Now	\$21,700	2035	* *	4	\$1,300	
Piping/Pmp		* ,				, ,	
1 0 1	Malfunctioning, Exte	ent : Moderate, Ared	a Affected	d: 20%			
	Location : Pneuma	tic Control, Throug	hout				
Terminal Devices							
Air Handler	20%		2033	* *	1	\$3,400	
Air Handler	30%		2020	\$107,900	1	\$5,100	
Convector/Radiator	50%		2030	* *	1	\$4,400	
Air Conditioning							
Energy Source							
Electricity	100%		2033	* *	1		
Conversion Equipment	1000/		• • • •			0.10 = 0.0	
Reciprocating	100%		2030	* *	1	\$12,700	
Compr/Chiller	D 22 D C : E		cc . 1	1000/			
	R-22 Refrigerant, Ex Location: Basemen	-	пестеа :	100%			
D'at 'last'	Locuiton . Basemer	u					
Distribution CW & CHW Wtr	100%		2045	* *	4	\$1,300	
Pipe/Pump	10070		2043		4	\$1,500	
Terminal Devices							
Air Handler/Cool/Ht	40%		2033	* *	1	\$6,800	
An Handier Cool III	Other Observation, I	Extent · Moderate)		cted · 5%	1	\$0,000	
	Location : 2nd Flor		170011990	cica : 570			
	Explanation : Ther		mputer S	Serve Room			
Air Handler/Cool/Ht	60%		2020	\$172,200	1	\$10,200	
Heat Rejection	0070		2020	Ψ172,200		Ψ10,200	
Water Cooling Tower	100%		2023	\$97,100	2	\$27,500	
Ventilation	100/0		2023	ψ, 1,100		Ψ21,500	
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		

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

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

Mechanical		Current R	Repair	Future Replacement		Maintenance		
System Component Type		ail 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 /C	logged, E	Extent : Severe, Ared	a Affecte	d: 10%			
	Location:	Water Ba	ckup From Sewage	e In Boile	er Room			
Backflow Preventer								
Generic	100%			2030	* *	1	\$1,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Obser	vation, E.	xtent : Light, Area	Affected	: 100%			
	Location:	B-3						
	Explanatio	on : One U	Init					
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	* *	1-2	\$400	

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018 Print Date: 22-Sep-2017

Asset Name : CHELSEA DISTRICT HEALTH CENTER Address : 303 NINTH AVENUE @W. 28 STREET

Borough Agency's Number : MANHATTAN : 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** : NONE

: 10-Dec-2012 **Landmark Status**

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 724 BIN : 1012830 Lot : 82

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



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

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

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	0-2	\$121,200	LIFE	**	5	\$40,300	
			l, Extent : Light, Ar out All Facades	ea Affec	ted : 10%			
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, E.	xtent : Moderate, A	rea Affe	cted : 40%			
	Location	: Through	out					
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	* *			
			lerate, Area Affecte	ed: 10%				
	Location	: Through	out 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/0	Crumbling,	Extent: Moderate	, Area Aj	fected : 15%			
	Location	: Basemen	t, 1st And 2nd Floo	r				
	Worn/Eroa	led, Extent	: Moderate, Area A	ffected :	25%			
	Location	: Basemen	t, 1st And 2nd Floo	r				
Vinyl Tile	5%	Now	\$15,200	2034	* *	3	\$700	
•	Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	fected : 10%			
	Location	: Basemen	t					
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 70%			
	Location	: Basemen	t And Room 107					
	Explana	tion : 9 incl	h X 9 inch Tiles					

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

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

Asset #: 1575

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Marble Panels	5%			LIFE	* *			
Plaster	90%	Now	\$78,500	LIFE	* *	5	\$9,800	
	_		Extent: Severe, A	rea Affec	ted : 30%			
			t And 1st Floor					
	Staining/L	Discoloring,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	ı : Basemen	t					
	Other Obs	servation, E	xtent : Severe, Ared	a Affecte	d : 30%			
	Location	ı : Basemen	t And 1st Floor					
	Explana	tion : Recer	nt Flood Damage A	fter Pipe	e Burst			
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$8,700	2029	* *	5	\$5,400	
		_	ents, Extent : Seve	re, Area I	Affected : 20%			
	Location	ı : First Flo	or					
	Loose/Mis	ss Fasteners	s, Extent : Moderat	e, Area A	Affected : 10%			
	Location	ı : First Flo	or					
Gypsum Board	5%			LIFE	* *	5	\$2,200	
Plaster	65%	Now	\$121,700	LIFE	* *	5	\$14,500	
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	ted : 30%			
	Location	ı : Storage İ	Room In Basement,	Through	hout First Floor			
	Paint Pee	ling, Extent	: Severe, Area Affe	ected : 30	0%			
	Location	ı : Storage l	Room In Basement,	Through	hout First Floor			
			tent : Moderate, Ar					
	_		Locations Through					

lectrical	Current Repair	Future Replac	ement	Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5	\$100	
	Other Observation, Extent: Moderate,	Area Affected: 100	0%			
	Location: Electrical Room					
	Explanation: One 1200 Amperes Ma	in Disconnect Swite	ch .			
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		

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

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

Asset #: 1575

Electrical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts								
Panelboards								
Fused Disc Sw	10%	Φ0.000	2023	\$3,000	5	\$100		
Fused Toggle Switch	30% 2-4 Obsolete Equipment, Exter	\$9,000	2049		5	\$100		
	Location: Throughout	ii . Moderdie,	, Агеи Ајј	eciea . 10070				
	On Extended Life, Extent :	Moderate, A	rea Affect	ted : 100%				
	Location: Throughout		55					
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: N	Aoderate, Are	a Affecte	d : 100%				
	Location: Throughout			410.400				
Thermoplastic	20%		2024	\$10,300	1			
Thermoplastic Motor Controllers	10%		2044		1			
Locally Mounted	70%		2022	\$39,200	5	\$100		
Locally Mounted	30% 2-4	\$16,800	2044	**	5	Ψ100		
Zecully intention	Obsolete Equipment, Exter			fected : 100%				
	Location : Mechanical R	oom - Baseme	ent					
	On Extended Life, Extent: Location: Throughout	Moderate, A	rea Affeci	ted : 100%				
ound								
Grounding Devices	1000/ 2.4	#0.700	LIEE	* *	-	# 400		
Generic	100% 2-4 Other Observation, Extent	\$9,500	LIFE		5	\$400		
	Location: Water Main	. Moaeraie, A	неи Аује	ciea . 100%				
	Explanation: Corroded							
ghting	·· T							
Interior Lighting								
Fluorescent	20%		2029	* *	10	\$4,400		
	Other Observation, Extent	: Moderate, A	Area Affe	cted : 100%				
	Location: Throughout							
El .	Explanation: T-8 Lamps		2020	* *	1.0	Ф2 200		
Fluorescent	10% Other Observation, Extent	· Moderate	2029		10	\$2,200		
	Location: Throughout	. Moderate, 1	тей Аује	ciea . 10070				
	Explanation: T-5 Lamps							
Fluorescent	67%		2019	\$262,500	10	\$14,700		
114010000111	Other Observation, Extent	: Moderate, A		·	10	Ψ11,700		
	Location: Throughout		-					
	Explanation: T-12 Lamp	os						
HID	2%		2019	\$1,200	10			
Incandescent	1%		2019	\$3,900	2			

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

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

Asset #: 1575

Electrical		Current F	Repair	Future Replacement		Maintenance		nent 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			

Current Repair	Future I	Replacement	Ma	aintenance	
% of Fail Date Estimated C Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2044	* *	1		
100%	2037	* *	1	\$23,600	
	55	100%			
Explanation: 2 Natural Gas Fire	d Steam Boilers				
100%	2024	\$377,800	4	\$1,800	
Corroded, Extent : Moderate, Area Location : Throughout	Affected: 100%	ó			
•			Beyond	Their Useful Life	
100%	2022	\$119,500	1	\$7,700	
On Extended Life, Extent : Modera	te, Area Affectea	d: 100%			
Location: Throughout, The Steam	n Radiators Are	Beyond Their Us	seful Life	Cycle Limit	
100%	2032	* *	1		
40%	2029	* *	2	\$600	
40% 10%	2029 2029	* *	2	\$600	
	% of Fail Date Estimated Control (Years) 100% 100% Other Observation, Extent: Light, A Location: Basement Boiler Room, Explanation: 2 Natural Gas Fired 100% Corroded, Extent: Moderate, Area Location: Throughout On Extended Life, Extent: Moderate Location: Throughout, Steam And Cycle Limit 100% On Extended Life, Extent: Moderate Location: Throughout, The Steam Location: Throughout, The Steam	100% 2044 100% 2037 Other Observation, Extent: Light, Area Affected: Location: Basement Boiler Room Explanation: 2 Natural Gas Fired Steam Boilers 100% 2024 Corroded, Extent: Moderate, Area Affected: 100% Location: Throughout On Extended Life, Extent: Moderate, Area Affected: Location: Throughout, Steam And Condensate Recycle Limit 100% 2022 On Extended Life, Extent: Moderate, Area Affected Location: Throughout, The Steam Radiators Area	Wof Fail Date Estimated Cost Total (Years) Year Estimated Cost FY	Wof Total (Years) Estimated Cost FY Estimated Cost FY Cycle (Yrs)	Year Estimated Cost Year FY Estimated Cost Cycle (Yrs)

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

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

Mechanical		Current I	Repair	Futur	e Replacement	M		
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	50%			2029	* *	2	\$8,300	
Unit No Component	50%							
Ventilation	3070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,300	
Exhaust Fans								
Interior	Not in Ser		\$2,000 t : Severe, Area Aff In Penthouse	2019 ected : 2.	\$19,900 5%	2	\$100	
Roof	75%			2029	* *	2	\$600	
Plumbing							* * * * * * * * * * * * * * * * * * * *	
H/C Water Piping Brass/Copper	30%			2044	* *	1		
Galvanized Steel		Extent : M	\$1,400 Toderate, Area Affeo nt, Deteriorated Wa			1		
Water Heater			•		1 0			
Gas Fired	100%			2023	\$13,600	2	\$300	
Sanitary Piping					-			
Cast Iron	100%			LIFE	* *	1		
			tent : Moderate, An Sout, The Sanitary H			Life Cyc	le Limit	
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
		-	ctent : Moderate, A				T	
G P ()	Location	i : Through	out, The Storm Pip	ıng Is Be	yond Its Useful Lij	e Cycle I	Limit	
Sump Pump(s) Non-Submersible	100%			2029	* *	4	\$600	
Fixtures	10070			2029			\$000	
Generic	100%							
Vertical Transport	10070							
Elevators								
Geared Traction			Extent : Light, Area 3	LIFE Affected	**: 100%			
	Explana	tion : 1 Un	it					

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

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

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



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

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

Asset #: 1572

Architecture	Cur	ent Repa	nir	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail 1 Total (Yes		imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45% No Jnt Mortar Miss Location: Thr Sidewalk Shed is Location: Wes	/Erod, Ex oughout 1 Use, Ex	tent : Moderat			5	\$63,500	
	Water Penetration Location: Thr		t : Light, Area	Affected	: 10%			
Metal/Glass Curt Wall	45%			LIFE	* *	5	\$119,100	
Metal Panel	5%			2051	* *	5-10	\$48,500	
	Recent Replace Location : Wat		Extent : Light,	Area Affe	ected : 100%			
Window Wall	5% No Caulking Deteri Location: Wes	orated, E	\$33,900 xtent : Modera	2045 ate, Area	* * Affected : 100%	5	\$13,200	
Windows								
Aluminum	95% No Broken/Missing Location: Thr Loose/Miss Fast	Elements oughout			* * ea Affected : 15%	5	\$14,900	
	Location : Thr		іені . тойети	е, пеи г	ijjecieu . 1570			
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	0.50/ 3.5		***	• • • •	* *			
Modified Bitumen	95% No Water Penetration Location : Thr	on, Extent	\$21,500 t : Moderate, A	2030 Area Affe				
Skylight, Metal/Glass	3% No Corrosion/Rusti Location : Ove	ng, Exten er Stair						
	Location : Ove	r Stair		rate, Are	a Affected : 10%			
Skylight, Plastic	2% No Water Penetration Location: Thr	on, Extent	\$3,600 : Light, Area	2038 Affected	* *	1		

Interior

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

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

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
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$30,900	
Ceramic Tile	10%		\$27,300	2034	* *	5	\$7,100	
	_	Crumbling, 1 : Through	Extent : Light, Are	ea Affecte	ed : 10%			
O	10%		Oui	2038	* *		\$21,200	
Quarry Tile		Now	\$22.700	LIFE	* *	5 5	\$21,200	
Terrazzo	_		\$32,700 Extent : Moderate			3	\$5,500	
		Ститвип <i>g,</i> 1 : Lobby	Extent : Moderate	, Area Aj	jeciea : 10%			
Vinyl Tile		Now	\$119,700	2035	* *	3	\$5,300	
,			tent : Moderate, Ai		ted : 25%	_	4-,	
			cond And Third Flo					
	Cracking/	Crumbling,	Extent : Moderate	, Area Af	fected : 50%			
	_	_	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		Now	\$170,900	2045	* *	5	\$10,600	
		_	ents, Extent : Mode	erate, Ar	ea Affected : 50%			
		ı : Third Flo						
		ded, Extent 1 : Third Flo	: Moderate, Area A oor	Affected :	50%			
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	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2025	\$36,900	5	\$400	
	Other Observation, Extent: Moderate,	Area Affec	rted : 100%			
	Location : Electrical Room					
	Explanation: 2-2,000 Amperes Main	n Disconnec	ct Switch			

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

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

Asset #: 1572

Electrical		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Transformers								
Dry Type	100%			2023	\$15,800	5	\$300	
			Extent : Moderate, A	Area Affe	cted : 100%			
		: Electrica						
	Explana	tion : 2- 50	0 Kva 208pri-480/2	27/sec				
Switchgear / Switchboard	100/			2025	* *	_		
Fused Disc Sw	10%			2035		5	¢2.200	
Molded Case Bkrs	90%			2025	\$109,800	5	\$2,200	
Raceway	700/			2025	¢(0.200	1		
Conduit Conduit	70% 30%			2025 2035	\$69,200 * *	1		
Panelboards	3070			2033		1		
Fused Disc Sw	10%			2033	* *	5	\$200	
Molded Case Bkrs	50%			2033	* *	5	\$1,200	
Molded Case Bkrs	40%			2033	\$35,800	5	\$1,000	
Wiring	7070			2024	\$55,600		\$1,000	
Braided Cloth	60%	2-4	\$92,100	2050	* *	1		
Braided Ciotii			ent : Moderate, Are		od · 100%	1		
			out The Building	a rijjeere	a.10070			
Thermonlestic	40%			2035	* *	1		
Thermoplastic Motor Controllers	4070			2033		1		
Locally Mounted	5%			2023	\$9,300	5		
Locally Mounted Locally Mounted	25%			2023	**	5	\$200	
Motor Control Center	20%			2030	* *	5	\$500 \$500	
Motor Control Center	50%			2023	\$66,300	5	\$1,300	
Fround	3070			2023	Ψ00,500		Ψ1,500	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,400	
tand-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 Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Generate	or Room					
	Explana	tion : 1- 20	5 Kw					
Diesel	50%			2028	\$44,000	1	\$18,300	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Roof						
	Explana	tion : 1- 22	5 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	

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

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

Asset #: 1572

Electrical	Current Repair	Futur	e Replacement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	10%	2020	\$154,700	10	\$8,600			
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%					
	Location: Throughout The Building							
	Explanation: T-12 Lamps							
Fluorescent	78%	2025	\$1,206,500	10	\$67,400			
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%					
	Location: Throughout The Building							
	Explanation: T-8 Lamps							
Fluorescent	10%	2025	\$154,700	10	\$8,600			
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%					
	Location: Throughout The Building							
	Explanation: Compact Fluorescent L	amps						
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							
T: (0 1 5	Explanation : Security Cameras							
Fire/Smoke Detection	1000/	2025	0074.700	1.0	# 50.000			
Generic, Analog	100%	2025	\$974,500	1-3	\$59,800			
	Other Observation, Extent: Moderate,	Area Affe	ctea : 100%					
	Location: Throughout	, , -	1: D 7					
-	Explanation: Not Up To Modern Star	idards - L	acking Purge Syst	em				

Mechanical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2035	* *	1		
·	Other Observation, Extent : Light, A	Area Affected : 100%	%			
	Location: Throughout					
	Explanation : Steam From Con Ed	!				

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

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

Asset #: 1572

Mechanical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2028	\$58,400	5	\$5,600	
	Location	: 6th Floor	xtent : Light, Area r East Mechanical at Exchangers		: 50%			
Distribution								
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	50% 50%			2033 2035	* *	4 4	\$2,300 \$3,500	
Terminal Devices								
Air Handler	Leak Evide		\$9,900 : Moderate, Area A ing From Ext. Ahu	-	\$495,700 20% 6th And 2nd Floor	1 Roofs	\$21,000	
	Abandoned Location On Extende	: 2nd Floo ed Life, Ex	\$247,900 Extent : Severe, Ar or Mechanical Root tent : Moderate, Ar or Mechanical Root	m #3 rea Affec		1	\$10,500	
Convector/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		frigerant, E : 2 Units, I	Extent : Light, Area Basement	2028 a Affected	\$598,400 d:50%	1	\$61,200	
Window/Wall Unit No Component	20% 20%	· · · · · · · · · · · · · · · · · · ·		2019	\$36,700	1		
Distribution CW & CHW Wtr Pipe/Pump	60%			2035	* *	4	\$4,200	
No Component	40%							
Terminal Devices Air Handler/Cool/Ht No Component	40% 60%			2025	\$316,300	1	\$23,300	
Heat Rejection Water Cooling Tower			\$34,900 vere, Area Affected g Beams At Roof	2023 1:30%	\$116,500	2	\$45,500	
No Component	40%							
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,600	

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

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

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		Now	\$3,700	LIFE	* *	1		
	_		evere, Area Affectea					
	Location	ı : Behind T	The Water Cooling 1	Tower, 61	th Floor And 2nd F	loor Roo	ofs	
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	* *			
			Extent : Light, Area	Affected	: 90%			
		ı: (1) C, B-						
		tion : 3 Uni	ts					
Hydraulic	10%			LIFE	* *			
	Other Obs Location		Extent : Light, Area	Affected	: 10%			
	Explana	tion : 1 Uni	t					
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	

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

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

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

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				



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

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

rchitecture	C	urrent R	Repair	Futu	re Replacement	M	aintenance	
ystem Component Type		nil Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	- 0./		444.000			_		
Cast in Place Concrete	Location : Painted Surfa Location :	umbling, West Fac aces, Ext West Fac	ent : Moderate, Ar ade	ea Affec	ted : 100%	5	\$9,700	
Masonry: Brick	Location : A Misaligned/E	racks, Ex North An Bulging, I	\$85,600 xtent : Light, Area d South Facades Extent : Moderate, d South Facades			5	\$28,400	
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 Bronze/Brass	95% 5%		\$61,800	2040 2049	* *	5 5	\$10,100 \$1,700	
	Location:	en/Craci Bulkhead efficient,	ked, Extent : Mode ls Extent : Severe, A					
Parapets								
Masonry: Brick	55%			LIFE	* *	5	\$3,000	
Masonry: Marble	Cracking/Crackion : (Coping	\$28,700 Extent : Moderate			5	\$1,400	
	Location:	Coping	l, Extent : Moderat d, Extent : Modera					
	Location :	Coping coloring,	., Extent : Moderate		-			
Metal Panel	5%			2044	* *	5	\$1,100	
Metal Rail	5%			2037	* *	5-10	\$4,900	
Metal: Cage/Fence	15% Corrosion/Ru Location : I	Lower Ro	=	2029 rea Affe		5	\$2,600	
	Deteriorated Location : I		Extent : Moderate, of	Area Afj	fected : 25%			

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

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

Asset #: 133

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof Modified Bitumen	05%	Now	\$32,700	2029	* *			
Wodified Bitumen			\$32,700 derate, Area Affecte					
		: Over Th		u . 2070				
	Miss/Dame	aged Flash	hings, Extent : Mod	erate, Ar	ea Affected : 20%			
		: Over Th	=		33			
Skylight, Metal/Glass	5%			2034	* *	10	\$4,900	
22-5-18-2-4	_	oair Evider	nt, Extent : Light, A		cted : 20%		4 - 7 - 7 -	
	Location	: Over Sto	uir					
nterior								
Floors								
Ceramic Tile	5%			2033	* *	5	\$1,900	
Terrazzo		Now	\$26,200	LIFE	* *	5	\$4,400	
	_	_	, Extent : Moderate	, Area Aj	fected : 10%			
		: Front Ai	nd East Stairs					
Vinyl Tile	60%			2029	* *	3	\$8,500	
Vinyl Tile	20%			2032	* *	3	\$2,800	
Interior Walls	7 0 /			2022	ate ate	_	#2.400	
Ceramic Tile	5%			2033	* *	5	\$2,400	
Glass: Single Pane	5%			LIFE	* *	5	\$1,800	
Gypsum Board	30% 20%			LIFE LIFE	* *	5 5	\$8,500	
Gypsum Board Metal Panel	20% 5%			LIFE	* *	3	\$5,700	
Plaster	20%			LIFE	* *	5	\$2,800	
SGFT/Glazed Masonry	15%			LIFE	* *	3	\$2,800	
Ceilings	1370			LIFE				
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 Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Inder 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 F	Rated @ 2000 Amperes		
Switchgear / Switchboard				
Molded Case Bkrs	100%	2044 **	5 \$800	
Raceway				
Conduit	10%	2024 \$3,500	1	
Conduit	90%	2044 **	1	

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

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

Asset #: 133

Electrical	Current Repair	Future Replacement	N	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts					
Panelboards					
Molded Case Bkrs	90%	2040 *	3	\$700	
Molded Case Bkrs	10%	2023 \$3,00	0 5	\$100	
Wiring					
Braided Cloth	10% 2-4 \$5,100		* 1		
	Insulation Aged, Extent : Moderate, A	rea Affected : 100%			
	Location : Basement				
Thermoplastic	90%	2044 *	* 1		
Motor Controllers					
Locally Mounted	50%	2037 *	5	\$100	
Motor Control Center	50%	2037 *	* 5	\$400	
round					
Grounding Devices					
Generic	100%	LIFE *	* 5	\$400	
ighting					
Interior Lighting				*	
Fluorescent	85%	2029 *	* 10	\$19,600	
	Other Observation, Extent : Moderate	e, Area Affected : 100%			
	Location: Upper Floors				
	Explanation: T-8 Lamps				
Fluorescent	15%	2024 \$61,80	0 10	\$3,500	
	Other Observation, Extent : Moderate	e, 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 \$107,80	0 10	\$100	
larm					
Security System	700/				
No Component	70%	0004 005.00	0 1	Ф2 200	
Generic	30%	2024 \$25,90	0 1	\$3,200	
	Other Observation, Extent: Moderate				
	Location: Hallways, Entry And Exit				
P' /C 1 D '	Explanation: Intrusion Alarm Syste	m; Motions Sensors			
Fire/Smoke Detection	1000/	2024 \$205.70	0 12	¢17.700	
Generic	100%	2024 \$295,70	0 1-3	\$17,600	
	Other Observation, Extent: Moderate				
	Location: Throughout The Building		.al Dell G	ation a	
	Explanation: Strobe Lights, Smoke	Detectors, norns Ana Mani	ıaı Fuii St	anons	

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

Heating

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

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

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

Asset #: 133

Mechanical	Current R	tepair Futi	ıre Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2034	* *	1		
Conversion Equipment	1000/	2026	* *		#24 000	
Steam Boiler	100%	2029	•	1	\$24,900	
	Location : Boiler Ro	xtent : Severe, Area Affect	ea : 100%			
		oom Iers + Summer Boiler For	T P Clinia			
Distribution	Explanation . 2 Bott	ers + Summer Botter For	1 B Cunic			
Central Plant Steam	100%	2034	* *	4	\$1,200	
Piping/Pmp	10070	2031		-	Ψ1,200	
Terminal Devices						
Air Handler	5%	2024	\$16,500	1	\$800	
Convector/Radiator	95%	2029		1	\$7,700	
Air Conditioning					4.,	
Energy Source						
Electricity	100%	2040	* *	1		
Conversion Equipment						
Reciprocating	60%	2029	* *	1	\$7,000	
Compr/Chiller						
	R-22 Refrigerant, Ext Location : Chillers C	ent : Light, Area Affected On Roof	: 100%			
Ext Pkg Unit -	30%	2029	* *	2	\$500	
Heating/Cooling						
Window/Wall Unit	10%	2019	\$4,900	1		
Distribution						
CW & CHW Wtr	60%	2044	* *	4	\$1,100	
Pipe/Pump						
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 1/D:cc	1000/	I III	**	2.5	#14.000	
Ductwork/Diffusers	100%	LIFE	2	2-5	\$14,000	
Exhaust Fans	40%	2027	\$22,400	2	\$200	
Interior Roof	40% 60%	2024 2029		2 2	\$300 \$500	
Plumbing	UU / 0	2029	· ·		\$300	
H/C Water Piping						
Galvanized Steel	100%	2029	* *	1		
Water Heater	10070					
	100%	2019	\$14,300	2	\$400	
Gas Fired	100,0	2017	Ψ1 1,5000	_	Ψ.00	
Gas Fired Sanitary Piping						

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

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

Mechanical	Current Repa	ir Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated 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, Exten	t : Light, Area Affected	: 100%			
	Location: Basement: 3	rd Floor				
	Explanation: One Unit					
Fire Suppression						
Chemical System						
No Component	80%					
Generic	20%	2019	\$400	1-3	\$800	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Throughout					
	Explanation : Fire Extin	guishers				

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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

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



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 14331

rchitecture	Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Exposed Struc: Steel	3% 4+ Corrosion/Rusting, E. Location: Egress S.		LIFE Affected	: 25%	5	\$1,800	
Masonry: Brick	15% 4+ Efflorescence, Extent Location: North Fo	ıcade			5	\$2,900	
	Int Mortar Miss/Erod Location : Through	_	ea Affec	ted : 15%			
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 Evide Location : Basemen	_	Area Affe	ected : 100%			
Special Gauge/Ballistic	60%		LIFE	* *	1		
	Other Observation, E Location: Street Fa Explanation: Bulle	cade	Area Affe	cted : 100%			
Parapets	Explanation : Butte	1 1 100j Grass					
Metal Panel	5%		2052	* *	5	\$900	
Metal Rail	85% 2-4	\$10,000	2039	* *	5	\$26,600	
	Corrosion/Rusting, E. Location: Through	xtent : Moderate, A		cted : 30%		, ,,,,,,	
	Other Observation, E Location : Through	out					
	Explanation : Infill	Panels For Metal I	Railing N	lot Weather Resista	ınt		
Metal: Cage/Fence	10%		2039	* *	5-10	\$3,400	
Roof							
Fiberglass Panel	3%		2035	* *	1		
	Other Observation, E Location : Rear Yar	d		: 100%			
	Explanation : Panel						
Modified Bitumen	94% 0-2 Blisters, Extent: Mod Location: East Roo		2031 ed : 15%	* *			
	Debris Present, Exter Location : At Roof I	at : Moderate, Area	Affected	l : 10%			
	Patching Evident, Ext Location : Through		ea Affeci	ted : 25%			
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.

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

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

Asset #: 14331

Architecture		Current I	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,500	
Ceramic Tile	5%			2035	* *	5	\$1,100	
Granite Panels	5%	Now	\$1,000	LIFE	* *	5	\$900	
		_	ents, Extent : Mode reshold To Rear Ya					
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	
- ,	_		ent, Extent : Light, A out West Section	Area Affe	ected : 100%			
Gypsum Board	5%			LIFE	* *	5	\$1,400	

ectrical	Current Repair	Future Rep	lacement	M	aintenance	
stem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2052	* *	5	\$100	
	Other Observation, Extent : M	loderate, Area Affected :	100%			
	Location: Electrical Room					
	Explanation: Main Service	Switch Rated @ 1600 An	ıperes			
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

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

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

Asset #: 14331

Electrical	Current Repair	Future Replac	ement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
	Other Observation, Extent : Moderate, A	Area Affected : 100	0%			
	Location: Basement					
-	Explanation : Water Main					
Stand-by Power						
Transfer Switches	1000/	20.42	* *	1	Φ7.400	
Automatic	100%	2043	* *	1	\$5,400	
Generators	1000/	2020	* *	1	¢. 700	
Natural Gas	100%	2039		1	\$6,700	
	Other Observation, Extent: Moderate, A Location: Outside The Building	Area Ajjeciea : 100	170			
	Explanation : Natural Gas Genset Rat	ad @ 25 Vw				
Batteries	Explanation : Natural Gas Gensel Kal	ea @ 23 Kw				
Lead/Acid	100%	2021	\$1,500	5	\$600	
Lighting	10070	2021	\$1,500		\$000	
Interior Lighting						
Fluorescent	100%	2034	* *	10	\$14,000	
11001000011	Other Observation, Extent: Moderate, A		0%	10	Ψ1.,000	
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
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	
	Other Observation, Extent: Moderate, A	Area Affected : 100	0%			
	Location: Hallways					
	Explanation: Intrusion Alarm System	Only. Motion Sens	ors In Th	ie Hallwo	ays	
Fire/Smoke Detection	000/					
No Component	80%	2024	* *	1.0	42.200	
Generic, Analog	20%	2034		1-3	\$2,200	
	Other Observation, Extent: Moderate, A	Area Affectea : 100	1%0			
	Location: Throughout The Building)	l . D .			
	Explanation : Strobe Lights, Manual F	uu Station And Sn	юке Dete	ector		

Mechanical	Curren	t Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source							
Flectricity	100%		2052	* *	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.

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

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

Asset #: 14331

Mechanical	Current Repair	Future Replac	ement	Ma		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	100% Other Observation, Extent : Lig Location : Basement Explanation : 2 Gas Fired Hot		* *	1	\$7,600	
Distribution	Explanation . 2 Gas Firea Hot	water botters				
Hot Wtr Piping/Pump	100%	2042	* *	4	\$800	
Terminal Devices						
Air Handler	50%	2031	* *	1	\$4,700	
Convector/Radiator	40%	2039	* *	1	\$2,000	
Fan Coil Unit/Heat	10%	2031	* *	1	\$500	
Air Conditioning						
Energy Source	1000/	2040	* *	1		
Electricity	100%	2048	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	67%	2031	* *	2	\$600	
8	Other Observation, Extent : Ligi Location : Roof Explanation : 5 Units	ht, Area Affected : 100%				
Split Unit	33%	2031	* *			
•	R-22 Refrigerant, Extent: Light, Location: Roof	Area Affected : 100%				
	Other Observation, Extent: Liga Location: Roof Explanation: 5 Units	ht, Area Affected : 100%				
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 : Liga Location : Roof	ht, Area Affected : 100%				
	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		

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

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

Mechanical	Current Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
Water Heater								
Gas Fired	100%	2024	\$8,700	2	\$200			
	Other Observation, Extent : Light, Area	Affected	: 100%					
	Location: Basement							
	Explanation: 2 Units (175 Gallons Ed	ıch)						
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 No	t Readily	Accessible By Fire	e Departi	nent			

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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

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



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

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

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick		Now	\$94,800	LIFE	* *	5	\$62,900	
			: Moderate, Area	Affected .	: 5%			
		ı : Bulkhead		1.00	100/			
			xtent : Light, Area	Affected	: 10%			
		ı : Through	out					
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	0.50/			2022	* *	10	#20.000	
Modified Bitumen	95%			2032	* *	10	\$39,800	
Skylight, Metal/Glass	5%			2047		10	\$7,000	
nterior Floors								
Cast in Place Concrete	100/	Now	\$9,800	LIFE	* *	5	\$20,600	
Cast III Flace Colletete			Extent : Light, Are			3	\$20,000	
	_	cramoung, 1 : Through	_	и Ајјеси	zu . 1070			
		_	oui xtent : Light, Area I	Affected	. 10%			
		ı : Through	_	ijjecieu	. 1070			
Ceramic Tile		Now		2030	* *	5	\$4.700	
Ceramic Tile			\$54,600 Extent : Moderate			3	\$4,700	
	_	crumbung, 1 : Through		, Агеи Ај	geciea . 50%			
Terrazzo	10%	0-2	\$21,800	LIFE	* *	5	\$7,300	
	_	_	Extent : Moderate And Lobby	, Area Aj	ffected : 5%			
Vinyl Tile	30%			2027	\$239,300	3	\$10,600	
Vinyl Tile 9" X 9"		Now	\$82,700	2027	\$413,400	3	\$14,100	
	Cracking/		Extent : Moderate		* -,	J	ψ1 i,100	

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

Asset #: 1998

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	10%	Now	\$142,200	2030	* *	5	\$6,500	
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	fected : 50%			
	Location	: Through	out					
Glass: Single Pane	3%			LIFE	* *	5	\$2,900	
Marble Panels	2%			LIFE	* *		. ,	
Plaster	70%	Now	\$72,400	LIFE	* *	5	\$27,100	
	Cracking/0	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%		. ,	
	_	: Through	_					
	Water Pen	etration, E.	xtent : Light, Area	Affected	: 10%			
	Location	: Through	out					
SGFT/Glazed Masonry	15%	Now	\$37,400	LIFE	* *			
S SI I SIME WILLIAM			Extent : Light, Are		ed : 10%			
	U	: Through	0 .	33				
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	
1 145501			Extent : Moderate		ffected : 5%	Ü	ψ· Ξ ,5 0 0	
	_	: Stairwell		, 	<i>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
Inder 600 Volts	•							
Service Equipment								
Fused Disc Sw	100%			2027	\$8,300	5	\$200	
	Other Obse	rvation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Basemen	at / Boiler Room					
	Explanati	on : Main	Service Disconnec	t Switch	Rated @ 800 Amp	eres.		
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	
	On Extende	d Life, Ex	tent : Severe, Area	Affected	: 100%			
	Location	: Through	out The Building					
Molded Case Bkrs	5%			2049	* *	5	\$100	
Molded Case Bkrs	55%			2026	\$24,600	5	\$700	

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

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

Asset #: 1998

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Wiring							
Braided Cloth	30% 2-4	. ,	2052	* *	1		
	_	Extent : Severe, Area A oughout The Building	Affected :	100%			
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	. ,	2047	* *	5		
	On Extended Life, Extent : Severe, Area Affected : 100% Location : Mechanical Room						
bround							
Grounding Devices							
Generic	100% 2-4	\$9,500	LIFE	* *	5	\$700	
	Other Observati	on, Extent : Severe, Are	a Affected	d : 100%			
	Location: Bas	ement					
	Explanation:	Corroded					
ighting	•						
Interior Lighting							
Fluorescent	98%		2035	* *	10	\$42,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
	Location: Thr	oughout 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%						
Marm							
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						
		CCTV Surveillance Can			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, M	lanual Pu	ll Stations, Alarm	Bells And	d Smoke Detectors	

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

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

Mechanical	Current Repair Future Replacement Maintenar		aintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating									
Energy Source									
Natural Gas	100%	2037	* *	1					
Conversion Equipment Steam Boiler	1000/	2022	* *	1	£47.000				
Steam Boller	100% Other Observation Extent : Light Area	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				
1 5 1	On Extended Life, Extent : Moderate, Area Affected : 90% Location : Beyond The Boiler Room								
Central Plant Steam Piping/Pmp	25%	2057	* *	4	\$600				
Tiping Timp	Recent Installation, Extent : Light, Area Location : Basement Level	Affected	: 25%						
Terminal Devices									
Convector/Radiator	100%	2025	\$237,600	1	\$15,300				
	On Extended Life, Extent : Moderate, A. Location : Throughout	rea Affect	ted : 100%						
Air Conditioning									
Energy Source									
Electricity	100%	2035	* *	1					
Conversion Equipment	000/	2025	Ф 7. 4.000	1					
Window/Wall Unit	80% 20%	2025	\$74,000	1					
No Component Ventilation	ZU/0								
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								
lumbing									
H/C Water Piping									
Brass/Copper	100%	2037	* *	1					
Water Heater	1000/	• • • •	A						
Gas Fired	100%	2022	\$27,100	2	\$700				
Sanitary Piping	1000/	LIDD	* *	1					
Cast Iron	100% On Extended Life, Extent : Moderate, A.	LIFE		1					
	Location : Throughout	ген Ајјесі	си . 100/0						

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

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

Mechanical	Current Repa	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	75%		LIFE	* *	1		
	On Extended Life, Extent Location : Throughout	: Moderate, Are	ea Affect	ted : 100%			
Cast Iron	25% Now	\$23,100	LIFE	* *	1		
	Blockage /Clogged, Exter	ıt : Severe, Area	Affecte	d : 25%			
	Location : Throughout I Corrosion	Basement Level,	Severe	Clogging Due To I	Heavy In	ternal Pipe	
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, Exten	nt : Light, Area A	Affected	: 100%			
	Location: B-3						
	Explanation: 1 Unit						

^{**} 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.

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

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

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



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

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

Asset #: 1981

Architecture	Curre	nt Repair	Futu	e Replacement	М	aintenance	
System	% of Fail Da	ate Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total (Year		FY	Estimated Cost	(Yrs)	Estimated Cost	11101111
Type							
Exterior Walls							
Masonry: Brick	80%		LIFE	* *	5	\$64,200	
Masonry: Brick	3% Now	\$7,300	LIFE	* *	5	\$2,400	
Masonly. Blick		, Extent : Moderate, A		cted · 10%	3	\$2,700	
		Regional Director Off					
Masonry: Limestone	5%	- 37	LIFE	**	5	\$3,000	
Metal Panel	7%		2044	* *	5-10	\$3,600	
Granite Panels	5% Now	\$85,000	LIFE	* *	5	\$3,000	
Granic Fancis		ing, Extent : Moderate		ffected · 20%	3	\$3,000	
	Location : At Ro	_	, 1110011	jeerea . 2070			
		Erod, Extent : Moderat	e. Area A	Affected: 25%			
	Location : Below		c, 11.001	25,000,000			
		ng, Extent : Moderate,	Area Afi	fected : 10%			
	Location : At En	-	11.00.1199	20,000			
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	
2		g, Extent : Moderate, A		cted : 25%	-	40,500	
	Location : Penth		55				
	Glazing Broken/C	racked, Extent : Mode	rate, Are	ea Affected : 15%			
	Location : Pentl	iouse					
	Thermally Ineffici	ent, Extent : Moderate	, Area A	ffected : 50%			
	Location: Penth	iouse					
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	100/		LIPP	* *	-	011 400	
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	10%		2022	* *	5	\$0 0AA	
Ceramic Tile			2033	* *	5	\$8,800	
Concrete Masonry Unit	35%		LIFE LIFE	* *	5 5	\$3,500 \$18,500	
Gypsum Board Marble Panels	35% 3%		LIFE	* *	3	\$18,300	
Plaster	3% 20%		LIFE	* *	5	\$5,300	
SGFT/Glazed Masonry	20% 15%		LIFE	* *	3	φ 3,300	
Wood	2%		LIFE	* *	5	\$7,100	
Under Construction	5%		LIFE		5	\$7,100	
Under Construction	370						

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

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

Asset #: 1981

Architecture		Current l	Repair	Futu	re Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Ceilings								
AcousTileSusp.Lay-In	55%			2037	* *	5	\$28,700	
			xtent : Moderate, A					
			l Directors Office (Floor			
Exposed Concrete	10%			LIFE	* *	5	\$800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$6,500	
Metal Panel	5%			LIFE	* *	5	\$3,300	
Plaster	10%			LIFE	* *	5	\$3,300	
Under Construction	5%	1						
lastvisal		0	and the	Forter	Davidson			
lectrical		Current l	Repair	Futu	re Replacement		aintenance	
ystem Component	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priori
Туре	Total	(Years)		FY		(Yrs)		
nder 600 Volts				1				
Service Equipment								
Fused Disc Sw	100%			2034	* *	5	\$200	
r asea Bise s.v.			Extent : Moderate, A		ected : 100%	J	Ψ200	
		n : Electrica						
			2000 Amperes Maii	n Discon	nect Switch			
Switchgear / Switchboard	Вирини	nion . One i	2000 Imperes man	ı Discon	neer Switch			
Fused Disc Sw	100%			2044	* *	5	\$200	
Raceway	10070						\$200	
Conduit	90%	1		2024	\$46,200	1		
Conduit	10%			2044	**	1		
Panelboards	1070	'		2011				
Molded Case Bkrs	40%			2032	* *	5	\$400	
Molded Case Bkrs	40%			2023	\$17,900	5	\$400	
Molded Case Bkrs	20%			2040	**	5	\$200	
Wiring	2070	'		2040			Ψ200	
Braided Cloth	20%	2-4	\$15,400	2049	* *	1		
Braided Cloth			ent : Moderate, Are		ed · 100%	1		
		n : Basemer		a rijjeere	. 100/0			
Thermonlastic	60%			2034	* *	1		
Thermoplastic	20%			2034	* *	1		
Thermoplastic	20%	1		2044		1		
Motor Controllers	050/			2020	* *	-	\$200	
Locally Mounted	85%			2029		5	\$200	
Locally Mounted	15%)		2022	\$14,000	5		
round								
Grounding Devices	100%			LIFE	* *	-	0.00	
Generic			Sytont . Madanata			5	\$600	
		servanon, E n : Water M	Extent : Moderate, A	11еи AJJe	илеа. 100%			
				latan D:				
=	Ехріапа	uon : Conn	ected With Main W	uier Pip	e			

Lighting

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

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

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

Asset #: 1981

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	20%	2029	* *	10	\$6,400	
	Other Observation, Extent : Moderat		cted : 100%			
	Location: Throughout The Building	3				
	Explanation: T-8 Lamps					
Fluorescent	40%	2019	\$228,900	10	\$12,800	
	Other Observation, Extent: Moderat		cted : 100%			
	Location : Throughout The Building	3				
	Explanation: T-8 Lamps					
Fluorescent	30%	2024	\$171,700	10	\$9,600	
	Other Observation, Extent : Moderat	Other Observation, Extent: Moderate, Area Affected: 100%				
	Location : Throughout The Building	g				
	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	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating							
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	ı, Penthou.	se				
	Explanation: 3 Units (Summer Boile)	r)					
Steam Boiler	90%	2037	* *	1	\$31,100		
	Other Observation, Extent : Light, Area	Other Observation, Extent: Light, Area Affected: 75%					
	Location : Sub-basement Boiler Room	ı					
	Explanation: 2 Units						

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

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

Asset #: 1981

<i>l</i> lechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating	•				•			
Distribution								
Hot Wtr Piping/Pump	10%			2040	* *	4	\$300	
Central Plant Steam	90%			2034	* *	4	\$1,500	
Piping/Pmp								
Terminal Devices								
Air Handler	25%			2024	\$114,600	1	\$5,400	
Convector/Radiator	75%			2029	* *	1	\$8,500	
ir Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Centrifugal, Elec Chille				2027	\$147,600	1	\$15,100	
	R-22 Refr	igerant, Ex	tent : Light, Area A	ffected :	100%			
	Location	ı : One Chil	ller On Roof					
Int Pkg Unit -	20%	Now	\$13,900	2025	\$138,700	2	\$300	
Heating/Cooling								
	Not in Ser	vice, Exten	t : Severe, Area Aff	fected : 1	0%			
	Location	ı : 4th Floo	r X - Ray Room					
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	a: 2nd Floo	or					
	Explana	tion : Unde	r Construction					
Window/Wall Unit	20%			2019	\$13,600	1		
No Component	20%				. ,			
1			Extent : Light, Area	Affected	: 0%			
	Location		· ·					
	Explana	tion : 3rd A	nd Half Of The 4th	i Floor A	C System Is Respo	onsibility	Of Another	
	Tenant		5 5		1	,	5	
Distribution								
CW & CHW Wtr	40%			2044	* *	4	\$1,000	
Pipe/Pump								
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht		Now	\$2,300	2029	* *	1	\$7,800	
	Unbalanc	ed System,	Extent : Moderate,	Area Aff	fected : 10%			
	Location	ı : 5th Floo	r - Air Handlers Ai	re In The	Penthouse			
No Component	60%							
Heat Rejection				2020	* *	2	\$9,700	
Heat Rejection Dry Cooler	40%			2029			. ,	
Dry Cooler	40% 60%			2029				
Dry Cooler No Component	40% 60%			2029				
Dry Cooler				2029				
Dry Cooler No Component entilation	60%				* *	2-5	\$19,400	
Dry Cooler No Component entilation Distribution Ductwork/Diffusers				LIFE	**	2-5	\$19,400	
Dry Cooler No Component entilation Distribution Ductwork/Diffusers Exhaust Fans	100%			LIFE			-	
Dry Cooler No Component entilation Distribution Ductwork/Diffusers Exhaust Fans Interior	100% 80%		\$500	LIFE 2024	\$92,800	2-5 2 2	\$900	
Dry Cooler No Component entilation Distribution Ductwork/Diffusers Exhaust Fans	60% 100% 80% 20%	Now	\$500 ent : Moderate, Are	LIFE 2024 2024	\$92,800 \$10,800	2	-	

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

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

Asset #: 1981

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	t 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, Are	a Affected	: 100%			
	Location : (2) B-5, Sub B-1					
· ·	Explanation: 3 Units					
Fire Suppression						
Sprinkler	1000/					
Under Construction	100%					
Fire Pump	1000/					
Under Construction	100%					
Chemical System	100/	2022	#200	1.2	¢400	
Dry	10%	2022	\$200	1-3	\$400	
No Component Generic	70%	2022	¢400	1.2	4000	
Generic	20%	2022	\$400	1-3	\$800	
	Other Observation, Extent : Light, Are Location : Throughout	и Ајјестеа	. 100%			
	9					
	Explanation : Fire Extinguishers					

^{**} 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 : HOMECREST DIST. HEALTH CTR.

Address : 1601 AVENUE S @ E.16 ST

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 16,684 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 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



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

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

Asset #: 13729

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick	75% 2-4 Efflorescence, Extens Location: Street Fo		LIFE Affected :	**	5	\$13,600	
Masonry: Brick Cavity	20% Recent Replace Evid Location : Upper F	_	LIFE Area Affe	* * ected : 100%	5	\$3,600	
Masonry: Limestone	5%		LIFE	* *	5	\$700	
Windows	<u> </u>					****	
Aluminum	25% Other Observation, E Location : Street Le Explanation : Prote	evel		* *	5	\$1,600	
Glass Block	3%		LIFE	* *	5	\$100	
Steel	72% Now Corrosion/Rusting, E Location: Through Deteriorated Finish, Location: Through Thermally Inefficient Location: Through	out Extent : Moderate, out t, Extent : Moderate	Area Aff	ected : 50%	5	\$29,500	
Parapets							
Masonry: Brick Cavity	95% 2-4 Efflorescence, Extend Location: Interior Recent Replace Evide Location: Through	Wall Of Upper Par ent, Extent : Light,	apet		5	\$4,300	
Masonry: Limestone	5% Recent Repair Evider Location: Coping	nt, Extent : Light, A	LIFE rea Affec	* * rted : 100%	5	\$300	
Roof	T G						
Modified Bitumen	97% Now Drains Clogged, Extent Location: At Scupp Ponding, Extent: Me Location: Canopy Recent Replace Evide Location: Through	per Above Entrance oderate, Area Affec Roof - Improper Pi ent, Extent : Light,	eted : 2% itch				
Skylight, Metal/Glass	3% Recent Repair Evider Location : Through	nt, Extent : Light, A	2046 rea Affec	* * ted : 100%	10	\$1,800	

Interior

Asset #: 13729

rchitecture		Current F	Repair	Futur	re Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors	5 0/				ale ale	_	Φ2.000	
Cast in Place Concrete	7%		36.1	LIFE	**	5	\$3,800	
		_	: Moderate, Area A	Affected	: 20%			
		ı : Basemen	t					
Ceramic Tile	8%			2035	* *	5	\$2,000	
Mosaic Tile	3%			2031	* *	5	\$1,900	
Terrazzo	5%			LIFE	* *	5	\$1,000	
Vinyl Tile	17%		\$7,200	2026	\$36,000	3	\$1,600	
			tent : Moderate, A	rea Affec	rted : 25%			
		ı : 2nd Floc			•==			
			: Moderate, Area A	Affected :	25%			
		ı : 2nd Floc	r Offices					
Vinyl Tile	50%			2031	* *	3	\$6,200	
Vinyl Tile 9" X 9"		Now	\$2,700	2021	\$27,500	3	\$900	
		_	Extent : Moderate	, Area Aj	ffected : 20%			
	Location	ı : Through	out Basement					
Interior Walls								
Ceramic Tile	7%			2035	* *	5	\$1,600	
Glass Block	3%			LIFE	* *	_		
Gypsum Board	15%		\$700	LIFE	* *	5	\$2,000	
			ents, Extent : Sever		Affected : 5%			
			n Room - Basemen					
Plaster		Now	\$13,500	LIFE	* *	5	\$5,100	
			Extent : Moderate	, Area Aj	ffected : 20%			
	Location	ı : Staircase	<u> </u>					
Ceilings								
AcousTileSusp.Lay-In	15%			2039	* *	5	\$3,700	
Gypsum Board	10%			LIFE	* *	5	\$3,100	
Plaster	75%		\$4,900	LIFE	* *	5	\$11,700	
			xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı : Second F	loor Stairwell					

Electrical	Current Repair Future Replacer			M		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$2,500	5	\$100	
	Other Observation, Extent: Modera	ate, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: Amp Rating Not Ava	ailable				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2026	\$48,800	5	\$400	
Raceway						
Conduit	70%	2026	\$9,700	1		
Conduit	30%	2036	* *	1		

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

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

Asset #: 13729

Electrical	Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (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 Insulation Aged, Exte Location : Basemen		2051 a Affecte	* * d : 100%	1			
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% Other Observation, E Location: Water M Explanation: Conn	ain		cted : 100%	5	\$200		
Lighting								
Interior Lighting								
Fluorescent	100%		2036	* *	10	\$15,300		
	Other Observation, E Location : Through Explanation : Using	out	Area Affe	cted : 100%				
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	000/							
No Component	80%		2027	010.100	,	01.20 2		
Generic	20%		2026	\$10,100	1	\$1,300		
Fire/Smoke Detection	000/							
No Component	80%		2021	* *	1.2	Φ2 100		
Generic, Digital	20%		2031	* *	1-3	\$2,100		

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

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

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

Asset #: 13729

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816 HOMECREST DIST. HEALTH CTR.

Asset #: 13729

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

^{**} 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 : JAMAICA DISTRICT HEALTH CENTER

Address : 90-37 PARSONS BOULEVARD NEAR JAMAICA AVE.

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 51,640 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 03-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



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

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

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	
		pair Evidei 1 : Through	nt, Extent : Light, A out2015	rea Affeo	cted : 66%			
Granite Panels	5%			LIFE	* *	5	\$2,000	
	Jnt Morta	r Miss/Ero	d, Extent : Light, Ar	ea Affec	ted : 5%			
	Location	ı : Front Fo	ıcade					
Windows								
Aluminum	95%			2043	* *	5	\$17,400	
Glass Block	5%	Now	\$4,600	LIFE	* *	5	\$600	
	_	roken/Crac ı : West Fac	ked, Extent : Mode cade	rate, Are	ea Affected : 10%			
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	
nterior 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	
		place Evido 1 : Annex B	ent, Extent : Light, . uilding	Area Affe	ected : 100%			
Plaster	25%			LIFE	* *	5	\$5,400	
SGFT/Glazed Masonry	10%		\$14,000	LIFE	* *			
Ž	Staining/L		, Extent : Moderate		ffected : 10%			
	Worn/Ero	ded, Extent	: Light, Area Affec	ted : 5%				
		ı : Basemer						

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

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

Asset #: 1979

Architecture	Current Repa	air I	uture Replac	ement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)		ear Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	50% 2-4	\$13,900 2	040	* *	5	\$17,200	
	Misaligned/Bulging, Exte	ent : Moderate, Are	a Affected : 5%	%			
	Location: Throughout						
	Staining/Discoloring, Ext	ent : Light, Area A	ffected : 5%				
	Location: Throughout						
AcousTileSusp.Lay-In	30%	2	044	* *	5	\$20,700	
1	Recent Replace Evident, Extent : Light, Area Affected : 100%						
	Location : Annex Buildi	ing					
Exposed Concrete	10%	L	IFE	* *	5	\$1,100	
Plaster	10%	L	IFE	* *	5	\$4,300	

lectrical	Current Repair	Future	Replacement	М	aintenance		
ystem Component Type	% of Fail Date Estimat Total (Years)	red Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Air Circuit Breaker	50%	2047	* *	5	\$100		
	Other Observation, Extent : Li	ght, Area Affected :	100%				
	Location : Electrical Room						
	Explanation : Main Service I	Disconnect Service	Switch Rated @ 2	000 Amp	peres.		
Fused Disc Sw	50%	2037	* *	5	\$100		
	Other Observation, Extent : Li	ght, Area Affected :	100%				
	Location: Electrical Room						
	Explanation : Main Service I	Disconnect Switch I	For The Annex Ra	ted @ 40	00 Amperes.		
Transformers							
Dry Type	100%	2040	* *	5	\$200		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Room						
	Explanation: 112.5kva, 208/	480/277 Volts					
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		

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

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

Asset #: 1979

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component	% of Fail Date Estimated Cos	t Year E	Stimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total (Years)	FY		(Yrs)		
Under 600 Volts						
Wiring						
Braided Cloth	5% 2-4 \$3,800	2052	* *	1		
	Insulation Aged, Extent : Severe, Area		0%			
	Location : Basement	55				
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	5007	•••	de de	4.0	0.7. 400	
Fluorescent	60%	2032	* *	10	\$25,400	
	Other Observation, Extent: Light, Are		100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	5%	2022	\$37,800	10	\$2,100	
	Other Observation, Extent: Moderate		ed: 100%			
	Location: Throughout The Building					
T1	Explanation: T-12 Lamps	2022	* *	1.0	Φ2 100	
Fluorescent	5%	2032		10	\$2,100	
	Compact Fluorescent Light, Extent : I Location : Throughout The Building		јестеа : 100%			
T-1			* *	1.0	Φ2 100	
Fluorescent	5%	2035		10	\$2,100	
	Compact Fluorescent Light, Extent: L		јестеа : 100%			
	Location: Throughout The Annex Bu		di di		010.600	
Fluorescent	25%	2035	**	10	\$10,600	
	T-8 Lamps And Fixtures, Extent: Light		ed: 100%			
F I ! . I d'	Location: Throughout The Annex Bu	uttaing				
Egress Lighting	250/	2022	* *	10	\$2,000	
Emergency, Battery Emergency, Battery	35% 15%	2032 2035	* *	10 10	\$3,900 \$1,700	
Exit, LED	15%	2033	* *	10	\$1,700	
Exit, LED Exit, Service	35%	2002	* *	1		
Exterior Lighting	3370	2032		1		
Fluorescent	5%	2027	\$8,300	10	\$200	
114010500111	Compact Fluorescent Light, Extent : M				Ψ200	
	Location: Rear Of Main Building	, - 2.0	33 2 2 - 2	•		
HID	15%	2035	* *	10		
No Component	80%	2033		10		
Alarm	0070					

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

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

Asset #: 1979

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	70%)						
Generic	30%)		2035	* *	1	\$5,800	
	Other Ob	Other Observation, Extent: Light, Area Affected: 100%						
	Location	Location : Outside And Entry And Exit Doors						
	Explana	tion : CCT	V Surveillance Cam	era And	Intrusion Alarm S	ystem		
Fire/Smoke Detection								
Generic, Digital	100%)		2035	* *	1-3	\$31,800	
_	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout The Building							
	Explana	ition : Strob	e Lights, Manual P	ull Stati	ons, Alarm Bells, S	moke De	tectors And Horns	

lechanical	Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
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, Ex	ctent : Light, Area	Affected	: 10%			
	Location : Boiler Ro	=					
	Explanation : Four I	Hot Water Convert	er Obsei	ved			
Hot Water Boiler	10%		2044	* *	1	\$2,300	
Hot water Boner	Other Observation, Ex	ctent · Lioht Area		· 100%	1	\$2,500	
	Location : Annex Th	_					
	Explanation: 1 Nati						
Steam Boiler	35%	irai Gas I irea 110i	2032	* *	1	\$16,000	
Steam Boller		want Liaht Anag			1	\$10,000	
	Other Observation, Ex Location: Boiler Ro	=	Ајјестеа	: 100%			
			D 11				
	Explanation: 2 Nati	iral Gas Fired Ste	am Boile	ers			
Distribution (P)	450/		2025	* *	4	Ø1.700	
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	
Convector/Radiator	50%		2040	* *	1	\$7,400	
No Component	25%						
	Other Observation, Ex Location: Roof	ctent : Light, Area	Affected	: 0%			
	Explanation : The Re Conversion Equipme		eating Is	Accounted For Ur	ider The	Heating	

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.

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

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

Asset #: 1979

Mechanical		Current R	epair	Futur	e Replacement	M		
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	
	-	gerant, Exte : Chillers	ent : Light, Area A	ffected :	100%			
Ext Pkg Unit -	40%			2035	* *	2	\$1,100	
Heating/Cooling	TU/0			2033		2	Ψ1,100	
Distribution								
CW & CHW Wtr	60%			2037	* *	4	\$1,400	
Pipe/Pump	0070			_00,		·	Ψ1,.00	
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	
			tent : Light, Area	Affected	: 100%			
		: Mechanic						
	Explana	tion : 2 Unit	S					
Sanitary Piping	C001			TIPE	يان بان	,		
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Storm Drain Piping	C00/			LIPP	* *	1		
Cast Iron	60%			LIFE		1		
Cast Iron	40%			LIFE	* *	1		
Sump Pump(s)	1000/			2027	Φ 7 400	A	#1 (00	
Non-Submersible	100%			2027	\$7,400	4	\$1,600	
Backflow Preventer	1000/			2025	* *	1	40.000	
Generic	100%			2035	· · · · · · · · · · · · · · · · · · ·	1	\$2,800	
Fixtures	100%							
Generic Vertical Transport	100%							

Vertical Transport

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

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

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

Asset #: 1979

Mechanical	Current Repair Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 Passe	enger Elevator In '	The Anne	x		

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

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



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 14734

rchitecture	Current Re	pair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast in Place Concrete	3%		LIFE	* *	5	\$4,000	
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$10,500	
	Other Observation, Ext		rea Affe	cted : 100%			
	Location: First Floo						
	Explanation: This Co	omponent Is Actu					
Masonry: Brick Cavity	60%		LIFE	* *	5	\$16,200	
	Efflorescence, Extent: Location: West Faca		Affected :	5%			
Masonry: Brick Cavity	30%		LIFE	* *	5	\$8,100	
	Recent Construction, E Location: Third Floo	_	a Affecte	d: 100%			
	Other Observation, Ext Location: Third Floo		rea Affe	cted : 100%			
	Explanation : New Fl	loor Completed In	2011				
Masonry: Limestone	2%		LIFE	* *	5	\$400	
Windows							
Aluminum	100%		2047	* *	5	\$8,000	
	Recent Installation, Ext Location: Throughou	_	Affected	: 100%			
Parapets							
Concrete Masonry Unit	45%		LIFE	* *	5	\$1,700	
	Recent Construction, E Location: Interior Fo	_	a Affecte	d : 100%			
Masonry: Brick Cavity	50%		LIFE	* *	5	\$1,700	
	Recent Construction, E Location: Throughou		a Affecte	d : 100%			
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, I Location : Drains At		-	-			
	Recent Installation, Ext Location: Throughou	_	Affected	: 100%			
	Water Penetration, Ext		rea Affec	cted : 15%			
	Location : Third Floo				ooms 302	2, 303	

Interior

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

Asset #: 14734

Architecture	Current Re	pair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Cast in Place Concrete	5% Now	. ,	LIFE	* *	5	\$2,200	
	Other Observation, Exte						
	Location : Stairs Betw	een Second And T	hird Fl	oors			
	Explanation: Non Slip	o Material Improp	erly Ins	stalled			
Ceramic Tile	5%		2038	* *	5	\$1,000	
Terrazzo	10%		LIFE	* *	5	\$1,600	
Vinyl Tile	80%		2033	* *	3	\$6,200	
•	Recent Installation, Ext	ent : Light, Area A	ffected	: 100%			
	Location: Throughou	t					
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, Ext	ent : Light, Area A	ffected	: 100%			
	Location: Throughou	t					
Ceilings							
AcousTileSusp.Lay-In	85%		2042	* *	5	\$17,500	
1 2	Recent Installation, Ext	ent : Light, Area A	ffected	: 100%			
	Location: Throughou	t	-				
	Water Penetration, Exte		ea Affec	cted : 15%			
	Location : Corridor N		00		303		
Gypsum Board	15%		LIFE	* *	5	\$3,800	

Electrical	Current Repair Future Replacement		lacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin	nated 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 : M Location : Throughout The Buildi	. 55	ted : 100%			
Fluorescent	10%	2033	* *	10	\$1,300	
	Compact Fluorescent Light, Extent	: Moderate, Area A	ffected : 100	%		
	Location: Hallways					
Egress Lighting						
Emergency, Battery	50%	2033	* *	10	\$1,700	
Exit, LED	50%	2060	* *	1		

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

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

Asset #: 14734

Electrical	Current Repair	Future Replace	ement	M	aintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimate FY	ed 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 : M.	Ioderate, Area Affected : 100	%				
	Location : Hallways And Ou	ıtside					
	Explanation: CCTV Surv	eillance Camera					
Fire/Smoke Detection							
Generic, Digital	100%	2033	* *	1-3	\$8,400		
	Other Observation, Extent : M.	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location : Throughout The I	Building					
	Explanation : Smoke Detect	or, Strobe Lights, Manual Pu	ll Station	ı			

Mechanical	Current Repair	Future Replacer	nent	М	aintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated FY	d 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, A	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	ι						
	Explanation: 1 Unit							
Terminal Devices								
Convector/Radiator	20%	2042	* *	1	\$900			
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%	2047	* *	1				
Conversion Equipment								
Ext Pkg Unit -	100%	2033	* *	2	\$800			
Heating/Cooling								
	R-134a Refrigerant, Extent : Light,	Area Affected : 100%						
	Location: 4 Units, Roof							
Ventilation								
Distribution								
Ductwork/Diffusers	100% Now \$2,4	00 LIFE	* *	2-5	\$7,600			
	Unbalanced System, Extent: Mode	rate, Area Affected : 30%	ó					
	Location: Various Locations							

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

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

Asset #: 14734

Mechanical	Current Repair	Future Replac	ement	M	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimat	ted 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	t, Area Affected : 0%					
	Location: Administration Build	ling					
	Explanation: Hot Water Comin	g From Adjacent Buildin	g				
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Backflow Preventer							
Not Accessible	100%						
	Other Observation, Extent: Light	t, Area Affected : 0%					
	Location : Administration Build	ling					
	Explanation: Water Main Is In	Adjacent Building					
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
-	Other Observation, Extent: Light	t, Area Affected : 100%					
	<i>Location</i> : 1, 2, 3						
	Explanation: 1 Unit						

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

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



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

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

Asset #: 13721

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls						_	*	
Concrete Masonry Unit	95%			LIFE	* *	5	\$16,300	
		l Cracks, E 1 : Through	xtent : Light, Area out	Affected	: 15%			
Masonry: Brick	3%	Now	\$2,500	LIFE	* *	5	\$800	
			l, Extent : Moderat out Garage, North					
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					at •	_	 .	
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	020/			2025	* *	10	£22.000	
Single Ply Membrane Skylight, Metal/Glass	93%	Now	\$54,700	2035 2035	* *	10	\$23,000	
Skylight, Metal/Glass	Cracking/		Extent : Severe, A					
		etration, E. 1 : 4 Units	xtent : Severe, Area	ı Affected	1:20%			
Sloped Glazing	2%			LIFE	* *	5	\$6,600	
terior								
Floors								
Cast in Place Concrete	75%			LIFE	* *	5	\$37,700	
Quarry Tile	10%		\$13,200	2030	* *	5	\$1,700	
	_	Crumbling, 1 : Through	Extent : Severe, A out	rea Affec	ted : 10%			
Traffic Topping	15%			2035	* *	5	\$4,300	
		stallation, E 1 : Through	Extent : Light, Area out	Affected	: 100%			
Interior Walls								
Concrete Masonry Unit	Cracking/	Now Crumbling, 1 : Through	\$52,900 Extent : Light, Are	LIFE ea Affecte	* * ed : 10%	5	\$9,500	
	Water Per	_	xtent : Light, Area	Affected	: 10%			
Plaster	_		\$200 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$400	

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

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

Asset #: 13721

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	70%			LIFE	* *	5	\$2,500	
Gypsum Board	10%	Now	\$2,300	LIFE	* *	5	\$2,900	
	U	Crumbling, : Through	Extent : Light, Are	ea Affecte	ed : 10%			
		etration, E. : Through	xtent : Light, Area I out	Affected	: 10%			
Plaster	20%	Now	\$6,000	LIFE	* *	5	\$2,900	
	Cracking/Crumbling, Extent: Severe, Area Affected: 20%							
	Location	: Through	out					
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location	: Through	out					

Electrical	Current Rep	oair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2051	* *	5	\$100	
	Other Observation, Exte	nt : Moderate, Area Affe	cted : 100%			
	Location : Electrical R	200m				
	Explanation: 1-1200	Amperes Main Disconne	ct Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2051	* *	5	\$400	
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	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						

Lighting

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

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

Asset #: 13721

Electrical	Current Re	epair	Future Replacement		Maintenance		
System Component Type	% of Fail Date 1 Total (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 Fixture	s, Extent : Modera	te, Area	a Affected : 100%			
	Location: Throughou	ut The Building					
Fluorescent	50%		2030	* *	10	\$7,000	
	T-12 Lamps And Fixtur	es, Extent : Moder	ate, Are	ea Affected : 100%			
	Location : Throughou	ut 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 I Location : Throughor	0 .	erate, A	Area Affected : 100	%		
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	Curre	ent Repair	Future Replacement		Maintenance		
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	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	n, Extent : Light, Area	Affected	: 85%			
	Location: Roof						
	Explanation: 4	Roof Top Package Uni	ts				
Hot Water Boiler	15% 0-2	\$16,600	2045	* *	1	\$1,000	
	Other Observation	n, Extent : Light, Area	Affected	: 15%			
	Location: 1st F	loor 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		

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

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

Asset #: 13721

Mechanical	Current Rep	air Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated 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, Exten	nt : Light, Area Affected	: 100%			
	Location: Roof					
	Explanation : 4 Roof To	op Package Units Using	407c Refrigerant			
Ventilation Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$8,600	
Exhaust Fans	10070	ZII E			ψο,οσο	
Roof	100%	2030	* *	2	\$500	
Plumbing					·	
H/C Water Piping						
Brass/Copper	100% Now	\$2,100 2035	* *	1		
	Corroded, Extent : Sever Location : Water Main	. 55				
Water Heater	Location . water main	vaive, 1st 1 tool				
Gas Fired	100%	2020	\$8,800	2	\$200	
Sanitary Piping	10070	2020	ψ0,000		Ψ200	
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070					
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, Exten	nt : Light, Area Affected	: 100%			
	Location: 1-2					
	Explanation: 1 Unit					

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

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



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

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

Asset #: 13728

Architecture	Current	Current Repair		Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls Masonry: Brick	100% Now Cracking/Crumbling Location: Through	_	LIFE ea Affected	* * d : 20%	5	\$21,600		
Windows Aluminum	100% Now Ctrwt/Balnc Not Fun Location: Through		2042 Area Affec	* * ted : 20%	5	\$3,000		
Parapets								
Cast Stone/Terra Cotta	10% Now Jnt Mortar Miss/Ero Location: Through	_	LIFE rea Affecto	* * ed : 20%	5	\$2,300		
Masonry: Brick	90% Now Jnt Mortar Miss/Ero Location: Through	_	LIFE rea Affecto	* * ed : 20%	5	\$2,700		
Roof								
Single Ply Membrane	100% Now Blisters, Extent: Sev Location: Through Water Penetration, E Location: Through	out Extent : Moderate, A		* * ted : 20%				
nterior								
Floors Cast in Place Concrete	20% Now Cracking/Crumbling Location: Through		LIFE ea Affected	* * d : 10%	5	\$10,000		
Ceramic Tile	5% Now Cracking/Crumbling Location: Through	_	2035 ea Affected	* * d : 10%	5	\$600		
Terrazzo	5%		LIFE	* *	5	\$900		
Vinyl Tile	65% Now Cracking/Crumbling Location: Through	_	2031 ea Affected	* * d : 10%	3	\$5,600		
Vinyl Tile 9" X 9"	5% Now Cracking/Crumbling Location: Through		2036 e, Area Aff	* * ected : 100%	3	\$400		

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

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

Asset #: 13728

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	25%	Now	\$5,300	LIFE	* *			
	Water Penetration, Extent: Light, Area Affected: 5%							
	Location	: Through	out					
Ceramic Tile	5%			2035	* *	5	\$800	
Gypsum Board	50%	Now	\$6,900	LIFE	* *	5	\$5,000	
	Location Water Pen	: Through	xtent : Moderate, A					
Metal Panel	20%	Now	\$4,600	LIFE	* *			
	5	Dented, Ex : Through	xtent : Moderate, A out	rea Affec	eted : 10%			
Ceilings								
AcousTileSusp.Lay-In	80%			2043	* *	5	\$18,300	
Exposed Concrete	20%	Now	\$7,300	LIFE	* *	5	\$700	
	Location Water Pen	: Through	xtent : Light, Area					

ectrical	Current Repair	r Futur	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	* *	5	\$100	
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location: Basement					
	Explanation: 400 Amper	es				
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

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

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

Asset #: 13728

Electrical	Current F	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
	Other Observation, E.		rea Affe	cted : 100%			
	Location : Basemen						
·	Explanation : Water	· Main					
Lighting							
Interior Lighting							
Fluorescent	70%		2034	* *	10	\$9,800	
	Other Observation, E.		rea Affe	cted : 100%			
	Location: Through						
	Explanation: T-8 A	nd Compact					
Fluorescent	30% Now	\$75,100	2036	* *			
	T-12 Lamps And Fixti	ures, Extent : Light,	Area Af	fected : 20%			
	Location : Limited A	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 Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2046	* *	1		
Conversion Equipment						
Steam Boiler	100%	2039	* *	1	\$15,100	
	Other Observation, Extent: Light, Ar	ea Affected : 100%	%			
	Location: Basement					
	Explanation: 2 Units					
Distribution						
Central Plant Steam	100%	2046	* *	4	\$800	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	100%	2039	* *	1	\$4,900	

Air Conditioning

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

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

Asset #: 13728

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source	1000/		20.42	ale ale			
Electricity	100%		2042	* *	1		
Conversion Equipment Window/Wall Unit	500/		2024	¢14.000	1		
No Component	50% 50%		2024	\$14,900	1		
Terminal Devices	3070						
Fan Coil - 2 Pipe	50%		2031	* *	1	\$2,500	
Tun Con 21 spc	Other Observation, E Location : 2nd Floo			50%	1	Ψ2,300	
	Explanation: 9 Spl	it Dx System Units					
No Component	50%						
Heat Rejection Air Cooled Condenser Unit	50%		2031	* *	2	\$5,300	
	Other Observation, E Location : Roof						
	Explanation: 9 Cor	ndenser Units Part	Of Split S	System			
No Component	50%						
Ventilation							
Distribution 1/D:cc	200/		LIEE	* *	2.5	¢1.700	
Ductwork/Diffusers	20% 80%		LIFE		2-5	\$1,700	
No Component Exhaust Fans	8070						
Roof	20%		2026	\$4,700	2	\$100	
No Component	80%		2020	ψ4,700	2	Ψ100	
Plumbing	0070						
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	1000/		LIPP	* *			
Hydraulic	100%	Extent : Light Ama	LIFE				
	Other Observation, E Location : Basemen	=	<i>А</i> ујестеа .	100%			
	Explanation : One l	Unit					

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

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

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

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

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	



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2645

rchitecture	Current Repair Future		re Replacement N		aintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick	80% Now Cracking/Crumbling, Location: Througho Efflorescence, Extent Location: East Faco Water Penetration, Ex Location: Througho	out : Moderate, Area 1 ade Of Bulkhead :tent : Light, Area 1	Affected .	10%	5	\$79,000	
Masonry: Granite	5% Now Jnt Mortar Miss/Erod Location: Througho	\$29,200 , Extent : Light, Ar	LIFE rea Affec	* * ted : 10%	5	\$3,700	
Masonry: Limestone	10% Now Int Mortar Miss/Erod Location : Through		LIFE e, Area A	* * Affected : 10%	5	\$7,400	
Window Wall	5%		2037	* *	5	\$18,500	
Windows Aluminum	98% Now Ctrwt/Balnc Not Func Location : Throughe		2043 Area Affe	* * cted : 20%	5	\$11,300	
	Caulking Deteriorated Location : Through		rea Affeo	cted : 10%			
Metal Louvers	2% Now Broken/Missing Elemo Location : Througho	_	2036 t, Area Aj	* * ffected : 20%			
Parapets							
Masonry: Brick	80% Now Cracking/Crumbling, Location: Througho Water Penetration, Ex Location: Througho	out ctent : Moderate, A	-		5	\$5,300	
Masonry: Limestone	10% Cracking/Crumbling, Location: Througho Water Penetration, Ex Location: Througho	out ctent : Moderate, A			5	\$800	
Metal Rail	10%		2032	* *	5-10	\$12,000	
Roof	10/3		2002		2 10	Ψ12,000	
Modified Bitumen	100% Now Blisters, Extent: Ligh Location: Througho Water Penetration, Ex Location: Througho	out ctent : Moderate, A		* * cted : 5%			

Interior

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

Asset #: 2645

rchitecture	Current Repair Future Replacemen		Replacement	nt Maintenance			
rstem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Floors Cast in Place Concrete	10% Now Cracking/Crumblin	\$6,700 g, Extent : Light, Ard	LIFE ea Affected	**	5	\$14,000	
	Location : Throug						
Ceramic Tile	5% Now Cracking/Crumblin Location: Throug	\$6,200 g, Extent : Moderate hout	2030 e, Area Affe	* * ected : 20%	5	\$1,600	
Terrazzo	10% Now Int Mortar Miss/Er Location: Throug	\$14,900 od, Extent : Light, A. rhout	LIFE rea Affecte	* * d : 10%	5	\$5,000	
Vinyl Tile	55% Now Cracking/Crumblin Location: Through	\$60,000 g, Extent : Light, Arc	2032 ea Affected	**	3	\$13,200	
Vinyl Tile	-	dent, Extent : Light,	2035 Area Affec	* * ted : 100%	3	\$1,200	
	Location: Throug	hout 4th Floor					
Vinyl Tile 9" X 9"	15% Now Cracking/Crumblin Location: Through	\$21,200 g, Extent : Moderate thout	2022 e, Area Affe	\$105,900 ected : 20%	3	\$3,600	
Interior Walls							
Ceramic Tile	10% Now Cracking/Crumblin Location: Through	\$59,800 g, Extent : Light, Arc chout	2030 ea Affected	**	5	\$5,400	
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	
	_	g, Extent : Moderate	, Area Affe	ected : 30%			
	Location: Throug Water Penetration, Location: Throug	Extent : Moderate, A	rea Affecto	ed : 20%			
SGFT/Glazed Masonry	20%	пош	LIFE	* *			
Ceilings	2070		LILL				
AcousTileSusp.Lay-In	Location: Throug Staining/Discolorin Location: Throug	g, Extent : Moderate hout Extent : Moderate, A	e, Area Affe	ected : 10%	5	\$9,600	
Plaster	70% Now	\$29,400 g, Extent : Moderate hout			5	\$28,100	

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

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

Asset #: 2645

Electrical		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment	4000/			201-		_			
Molded Case Bkrs	100%			2047	**	5	\$1,400		
			xtent : Light, Area	Affected	: 100%				
		: Electrica		4 Conidala	Data d @ 1200 Am				
Switchgear / Switchboard	Ехріапа	non : Main	Service Disconnec	t Switch	Rated @ 1200 Am	peres.			
Air Circuit Breaker	98%			2027	\$95,600	5	\$300		
Molded Case Bkrs	2%			2027	\$2,000	5	ψ300		
Raceway	270			2021	\$2,000				
Conduit	80%			2027	\$41,000	1			
Conduit	20%			2047	**	1			
Panelboards	2070			2017					
Fused Disc Sw	10%			2026	\$6,700	5	\$100		
Fused Disc Sw	2%			2043	* *	5	\$100		
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, Exte	nt : Severe, Area A	ffected :	100%				
	Location	: Through	out 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	10%			2040	* *				
Drive									
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$800		
Lighting									
Interior Lighting	100/			2022	* *	1.0	Φ2.000		
Fluorescent	10%			2032		10	\$3,900		
			xtent : Light, Area	Аဌјестеа	: 100%				
		: 1st Flooi							
.		tion : T-5 L	amps	2022	* *	1.0	Φ1.5.500		
Fluorescent	40%		Engang : Links	2032		10	\$15,700		
	_		res, Extent : Light,	Area Ajj	eciea : 100%				
		i : Inrough	out The Building				****		
Fluorescent	30%	4 177	F . 34 1	2022	\$211,200	10	\$11,800		
	-			erate, Ar	ea Affected : 100%				
		t : 1st Floor	And 3rd Floor						
Fluorescent	10%			2032	**	10	\$3,900		
			Light, Extent: Lig	ht, Area	Affected : 100%				
		: 4th Floor	r 						
LED	10%			2035	* *				

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

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

Asset #: 2645

Electrical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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	
	Other Obs	ervation, Extent : Light, Ared	ı Affected	! : 100%			
	Location	: Outside, Hallways, Lobby,	Staircase	?			
	Explana	tion : CCTV Surveillance Ca	nera				
Fire/Smoke Detection							
Generic, Digital	100%		2035	* *	1-3	\$31,700	
-	Other Obs	ervation, Extent : Light, Ared	ı Affected	! : 100%			
		: Throughout The Building					
	Explana	tion : Strobe Lights, Manual	Pull Stati	on, Alarm Bells, Ho	orns And	Smoke Detector	

Mechanical	Current	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2047	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2040	* *	1	\$21,200	
	Other Observation, E	Extent : Light, Area A	Affected	: 100%			
	Location : Basemen	ıt Boiler Room					
	Explanation: 3 Na	tural Gas Fired Hot	Water E	Boilers			
Distribution							
Hot Wtr Piping/Pump	100%		2043	* *	4	\$3,200	
Terminal Devices							
Air Handler	30%		2032	* *	1	\$8,000	
Convector/Radiator	70%		2025	\$150,300	1	\$9,700	
	On Extended Life, Ex Location : Through		ea Affect	ted : 100%			
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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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2645

Mechanical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning						
Distribution						
CW & CHW Wtr	30%	2047	* *	4	\$1,000	
Pipe/Pump	500/					
No Component	70%					
Terminal Devices	400/	2022	* *	1	Φ10 C00	
Air Handler/Cool/Ht	40%	2032	* *	1	\$10,600	
No Component	60%					
entilation Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$23,900	
Exhaust Fans	10070	LIITE		2-3	\$25,700	
Interior	40%	2022	\$57,100	2	\$500	
Roof	30%	2032	**	2	\$400	
No Component	30%	2032		_	Ψ100	
rvo component	Other Observation, Extent : Light, Ar	ea Affected	: 0%			
	Location : First Floor Mechanical I					
	Explanation: These Components Ar			er The C	ooling Section Of	
	This Report	,			0 ,	
lumbing						
H/C Water Piping						
Brass/Copper	100%	2037	* *	1		
Water Heater						
Gas Fired	100%	2026	\$24,500	2	\$600	
Sanitary Piping	1000/		ata ata			
Cast Iron	100%	LIFE	**	1		
	On Extended Life, Extent: Moderate,	Area Affect	ed: 100%			
G: D: D: :	Location: Throughout					
Storm Drain Piping	1000/	LIEE	* *	1		
Cast Iron	100% On Extended Life, Extent: Moderate,	LIFE		1		
	Location: Throughout	Area Ajjeci	ea : 100%			
Cromon Draman (-)	Locution . Infoughout					
Sump Pump(s) Non-Submersible	100%	2027	\$7,300	4	\$1,600	
Non-Submersible	Other Observation, Extent : Light, Ar		•	4	\$1,000	
	Other Observation, Extent . Light, Mr	eurijjecieu	. 10/0			
	_					
	Location: Boiler Room					
Rackflow Proventer	_					
Backflow Preventer	Location : Boiler Room Explanation : Boiler Pit Only	2037	* *	1	\$2 600	
Backflow Preventer Generic	Location : Boiler Room Explanation : Boiler Pit Only 100%	2037 ea Affected		1	\$2,600	
	Location : Boiler Room Explanation : Boiler Pit Only			1	\$2,600	
	Location: Boiler Room Explanation: Boiler Pit Only 100% Other Observation, Extent: Light, Ar Location: Basement Boiler Room	ea Affected	: 100%	1	\$2,600	
	Location: Boiler Room Explanation: Boiler Pit Only 100% Other Observation, Extent: Light, Ar	ea Affected	: 100%	1	\$2,600	

Vertical Transport

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

Asset #: 2645

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

Vertical Transport

Elevators

Geared Traction 100% LIFE **

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

Location: B-5

Explanation: Two Units

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



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Asset #: 14212

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
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		
			Extent : Moderate, A	Area Affe	cted : 100%				
		: Various							
			er Membrane Ran						
Metal/Glass Curt Wall	30%	4+	\$7,400	2052	* *	5	\$12,300		
		_	xtent : Light, Area						
	Location	: 14th Flo	or Roof Deck At Co	ooling To	wer				
Metal Panel	40%			2052	* *	5	\$32,800		
Roof									
IRMA/Protected Membrane	100%	Now	\$10,800	2034	* *				
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%				
	Location	: Under C	ooling Tower						
	Explanat	ion : Drain	n Basket Missing O	n One D	rain, Also Cloggea	l With Dr	inking Cans		
terior Floors									
Carpet	39%			2025	\$2,813,000	3	\$441,500		
	Worn/Eroa	led, Extent	: Light, Area Affec	ted : 25%	ó				
	Location	: Through	out						
Cast in Place Concrete	5%	Now	\$5,900	LIFE	* *	5	\$61,900		
	Horizontal	Cracks, E	xtent : Moderate, A	Area Affe	cted : 10%				
	Location	: 14th Flo	or Mechanical Roc	om					
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		
•		led, Extent	: Moderate, Area A		-		•		
	Location	: Through	out						

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

Asset #: 14212

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
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 Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%				
	Location	: Room 90	5, 3rd Floor Office	Facing	North				
Masonry: Limestone	15%			LIFE	* *				
•	Other Observation, Extent : Light, Area Affected : 100%								
		: Through							
	Explanat	ion : Actua	ılly Artificial 'coria	n' Mater	rial				
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 Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 5%				
	Location	: Store Ro	om S2-05 From Tre	ench Dra	in Above				
Metal Panel	20%			LIFE	* *	5	\$141,500		

lectrical	Current Repai	r Futui	e Replacement	М	aintenance			
vstem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts								
Service Equipment								
Air Circuit Breaker	2%	2052	* *	5				
Fused Disc Sw	98%	2052	* *	5	\$1,600			
	Location : Switchgear Ro	Other Observation, Extent: Moderate, Area Affected: 100% Location: Switchgear Room						
	Explanation: One 6000 Amperes, North five 6000 Amperes,							
	1200 Amperes, Fire Pum 1600 Amperes. For 9th F							
Transformers	1000 Timperes. 1 or 5th 1							
Dry Type	100%	2043	* *	5	\$1,400			
J 31	Other Observation, Extent Location: Switchgear Ro	oom, 15, 14, 9 Floors	And Sub 2 Electric	al Closet				
Switchgear / Switchboard	Explanation: 500 Kva, 2	23 Kva, 45 Kva, 30 K	va Ana 15 Kva.					
Fused Disc Sw	100%	2052	* *	5	\$1,600			
rused Disc Sw				3	\$1,000			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Switchgear Room							
	Explanation: One 6000 A Five 6000 Amperes, 1200 Amperes Fire Pump 1600 Amperes	-	00 Amperes North,					

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

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

Asset #: 14212

Electrical	Current Repair	Future Rep	lacement	M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin	mated 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 : M Location : Mechanical Space	es.				
	Explanation : Variable Freq	uency Drive Controllers.				
Motor Control Center	30%	2043	* *	5	\$3,100	
	Other Observation, Extent: M. Location: 15, 14, 9 Floors	And Sub 2.				
	Explanation : Normal Motor	^r Control Center And Em	ergency Mot	or Contro	ol Center @ 14a	
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$5,600	
Generic	Other Observation, Extent: M Location: Basement Explanation: Water Main			3	\$3,000	
Stand-by Power	Zioprenienieni i vienen interni					
Transfer Switches						
Automatic	95%	2043	* *	1	\$110,500	
	Other Observation, Extent: M Location: Transfer Switch I Explanation: A. T. S1 1,0 ats -2 2,000 Amperes, ats - 3 800 Amperes, ats - 4 ats - 5 260 Amperes	Room 100 Amperes,	100%			
Automatic	5%	2043	* *	1	\$5,800	
	Other Observation, Extent: M Location: 15th Floor (Equi Explanation: 2 Ats 15 A/b (loderate, Area Affected : oment Room)	100%			
Generators						
Diesel	100% Other Observation, Extent: M. Location: 14 Th Floor Gene Explanation: 2400 Kw		**	1	\$146,500	
Batteries	1					
Lead/Acid	100%	2020	\$1,500	5	\$14,000	

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

Asset #: 14212

Electrical	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	10%	2048	* *	5	\$7,000	
	Other Observation, Extent : M	Moderate, Area Affected : 10	00%			
	Location : Generator Room					
	Explanation: 200 Gallons.					
Main Tank	90%	2061	* *	5	\$10,000	
	Other Observation, Extent : M	Moderate, Area Affected : 10	00%			
	Location: Underground					
	Explanation: 10,000 Gallos	ns.				
Lighting						
Interior Lighting						
Fluorescent	85%	2034	* *	10	\$294,800	
	Other Observation, Extent : I	Light, Area Affected : 100%				
	Location : Throughout					
	Explanation: T5 And T8 La	umps				
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	Curren	t Repair	Futui	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%		2052	* *	1		

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

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

Asset #: 14212

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (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, Ex Location: Mechanic Explanation: Serves	al Equipment Roo	m				
Pres. Reducing Valve/LP Steam	50%	Keneui Sysiem 7111	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	
Convector/Radiator	25%		2043	* *	1	\$30,500	
Fan Coil Unit/Heat	25% Other Observation, Ex Location: Throughou	ut			1	\$30,500	
Air Conditioning	Explanation: VAVI	Boxes With Hot Wo	iter Ken	eat			
Energy Source Electricity	100%		2048	* *	1		
Conversion Equipment							
Centrifugal, Elec Chiller	90% R-134a Refrigerant, Ex	xtent : Light, Area	2039 Affected	* * ! : 100%	1	\$368,300	
	Location: Chillers Other Observation, Ex Location: 15th Mech Explanation: 3 Chill	hanical Equipment		: 100%			
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 No Component	90% 10%		2034	* *	1	\$210,500	
Heat Rejection	1070						
Evaporative Condenser Water Cooling Tower	10% 90% Now Other Observation, Ex Location: Roof	\$24,200 tent : Light, Area	2034 2030 Affected	* * * * : 20%	2 2	\$26,300 \$274,000	
	Explanation: Basin I	Leak Evident					
Ventilation Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$210,900	

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

Asset #: 14212

Mechanical	Current Repair	Future Replace	ment	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Interior	100%	2034	* *	2	\$11,600	
lumbing						
H/C Water Piping						
Brass/Copper	100%	2052	* *	1		
	Other Observation, Extent : Light, Are	a Affected : 100%				
	Location: Sub-basement 1					
	Explanation: Triplex House Pumps					
HW Heat Exchanger	1000/		-11-		0-6400	
Steam Fired	100%	2052	* *	4	\$56,100	
	Other Observation, Extent : Light, Are					
	Location: 9th Mechanical Equipmen					
<u> </u>	Explanation: 2 Units - Instantaneou.	s With No Storage				
Sanitary Piping	1000/	LIEE	* *	1		
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	LIEE	* *	1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/	2024	* *	4	ΦΩ ΩΩΩ	
Non-Submersible	100%	2034	4. 4.	4	\$8,000	
	Other Observation, Extent: Light, Are Location: S B 2	a Ajjeciea : 100%				
Sewage Ejector(s)	Explanation: 2 Duplex Units					
Electric	100%	2034	* *	4	\$15,100	
Electric	Other Observation, Extent : Light, Are			7	\$15,100	
	Location: S B 2	и пурески . 10070				
	Explanation : Duplex Unit					
Backflow Preventer	Explanation : Duplex Onti					
Generic Generic	100%	2034	* *	1	\$23,200	
Generic	Other Observation, Extent : Light, Are			1	Ψ23,200	
	Location : Various Locations	arijjeerear 10070				
	Explanation : Multiple Devices For I	Fire. Domestic Water	And La	bratory l	Water Supply	
Fixtures		, =			~~~~~~	
Generic	100%					
ertical Transport						
Elevators						
Geared Traction	70%	LIFE	* *			
	Other Observation, Extent : Light, Are					
	Location: (1) S-2 To 15. (6) S-1 To 1					
	Explanation: 7 Units					
Hydraulic		LIFE	* *			
Hydraulic	30%	LIFE a Affected : 100%	* *			
Hydraulic	30% Other Observation, Extent : Light, Are		**			
Hydraulic	30% Other Observation, Extent: Light, Are Location: (2) G To 2, (1) S-2 To 2		* *			
	30% Other Observation, Extent : Light, Are		* *			
Hydraulic Tire Suppression Standpipe	30% Other Observation, Extent: Light, Are Location: (2) G To 2, (1) S-2 To 2		* *			

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

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

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

Asset #: 14212

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

^{**} 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

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



Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Glass Block	5%		LIFE	* *	5	\$800		
	Water Penetration, E							
	Location : West Fac	cade At Fascia Pan						
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, E	Extent : Light, Area	Affected	: 100%				
	Location: At Roof							
	Explanation: Fasc	ia Panel						
Windows	1000/ 31	#2 (00	20.42	ماد ماد	-	Ф000		
Aluminum	100% Now	\$3,600	2042	* * * * * * * * * * * * * * * * * * *	5	\$800		
	Broken/Missing Elen Location : Mezzani	_	t, Area Aj	ffected : 5%				
Roof								
Modified Bitumen	100% Now	\$10,400	2031	**				
	Water Penetration, E				2 .1			
•	Location : Roof Per	netrations - Above ,	Snipping	Dock Ana Office E	satnroom	is		
Interior								
Floors Carpet	15%		2025	\$39,000	3	\$6,100		
Carpet Ceramic Tile	85% Now	\$16,800	2025	**	5	\$8,700		
Ceranne The	Cracking/Crumbling,			fected : 20%	3	Ψ0,700		
	Location : Through		, 11,000 119,	,000.000. 20,0				
Interior Walls								
Cast in Place Concrete	5%		LIFE	* *				
Concrete Masonry Unit		\$7,100	LIFE	* *	5	\$6,400		
•	Diagonal Cracks, Ex	tent : Moderate, Ar	ea Affect	ed : 10%		-		
	Location : Above R	eceiving 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, E	Extent : Light, Area	Affected	: 100%				
	Location: Through	out						
	Explanation: Fiber	rglass Reinforced P	anels					

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

Under 600 Volts

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

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

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

Asset #: 13730

Electrical	Current Repair	Future Rep	lacement	Ma		
System Component Type	% of Fail Date Estimated Co Total (Years)	year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment				_	*	
Fused Disc Sw	100%	2052	**	5	\$100	
	Other Observation, Extent : Moderation : Electrical Room	te, Area Affected :	100%			
	Explanation: One 800 Amperes Mo	ain Disconnact Su	vitah			
Switchgear / Switchboard	Explanation . One 600 Amperes Me	ain Disconnect Sw	псп			
Fused Disc Sw	100%	2052	* *	5	\$100	
Raceway	10070				\$100	
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	1000/	LIPP	* *	-	Φ200	
Generic	100%	LIFE	* *	5	\$200	
Stand-by Power Transfer Switches						
Automatic	100%	2046	* *	1	\$4,200	
Generators	10070	2040		1	\$4,200	
Diesel	100%	2041	* *	1	\$5,300	
2.16041	Other Observation, Extent : Moderat		100%	-	40,000	
	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	te, Area Affected :	100%			
	Location: Generator Room Roof					
16 · m 1	Explanation: One 100 Gallons	2066	* *		#200	
Main Tank	50%	2066		5	\$200	
	Other Observation, Extent : Moderate Location : First Floor	те, Агеа Ајјестеа :	100%			
	Explanation: One 350 Gallons					
Lighting	Explanation . One 550 Gailons					
Interior Lighting						
Fluorescent	99%	2034	* *	10	\$12,400	
	Other Observation, Extent : Moderat		100%	-	,	
	Location : Throughout The Buildin					
	Explanation: T-12 Lamps					
HID	1%	2034	* *	10		

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

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

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

		Asset # : 13730									
Electrical		Current Re	pair	Futur	e Replacement	Ma	aintenance				
System Component Type	% of Total	Fail Date I (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		Current Re	pair	Futur	e Replacement	M	aintenance				
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating											
Energy Source Natural Gas	100%			2046	* *	1					

Mechanical	Current Repair	Future R	eplacement	Ma		
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2046	* *	1		
Conversion Equipment						
Furnace	100%	2031	* *	1	\$6,700	
	Other Observation, Extent : I Location : Roof	Light, Area Affected : 10	00%			
	Explanation : 2 - Gas Fired Serving Warehouse Space	Packaged Air Condition	oning Units, Ga	s Fired S	Space Heater	
Air Conditioning						
Energy Source						
Electricity	100%	2042	* *	1		
Conversion Equipment						
Ext Pkg Unit -	50%	2031	* *	2	\$400	
Heating/Cooling						
Split Unit	20%	2036	* *			
	Recent Installation, Extent : I Location : 1st Floor	Light, Area Affected : 10	00%			
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	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset #: 13730

Mechanical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
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 Evide	nt, Extent	: Light, Area Affect	ed : 5%				
	Location	: Warehou	se Roof, Possible L	eak Froi	m Roof Drain Pipe			
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2046	* *	1-2	\$3,800	

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

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



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

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

Asset #: 1574

Architecture	Current	Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Cast in Place Concrete	3% Now Cracking/Crumbling	_	LIFE ea Affected	* *	5	\$47,200	
	Location : Through Water Penetration, E Location : Through	xtent : Light, Area	Affected :	10%			
Masonry: Brick	87% Now Cracking/Crumbling Location: Through Water Penetration, E Location: Through	out Extent : Light, Area			5	\$273,700	
Granite Panels	5% Now Jnt Mortar Miss/Ero Location: Through	_	LIFE rea Affecte	* * d : 10%	5	\$11,800	
Window Wall	5%		2045	* *	5	\$59,000	
Windows							
Aluminum	15%		2041	* *	5	\$12,600	
Aluminum	85% 0-2 Air Infiltration, Extended Location: Through Water Penetration, E	out Extent : Light, Area			5	\$35,700	
	Location : Through	out					
Parapets (T. C. 1)	50/		LIEE	* *	-	#4.200	
Cast Stone/Terra Cotta	5% 70%		LIFE	* *	5 5	\$4,300	
Masonry: Brick Metal Panel	70% 5%		LIFE 2045	* *	5 5	\$7,700 \$2,100	
Metal: Cage/Fence	20%		2043	* *	5-10	\$17,100	
Roof	2070		2030		3-10	\$17,100	
Asphalt Macadam	10% Now Water Penetration, E Location: Over Lo		2030 rea Affecto	* * ed : 5%	5	\$3,200	
Built-Up (BUR)	10% Now	\$44,500	2035	* *			
23.11 op (2011)	Blisters, Extent : Mo Location : Over Se	derate, Area Affecte					
	Worn/Eroded, Extent Location : Over Se		Affected : 5	50%			
Built-Up (BUR)	15%		2025	\$66,700	10	\$14,600	
Modified Bitumen	30%		2030	* *	10	\$29,200	
	Other Observation, I Location : Through	out					
	Explanation: Over	14th Floor And Pe					
Skylight, Metal/Glass	5%		2035	* *	10	\$16,200	
Spray-on Foam	30% Other Observation, I Location: Through Explanation: Pent	out	2030 Affected :	**	5	\$38,900	

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

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

Asset #: 1574

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete		Now	\$39,100	LIFE	* *	5	\$164,700	
			xtent : Light, Area	Affected	: 5%			
	Location	ı : Through	out					
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 Aj	fected : 20%			
	Location	ı : Through	out					
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$59,000	
Gypsum Board	5%			LIFE	* *	5	\$17,700	
Metal Panel	5%			LIFE	* *			
Plaster	65%		\$307,100	LIFE	* *	5	\$115,000	
			xtent : Light, Area	Affected	: 5%			
	Location	ı : At Windo	ows Throughout					
Ceilings								
AcousTileConcealSpLn	25%		\$101,300	2030	**	5	\$78,400	
		Crumbling, 1 : Through	Extent : Light, Are	ea Affecte	ed : 10%			
AcousTileSusp.Lay-In	5%			2038	* *	5	\$25,100	
Exposed Concrete	35%	Now	\$282,200	LIFE	* *	5	\$27,500	
•	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Loading	Dock					
Metal Panel	15%	Now	\$753,100	LIFE	* *	5	\$94,100	
			ts, Extent : Modera		Affected : 25%		4- ,	
		ı : Corridoi						
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 25%			
		ı : Corridoi						
Plaster	20%	Now	\$131,600	LIFE	* *	5	\$62,700	
2 200002			Extent : Light, Are		ed : 10%	5	\$0 2 ,700	
	_	ı : Through	_	55				
		_	xtent : Light, Area	Affected	: 10%			
		ı : Through	=	55				

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

Under 600 Volts

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

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

Asset #: 1574

Electrical	Current Repair	Future R	Replacement	Ma		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	-00/		de de	_	4000	
Fused Disc Sw	50%	2055	**	5	\$800	
	Other Observation, Extent : Moderat	te, Area Affecte	d: 100%			
	Location: Electrical Room					
	Explanation: 2-5,000 Amperes Mo					
Fused Disc Sw	25%	2051	* *	5	\$400	
	Other Observation, Extent : Moderat	te, Area Affecte	d : 100%			
	Location: Electrical Room			_		
	Explanation: 1-1600 Amperes Ma					
Fused Disc Sw	25%	2051	* *	5	\$400	
	Other Observation, Extent : Moderat	te, Area Affecte	d : 100%			
	Location: Electrical Room					
	Explanation: 1-1,200 Amperes Ma	ain Disconnect	Switch For Eme	ergency		
Transformers	1000/	· -		_	.	
Dry Type	100%	2042	**	5	\$1,300	
	Other Observation, Extent : Moderat		d : 100%			
	Location: Generator Room And El	ectrical Room				
	Explanation: 1-500 Kva, 1-300	17				
Switchgear / Switchboard	kva And 1- 225 Kva 480hv-208/120	uv				
Fused Disc Sw	80%	2051	* *	5	\$1,200	
Molded Case Bkrs	20%	2051	* *	5	\$1,900	
Raceway	2070	2031			Ψ1,700	
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	0 2050	* *	1		
	Insulation Aged, Extent : Moderate, A		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				 _	4-,	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$5,200	
Stand-by Power					. ,	
Transfer Switches						

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

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

Asset #: 1574

Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power							
Generators	1000/	•••	de de		010 (= 0.0		
Diesel	100%	2038	**	1	\$136,700		
	Other Observation, Extent : Modera Location : Generator Room	ite, Area Affect	ed : 100%				
	Explanation : 1- 2000 Kw						
Batteries	Explanation . 1- 2000 KW						
Lead/Acid	100%	2020	\$1,500	5	\$13,100		
Fuel Storage	10070	2020	\$1,500		\$15,100		
Day Tank	50%	2047	* *	5	\$31,100		
Main Tank	50%	2060	* *	5	\$4,900		
	Other Observation, Extent : Modera		ed : 100%		, y		
	Location: Generator Room						
	Explanation: 1-275 Gallons						
Lighting							
Interior Lighting							
Fluorescent	30%	2033	* *	10	\$92,300		
	T-8 Lamps And Fixtures, Extent : Mo Location : Throughout The Buildir		Affected : 100%				
Fluorescent	50%	2030	* *	10	\$153,800		
	Other Observation, Extent : Modera Location : Throughout The Buildir Explanation : T-8 Lamps		ed : 100%				
Fluorescent	20%	2030	* *	10	\$61,500		
Puorescent	T-5 Lamps And Fixtures, Extent : Mo		Affected · 100%	10	\$01,500		
	Location: Throughout The Buildin		19900000				
Egress Lighting		-0					
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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 1574

Mechanical	Cı	ırrent F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		l Date 'ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2035	* *	1		
	Other Observe	ition, E	xtent : Light, Area	Affected	: 100%			
	Location : Bo	asemen	t					
	Explanation	: Stean	ı From Con Edisor	ı				
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2021	\$207,700	5	\$19,900	
Steam								
			xtent : Light, Area	Affected	: 60%			
	Location : Bo							
	Explanation	: 3 Old	Steam To Hot Wat	er Conve	erters			
Distribution								
Hot Wtr Piping/Pump	60% N		\$5,900	2033	* *	4	\$9,900	
		_	Extent : Moderate,	Area Afj	fected : 10%			
	Location : Bo	asemen	t					
Central Plant Steam	40%			2025	\$2,123,100	4	\$6,600	
Piping/Pmp								
Terminal Devices								
Air Handler	80%			2020	\$3,527,800	1	\$165,900	
Convector/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	40%			2028	\$2,962,500	1	\$145,200	
Chiller/Steam/HW								
Centrifugal, Elec Chiller		_		2028	\$1,419,600	1	\$145,200	
			ent : Light, Area A	ffected :	40%			
	Location: 14	th Flo	or					
Reciprocating	20%			2030	* *	1	\$31,100	
Compr/Chiller								
			Extent : Light, Area	ı Affected	d : 20%			
	Location : Re	oof						
Distribution								
CW & CHW Wtr	100%			2035	* *	4	\$24,800	
Pipe/Pump								
Terminal Devices								
Air Handler/Cool/Ht	100%			2020	\$3,517,200	1	\$207,400	
Heat Rejection						_	.	
Air Cooled Condenser	20%			2030	* *	2	\$46,700	
Unit	0.001				do ==			
Water Cooling Tower	80%			2023	\$952,100	2	\$270,000	

Ventilation

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

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

Asset #: 1574

Mechanical	Current I	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
/entilation Distribution Ductwork/Diffusers	100% Now Noxious Fumes, Exte Location : Basemer	-	-		2-5	\$187,000	
Exhaust Fans Interior	80% Now Other Observation, E Location : Through	\$44,600 Extent : Moderate, A	2020 Area Affect	\$892,600 ted: 25%	2	\$6,600	
Roof	Explanation: Diffe 20% Now Other Observation, E Location: Through Explanation: Rede. Contamination	\$5,200 Extent : Severe, Ared out	2025 a Affected	\$104,100 : 20%	2	\$1,600	
Plumbing H/C Water Piping Brass/Copper	100% Now Corroded, Extent : Se Location : Basemen		2035 1:30%	* *	1		
HW Heat Exchanger Steam Fired	100% Other Observation, E Location : 14th Flo Explanation : 2 Un	or	2035 Affected :	**	4	\$49,700	
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, Ex Location : Through		Affected :	100%			
ertical Transport Elevators Geared Traction	100% Other Observation, E Location : Pass C-1 Explanation : 4 Pas	13 Freight C-14	LIFE Affected :	**			
Standpipe Generic	100%		2035	* *	1-5	\$169,100	
Sprinkler No Component Generic	80% 20%		2035	* *	1-2	\$18,800	

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

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

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

Asset #: 1574

Mechanical	Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Fire Pump Generic	100%		2028	\$201.900	1	\$62,600	

^{**} 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 : QUEENS OCME

Address : 160-15 82ND DRIVE @ QUEENS HOSPITAL CTR.

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 37,718 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 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



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

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

Asset #: 14654

rchitecture		Current	Kepair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick	50%)		LIFE	* *	5	\$29,600	
	Recent Co	onstruction,	Extent: Light, Are	a Affecte	d: 100%			
	Location	n : Through	out. New Building	Complet	ed 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							400,000	
Aluminum	95%	1		2046	* *	5	\$11,900	
1 1101111111111111111111111111111111111			Extent : Moderate, A		cted : 100%	Č	Ψ11,5 0 0	
		n : Through		33				
		tion : Fixed						
Metal Louvers	5%			2037	* *	10	\$3,900	
Parapets	270	<u> </u>		2031		10	Ψ3,700	
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	
Wictai Kan			Extent : Moderate, A			3-10	\$27,000	
			cond Floor Roof At					
			l Rail With Glass	Soun I	icuue			
Dec Cost Costs				LIEE	* *	-	¢2.400	
Pre-Cast Concrete		Now Miss/Eno	\$1,400 d, Extent : Moderat	LIFE		5	\$2,400	
			и, Ехіені . Мойегаі	e, Area A	ijjeciea . 25%			
		n : Coping	1 F M - 1		ACC1 - 250/			
	_		ed, Extent : Modera	te, Area	Ајјестеа : 25%			
D. C.	Locano	n : Coping						
Roof	1000/			2022	* *	10	¢(2,000	
Single Ply Membrane	100%	1		2032	~ ~	10	\$63,800	
erior								
Floors	1.50/			2025	¢107.000	2	#16000	
Carpet	15%			2025	\$107,900 * *	3	\$16,900	
						5	\$6,200	
Cast in Place Concrete	5%			LIFE		_		
Ceramic Tile	5%)		2037	* *	5	\$2,800	
Ceramic Tile Granite Panels	5% 20%	1		2037 LIFE	* *	5	\$8,500	
Ceramic Tile Granite Panels Traffic Topping	5% 20% 25%) 		2037 LIFE 2032	* * *	5 5	\$8,500 \$17,600	
Ceramic Tile Granite Panels Traffic Topping Vinyl Tile	5% 20%) 		2037 LIFE	* *	5	\$8,500	
Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls	5% 20% 25% 30%			2037 LIFE 2032 2032	* * * * * *	5 5 3	\$8,500 \$17,600 \$6,400	
Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile	5% 20% 25% 30%			2037 LIFE 2032 2032 2037	* * * * * * * *	5 5 3	\$8,500 \$17,600 \$6,400 \$400	
Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	5% 20% 25% 30% 5% 20%	· · ·		2037 LIFE 2032 2032 2037 LIFE	* * * * * * * * * * * * * * * * * * *	5 5 3 5 5	\$8,500 \$17,600 \$6,400 \$400 \$700	
Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	5% 20% 25% 30% 5% 20% 50%			2037 LIFE 2032 2032 2037 LIFE LIFE	* * * * * * * * * * * * * * * * * * *	5 5 3	\$8,500 \$17,600 \$6,400 \$400	
Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board SGFT/Glazed Masonry	5% 20% 25% 30% 5% 20%			2037 LIFE 2032 2032 2037 LIFE	* * * * * * * * * * * * * * * * * * *	5 5 3 5 5	\$8,500 \$17,600 \$6,400 \$400 \$700	
Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board SGFT/Glazed Masonry Ceilings	5% 20% 25% 30% 5% 20% 50% 25%			2037 LIFE 2032 2032 2037 LIFE LIFE LIFE	* * * * * * * * * * * *	5 5 3 5 5 5	\$8,500 \$17,600 \$6,400 \$400 \$700 \$2,700	
Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board SGFT/Glazed Masonry Ceilings AcousTileSusp.Lay-In	5% 20% 25% 30% 5% 20% 50% 40%			2037 LIFE 2032 2032 2037 LIFE LIFE 2041	* * * * * * * * * * * * * * * * * * *	5 5 3 5 5	\$8,500 \$17,600 \$6,400 \$400 \$700	
Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board SGFT/Glazed Masonry Ceilings AcousTileSusp.Lay-In Exposed Struc: Steel	5% 20% 25% 30% 5% 20% 50% 40% 20%			2037 LIFE 2032 2032 2037 LIFE LIFE LIFE 2041 LIFE	* * * * * * * * * * * * * * * * * * *	5 5 3 5 5 5	\$8,500 \$17,600 \$6,400 \$400 \$700 \$2,700	
Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board SGFT/Glazed Masonry Ceilings AcousTileSusp.Lay-In	5% 20% 25% 30% 5% 20% 50% 40%			2037 LIFE 2032 2032 2037 LIFE LIFE 2041	* * * * * * * * * * * * * * * * * * *	5 5 3 5 5 5	\$8,500 \$17,600 \$6,400 \$400 \$700 \$2,700	

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

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

Asset #: 14654

	Current F	Repair	Futur	e Replacement	M		
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
			2050	* *	5	\$200	
			Area Affe	cted : 100%			
Explanat	ion : Main	Service Switch Ra	ted @ 40	000 Amperes			
1000/			2041	* *	-	¢100	
	amindian E	Sutant Madanata			5	\$100	
			Area А ЈЈе	стеа : 100%			
) Volta				
Explanal	ion : 112.3	Kva, 400/ 2///120	vous				
100%			2050	* *	5	\$200	
10070			2030			Ψ200	
100%			2050	* *	1		
10070							
15%			2046	* *	5	\$100	
85%			2046	* *	5	\$800	
100%			2050	* *	1		
100%			2041	* *	5	\$300	
100%			LIFE	* *	5	\$600	

100%			2041	* *	1	\$11,600	
1000/						0.1.600	
					1	\$14,600	
		xtent : Moderate, 1	Area Affe	cted : 100%			
		maton Datod @ 600	V				
Explanal	ion : Gene	raior Kaiea @ 000	ΛW				
100%			2010	\$1.500	5	\$8.400	
10070			2019	\$1,500		φο, τ ου	
50%			2046	* *	5	\$3,500	
	ervation F	Extent · Moderate		cted · 100%	3	Ψ5,500	
		mem i moderane, i	1,00,11990	. 100,0			
	-	Gallon Capacity					
		- · · · · · · · · · · · · · · · · · · ·	2059	* *	5	\$600	
	ervation. F	extent : Moderate		cted : 100%	5	ψοσο	
			11,,, 0				
	100% Other Obs Location Explanat 100% Other Obs Location Explanat 100%	% of Fail Date Total (Years) 100% Other Observation, E Location: Electrical Explanation: Main 100% Other Observation, E Location: Electrical Explanation: 112.5 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% Cother Observation, E Location: Roof Explanation: Gene 100% 50% Other Observation, E Location: Roof Explanation: 275 C 50% Other Observation, E Location: Explanation:	100% Other Observation, Extent: Moderate, Electrical Room Explanation: Main Service Switch Rad 100% Other Observation, Extent: Moderate, Electrical Room Explanation: I12.5 Kva, 480/277/120 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% Other Observation, Extent: Moderate, Electrical Room Explanation: Roof Explanation: Generator Rated @ 600 100% 50% Other Observation, Extent: Moderate, Electrical Roof Explanation: Roof Explanation: 275 Gallon Capacity 50%	100% 2050 Other Observation, Extent: Moderate, Area Affe Location: Electrical Room Explanation: Main Service Switch Rated @ 40 Other Observation, Extent: Moderate, Area Affe Location: Electrical Room Explanation: I12.5 Kva, 480/277/120 Volts 100% 2050 100% 2050 100% 2050 110% 2050 110% 2046 85% 2046 100% 2050 110% 2041 100% 2037 Other Observation, Extent: Moderate, Area Affe Location: Roof Explanation: Generator Rated @ 600 Kw 100% 2019 50% 2046 Other Observation, Extent: Moderate, Area Affe Location: Roof Explanation: 275 Gallon Capacity 50% 2059 Other Observation, Extent: Moderate, Area Affe Location: Roof Explanation: Roof Explanation: 275 Gallon Capacity 50% 2059 Other Observation, Extent: Moderate, Area Affe	No of Total Fail Date Estimated Cost Year FY Estimated Cost Total (Years)	No of Fail Date Estimated Cost Year Estimated Cost (Yers)	No of Total Fail Date Estimated Cost Fay Estimated Cost Cycle (Year) Estimated Cost Cycle Cycle

Lighting

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

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

Asset #: 14654

Electrical	Curr	ent Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting							
Interior Lighting							
Fluorescent	2%		2032	* *	10	\$700	
	Other Observation	on, Extent : Moderate, 1	Area Affe	ected : 100%			
	Location : Hali	lways					
	Explanation : 0	Compact Fluorescent L	ight Fixtı	ures			
Fluorescent	80%		2032	* *	10	\$27,700	
	T-5 Lamps And F	ixtures, Extent : Mode	rate, Ared	a Affected : 100%			
	Location : Thre	oughout The Building					
Fluorescent	18%		2032	* *	10	\$6,200	
Tidorescent				a Affected : 100%	10	Ψ0,200	
	Location : Base		,				
Egress Lighting							
Emergency, Service	50%		2032	* *	1		
Exit, LED	50%		2059	* *	1		
Exterior Lighting							
HID	100%		2032	* *	10	\$100	
larm							
Security System							
No Component	70%						
Generic	30%		2032	* *	1	\$4,200	
	Other Observation	on, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Hali	lways					
	Explanation : 0	C C T V Surveillance C	ameras				
Fire/Smoke Detection							
Generic	100%		2032	* *	1-3	\$23,200	
	Other Observation	on, Extent : Moderate, 1	Area Affe	ected : 100%			
		oughout The Building	30				
	Explanation : S	Strobe Lights, Manual I	Pull Stati	ons, Alarm Bells. S	moke De	tectors	

Mechanical	Current Rep	oair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Plant Campus Steam / PRV	100%	2050	* *	1		
(Other Observation, Exte	nt : Moderate, Area Affe	cted : 100%			
	Location: QHC					
	Explanation : From Qu	ueens Hospital Center				
Conversion Equipment						
Heat Exchanger, Plate &	10%	2037	* *	1	\$1,900	
Frame						
Pres. Reducing Valve/LP Steam	90%	2037	* *	5	\$2,000	

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

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

Asset #: 14654

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•		•				•
Distribution							
Hot Wtr Piping/Pump	10%		2046	* *	4	\$200	
Central Plant Steam	90%		2050	* *	4	\$1,700	
Piping/Pmp							
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	100%		2037	* *	1	\$40,800	
Chiller/Steam/HW							
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Baseme	nt					
	Explanation: 2 Ur	iits, Using Lithium I	Bromide .	Refrigerant			
Distribution							
CW & CHW Wtr	100%		2050	* *	4	\$1,900	
Pipe/Pump							
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							

Vertical Transport

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

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

Asset #: 14654

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Ligh	t, Area Affected : 1009	%			
	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 : Ligh	t, Area Affected : 1009	%			
	Location : Throughout					
	Explanation: Fire Extinguisher	rs				

^{**} 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 : RICHMOND DISTRICT HEALTH CENTER

Address : 51 STUYVESANT PLACE

Borough : STATEN ISLAND Agency's Number : N/A

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

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



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost 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

rchitecture	Current	Repair	Future	Replacement	M	aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick	70% Now	\$454,100	LIFE	**	5	\$37,700	
	Efflorescence, Exten Location : North F		Affected :	30%			
	Int Mortar Miss/Era		Araa Affaa	tad . 25%			
	Location : Facade		ней Аујес	ieu . 2570			
	Spalling, Extent : Se		: 30%				
		Locations Through					
	Water Penetration, I			: 30%			
		ise, East And North					
Masonry: Granite	5%		LIFE	* *	5	\$2,000	
Pre-Cast Concrete	25% Now	\$133,300	LIFE	* *	5	\$43,700	
	Cracking/Crumbling	g, Extent : Moderate	, Area Aff	ected : 50%			
	Location : Window	Lintels					
Windows	1000/ 37	4-11 600	• • • • •		_	400.000	
Steel	100% Now	\$741,600	2049	**	5	\$88,900	
	Air Infiltration, Exte Location : Through		Affected	: 30%			
	Broken/Missing Elei		orato Aro	a Affected · 25%			
	Location : At Fifth		eruie, Are	u Ajjecieu . 2570			
	Corrosion/Rusting, I		Area Affec	ted : 35%			
	Location : Through		33				
	Thermally Inefficient, Extent : Moderate, Area Affected : 35%						
	Location: Throughout						
	Unit Inoperable, Ex	tent : Severe, Area A	ffected : 7	75%			
	Location : Through	hout					
Parapets							
Masonry: Brick	85% Now	\$79,900	LIFE	**	5	\$4,600	
	Int Mortar Miss/Ero	d, Extent : Modera Locations Through		ffected: 30%			
	Miss/Damaged Flas			a Affacted : 30%			
	Location : Through	-	eruie, Are	и Ајјестей . 30/0			
	Spalling, Extent: M						
	Location : Interior						
	Water Penetration, I	Extent : Severe, Ared	a Affected	: 25%			
	Location : Above I	Penthouse					
Pre-Cast Concrete	15% Now	\$5,800	LIFE	* *	5	\$5,100	
	Broken/Missing Elen	·	erate, Are	a Affected : 5%		-	
	Location : Decora	tive Molding Aroun	d Parapet				
	Cracking/Crumbling						
	Location : Decora	tive Molding Aroun	d Parapet				

^{**} 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

rchitecture	Current	Repair	Futur	e Replacement	М	aintenance			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
tterior Roof									
Modified Bitumen	100% Now	\$86,300	2029	* *			1		
Wodffied Bituffiel	Blisters, Extent: Mod Location: Through Ridging, Extent: Mo	derate, Area Affecte out	ed : 35%				1		
	Location : Through								
	Seams Open/Split, Ex Location : Through	xtent : Moderate, A	rea Affeci	ted : 35%					
	Water Penetration, E Location : Over Pe			! : 20%					
terior									
Floors	50/ Now	\$20,000	2026	\$20,000	2	¢2 500			
Carpet	5% Now Staining/Discoloring Location: Penthou	se			3	\$3,500			
	Worn/Eroded, Extent Location : Penthou		Affected :	100%					
Cast in Place Concrete	10%		LIFE	* *	5	\$10,300			
Ceramic Tile	5% 4+ Punct/Tear/Impact D Location: Bathroo	-	2027 oderate, A	\$45,500 Area Affected : 15%	5	\$1,200			
Terrazzo	15%		LIFE	* *	5	\$5,500			
Vinyl Tile	65% Now Punct/Tear/Impact D Location: Through	-	2019 oderate, A	\$259,500 Area Affected : 30%	3	\$11,500			
	Other Observation, E Location: Through Explanation: 9 X 9	out	a Affected	d : 100%					
Interior Walls									
Ceramic Tile	5% 4+ Punct/Tear/Impact D Location: Through	-	2033 oderate, A	* * Area Affected : 20%	5	\$1,500			
Marble Panels	5%		LIFE	* *					
Plaster	75% Now Cracking/Crumbling, Location: 4th Floo		LIFE	* * ted : 30%	5	\$13,300			
	Paint Peeling, Extend Location: 2nd Floo	t : Moderate, Area	Affected :	15%					
	_	Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 10% Location: Throughout							
	Water Penetration, E Location : 4th Floo	Extent : Moderate, A			cations				
SGFT/Glazed Masonry	15%		LIFE	* *					

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

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

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

Asset #: 1983

Architecture		Current R	epair	Futur	e Replacement	Ma	aintenance	
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/C	Crumbling,	Extent : Moderate	, Area Aj	fected : 15%			
	Location	: 4th Floor	Rooms 415 And 4	18				
	Staining/Di	iscoloring,	Extent : Moderate	, Area Aj	ffected : 15%			
	Location	: Various L	ocations Through	out				

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent	2050 t : Moderate, Area Affe	* * ected : 100%	5	\$200	
	Location: Boiler Room					
	Explanation: One 800 A	Amperes Main Disconn	ect Switch			
Switchgear / Switchboard Fused Knife Sw	100% 0-2 Obsolete Equipment, Exte	\$73,200 2054 nt : Moderate, Area Af	* * fected : 100%	5	\$100	
	Location: Boiler Room					
	On Extended Life, Extent : Location : Electrical Ro		ted : 100%			
Raceway						
Conduit	85%	2034	* *	1		
Conduit	5%	2050	* *	1		
Conduit	10%	2044	* *	1		
Panelboards Fused Toggle Switch	85% 0-2 On Extended Life, Extent:	\$38,100 2049 Moderate, Area Affec	* * ted : 100%	5	\$300	
	Location: Throughout	1110401410,111041119,100				
Molded Case Bkrs	15%	2032	* *	5	\$100	
Wiring	10,0				\$100	
Braided Cloth	85% 2-4 Insulation Aged, Extent: 1	\$43,700 2049 Moderate, Area Affecte	* * ed : 100%	1		
	Location: Throughout					
Thermoplastic	5%	2050	* *	1		
Thermoplastic	10%	2034	* *	1		
Motor Controllers						
Locally Mounted	70%	2022	\$52,300	5	\$200	
Locally Mounted	30% 0-2 On Extended Life, Extent :	\$22,400 2044 Moderate, Area Affec	* * ted : 100%	5		
	Location : Mechanical R	Room				
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	

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

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

Asset #: 1983

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	88%	2029	* *	10	\$25,400	
	Other Observation, Extent: 1	Moderate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Using T-12 L	amps				
Fluorescent	10%	2029	* *	10	\$2,900	
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location: Throughout	. 30				
	Explanation: Using T-8 La	mps				
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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2044	* *	1		
Conversion Equipment							
Steam Boiler	100%		2037	* *	1	\$31,100	
	Other Observation, E.	xtent : Light, Area A	Affected	: 100%			
	Location: Basemen	t Boiler Room					
	Explanation: 2 Nat	ural Gas Steam Boi	lers				
Distribution							
Central Plant Steam Piping/Pmp	80%		2024	\$397,900	4	\$1,900	
1 5 1	On Extended Life, Ex	tent : Moderate, Are	ea Affec	ted : 100%			
	Location: Beyond E Approaching Their			ndensate Return Pi	iping Are	At Or	
Central Plant Steam Piping/Pmp	20%		2044	* *	4	\$500	
Terminal Devices							
Convector/Radiator	100%		2022	\$157,300	1	\$10,200	
	On Extended Life, Ex	tent : Moderate, Are	ea Affec	ted : 100%			
	Location: Through	out, The Radiators A	Are At O	r Approaching The	eir Usefu	l Life Cycle Limit	
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		

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

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

Mechanical	Current Repair	Current Repair Future Replace		cement Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated 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		%			
	Location: Communication Roo					
	Explanation : Installation Of Ai Recommended	r Conditioning Uni	t In Communic	atıon Ro	om Is	
Ventilation	Кесоттепией					
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$3,500	
No Component	80%				4-,	
Exhaust Fans						
Roof	20%	2019	\$9,800	2	\$200	
	On Extended Life, Extent: Model	rate, Area Affected .				
	Location : The Rooftop Exhaust	t Fan Is At Or Appr	oaching Its Use	eful 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 : Mod	erate, Area Affectea	d : 100%			
	Location : Boiler Room					
	Explanation : Boiler Only					
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators	1000/		* *			
Geared Traction	100%	LIFE				
	Other Observation, Extent: Light	t, Area Affected : 10	JU%			
	Location: (1) B-4 (1) B-3					
	Explanation: 2 Units					

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

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

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

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



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

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

Asset #: 1984

rchitecture	Current Repair	Future Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit
terior					
Exterior Walls	-0.4		_	440.000	
Glazed Ceramic Panel	5%	LIFE **	5	\$10,800	
	Recent Replace Evident, Extent : Lig Location : Throughout				
Masonry: Brick	95%	LIFE **	5	\$43,900	
	Recent Repair Evident, Extent : Ligh Location : Throughout	nt, Area Affected : 66%			
Windows					
Aluminum	100%	2051 **	5	\$12,700	
	Recent Replace Evident, Extent : Lig Location : Throughout	ht, Area Affected : 100%			
Parapets	0.507		_		
Masonry: Brick	95%	LIFE **	5	\$6,100	
	Recent Repair Evident, Extent : Ligh Location : Throughout	nt, Area Affected : 66%			
Pre-Cast Concrete	5%	LIFE **	5	\$2,000	
	Recent Repair Evident, Extent: Light Location: Throughout	nt, Area Affected : 66%			
Roof					
Modified Bitumen	100% Now \$204,90 Recent Replace Evident, Extent: Lig Location: Throughout				
erior Floors					
Cast in Place Concrete	5%	LIFE **	5	\$4,900	
	Recent Repair Evident, Extent : Light Location : Throughout			+ 1,72 0 0	
Sheet Vinyl/Rubber	5%	2036 **	5	\$3,400	
Terrazzo	25%	LIFE **		\$8,700	
	Recent Replace Evident, Extent : Lig Location : Throughout	ht, Area Affected : 100%			
Wood	65%	2066 **	5	\$54,400	
	Recent Installation, Extent : Light, A Location : Throughout				
Interior Walls					
Cast in Place Concrete	5%	LIFE **			
	Recent Repair Evident, Extent: Light Location: Throughout	nt, Area Affected : 66%			
Ceramic Tile	5%	2041 **	5	\$2,800	
	Recent Replace Evident, Extent: Lig Location: Throughout	tht, Area Affected : 100%		•	
Gypsum Board	90%	LIFE **	5	\$30,200	
Syroun Bould	Recent Installation, Extent: Light, A Location: Throughout		J	ψ5 3, 2 00	

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

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

Asset #: 1984

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	5%		2046	* *	5	\$2,200	
	Recent Installation, Ex	ctent : Light, Area	Affected	: 100%			
	Location : Througho	ut					
Exposed Concrete	65%		LIFE	* *	5	\$4,500	
•	Recent Repair Evident	, Extent : Light, Ar	rea Affec	rted : 66%			
	Location : Througho	ut					
Gypsum Board	30%		LIFE	* *	5	\$16,700	
	Recent Installation, Ex	ctent : Light, Area	Affected	: 100%			
	Location : Througho	ut					

Electrical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2056	* *	5	\$100	
	Other Observation, Extent : Mod Location : Electrical Room					
	Explanation: 1600 Amperes M	ain Disconnect Switch	'n			
Switchgear / Switchboard Molded Case Bkrs	100%	2056	* *	5	\$900	
Raceway						
Conduit	100%	2056	* *	1		
Panelboards Molded Case Bkrs	100%	2051	* *	5	\$900	
Wiring						
Thermoplastic	100%	2056	* *	1		
Motor Controllers						
Locally Mounted	100%	2046	* *	5	\$200	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	
	Other Observation, Extent : Ligh	t, Area Affected : 100	%			
	Location: Boiler Room					
	Explanation: Water Main					
Stand-by Power						
Transfer Switches						
Automatic	100%	2046	* *	1	\$10,500	
Generators						
Diesel	100%	2041	* *	1	\$13,200	
Batteries						
Not Accessible	100%					

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

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

Asset #: 1984

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed 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 : Li	ght, Area Affected .	: 20%			
	Location: Roof					
	Explanation: 100gal					
Main Tank	80%	2066	* *	5	\$700	
	Other Observation, Extent : Li	ght, Area Affected .	: 100%			
	Location: Basement					
	Explanation: 275gal					
Lighting						
Interior Lighting						
Fluorescent	100%	2036	* *	10	\$27,400	
	Other Observation, Extent : M	oderate, Area Affec	cted : 100%			
	Location : Throughout					
	Explanation: T8 And T5 And	l 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 Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2046	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2046	* *	1	\$14,800	
	Other Observation, Extent : Light, A	rea Affected : 100%	ó			
	Location: Boiler Room					
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2051	* *	4	\$2,200	
1 0 1	Recent Installation, Extent : Light, A	Area Affected : 100%	6			
	Location : Roof					

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

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

Asset #: 1984

Mechanical		Current Repair Future Replacement		M			
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Air Handler	20%		2036	* *	1	\$3,700	
		vation, Extent : Light, Area	Affected	: 100%			
	Location:	•					
		on: 11 Units					
Convector/Radiator	50%		2046	* *	1	\$4,800	
Fan Coil Unit/Heat	30%		2036	* *	1	\$2,900	
Air Conditioning							
Energy Source	1000/		2024	* *	1		
Electricity	100%		2034	* *	1		
Conversion Equipment	1000/		2026	* *	2	¢1 000	
Ext Pkg Unit - Heating/Cooling	100%		2036	T 4	2	\$1,800	
Terminal Devices							
Air Handler/Cool/Ht	100%		2036	* *	1	\$18,500	
/entilation	10070		2030		1	\$10,300	
Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$16,600	
Exhaust Fans	10070		LIIL		2-3	\$10,000	
Roof	100%		2036	* *	2	\$900	
Plumbing	10070		2030			Ψ,700	
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	* *			
		vation, Extent : Light, Area	Affected	: 100%			
	Location:						
	Explanatio	on : 2 Unit					
Fire Suppression							
Standpipe	1000/		20.56	عاب ط		#17.00	
Generic	100%		2056	* *	1-5	\$15,000	
Sprinkler	1000/		2056	* *	1.2	#0.400	
Generic	100%		2056	* *	1-2	\$8,400	
Chemical System	1000/						
Not Accessible	100%						

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

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

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

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



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 1977

rchitecture	(Current R	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	/		*			_	*	
Cast in Place Concrete	5% Cracking/Cr Location :	umbling,	\$15,400 Extent : Light, Are out	LIFE a Affecte	* * ed : 10%	5	\$13,700	
Masonry: Brick	80% Corrosion/Ri		\$132,200 xtent : Light, Area	LIFE Affected	* *	5	\$43,900	
	Location : Cracking/Cr Location :	umbling,	Extent : Light, Are	a Affecte	ed : 10%			
Masonry: Limestone	Location:	umbling, Througho Iiss/Erod	, Extent : Light, Ar			5	\$6,200	
Windows								
Aluminum	Location:	Througho Not Fund	ct, Extent : Modera			5	\$3,200	
Steel	10% Corrosion/Ri Location:	Now usting, Ex Througho Not Fund	\$37,100 ktent : Light, Area : out ct, Extent : Modera			5	\$4,400	
Parapets								
Cast Stone/Terra Cotta	Location:	umbling, Througho ration, Ex	tent : Light, Area			5	\$8,500	
Masonry: Brick	Location:	umbling, Througho ration, Ex	tent : Light, Area			5	\$9,900	
Roof								
Modified Bitumen Skylight, Metal/Glass	95% 5%			2027 2037	\$124,200 * *	10 10	\$21,400 \$3,700	

Interior

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

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

Asset #: 1977

rchitecture		Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
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 A <u>f</u>	fected : 20%			
	Location	: Through	out					
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$9,800	
Gypsum Board	80%	Now	\$64,900	LIFE	* *	5	\$94,000	
••	_	Crumbling, : Through	Extent : Light, Are	ea Affecte	ed : 10%			
		etration, E. : Through	xtent : Light, Area A out	Affected .	: 10%			
Granite Panels	5%			LIFE	* *			
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	75%	0-2	\$19,500	2040	* *	5	\$24,200	
i i e de i i i e e de pizal y i i i			e, Extent : Moderate		ffected : 10%	Ü	\$2.,200	
		: Through			,,			
			Extent : Moderate	Area At	Fected · 20%			
	_	: Through		, 11/04/11/	jeelea . 2070			
Exposed Concrete	5%			LIFE	* *	5	\$500	
Gypsum Board	10%			LIFE	* *	5	\$8,100	
Plaster	10%			LIFE	* *	5	\$4,000	

ectrical	Current Repair	Futur	e Replacement	Ma	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2047	* *	5	\$200	
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location: Basement					
	Explanation : Main Service Discon	nect Switch	Rated @ 1600 Am	peres.		
Transformers						
Dry Type	100%	2040	* *	5	\$200	
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location: Basement					
	Explanation: 75kva, 208/480/277	Volts				
Switchgear / Switchboard						
Fused Disc Sw	100%	2047	* *	5	\$200	
Raceway						
Conduit	100%	2047	* *	1		

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

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

Asset #: 1977

Electrical	Current Rep	air Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Es Total (Years)	timated 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	1000/	• • • • •		_	4.00		
Locally Mounted	100%	2040	* *	5	\$300		
Ground							
Grounding Devices	1000/	LIEE	* *	-	¢(00		
Generic	100%	LIFE		5	\$600		
	Other Observation, Exter Location : Basement	u : Ligni, Area Ajjeciea	: 100%				
	Explanation : Connecte	ad To Motal Water Pine					
Lighting	Ехрининон . Соппест	ea 10 Meiai waier 1 ipe					
Interior Lighting							
Fluorescent	10%	2032	* *	10	\$3,800		
Tuoreseem	Compact Fluorescent Lig		Affected : 100%	10	\$3,000		
	Location : Throughout		33				
Fluorescent	90%	2032	* *	10	\$34,600		
Tuoreseent	T-8 Lamps And Fixtures,		ected : 100%	10	Ψ2 1,000		
	Location : Throughout						
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						
		rveillance Camera And	Intrusion Alarm S	ystem. M	otion Sensors And		
Fire/Smoke Detection							
Generic, Digital	100%	2032	* *	1-3	\$25,800		
	Other Observation, Exten		: 100%				
	Location: Throughout The Building						
	Explanation: Manual I	Pull Stations, Alarm Bel	ls, Horns, Smoke L	Detectors	And Strobe Lights		

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		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.

 $\label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 1977

Mechanical	Current Repair		Future 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 Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t Boiler Room					
	Explana	tion : 8 Nat	ural Gas Fired Mo	dular Ho	ot Water Boilers			
Distribution								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$3,100	
Terminal Devices								
Convector/Radiator	50%			2040	* *	1	\$6,800	
Fan Coil Unit/Heat	50%			2027	\$293,300	1	\$6,800	
		ervation, E	xtent : Light, Area				* - /	
			out Air Distribution					
		_	oxes With Reheat (-	The Ductwork			
Air Conditioning	1							
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit -	100%			2027	\$317,200	2	\$2,600	
Cooling	10070				ψ217, 2 00	_	42 ,000	
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%				\$ 0,2 0 0	_	4100	
The compension	0076 Other Observation, Extent : Light, Area Affected : 0%							
	Location		,	33				
		5	onent Accounted I	For Unde	er The Cooling Sec	tion Of T	his Report	
Plumbing	2.vp terrer	non i comp	110000000000000000000000000000000000000	0. 0	. 1110 00011118 0001	11011 0 1	s report	
H/C Water Piping								
Brass/Copper	100%			2047	* *	1		
Water Heater	10070							
Gas Fired	100%			2026	\$23,900	2	\$600	
Sanitary Piping	10070			2020	Ψ25,700		ΨΟΟΟ	
Cast Iron	100%			LIFE	* *	1		
Cubi IIOII			tent : Moderate, Ai		ted : 100%			
		: Through		14.11,700				
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Cast IIIII			tent : Moderate, Ai			1		
		iea Lije, Ex i : Through		си пујес	и. 100/0			
Carross Danage (-)	ьосинов	. Intough)ui					
Sump Pump(s)	1000/			2027	Ø6 000	1	¢1 200	
Non-Submersible	100%			2027	\$6,000	4	\$1,300	

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

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

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

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
Generic	100%	2032	* *	1	\$2,600	
	Other Observation, Extent : I	Light, Area Affected : 1009	%			
	Location : 1st Floor					
	Explanation : Rpz					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	75%	LIFE	* *			
	Other Observation, Extent : I		%			
	Location : Basement To The	e 5th Floor				
	Explanation : Two Units One Of Two Units With De	fective Elevator Controlle	r			
Hydraulic	25%	LIFE	* *			
	Other Observation, Extent: 1	Light, Area Affected : 1009	6			
	Location : Basement To The	e 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	

^{**} 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 : WASHINGTON HEIGHTS DIST. HEALTH CENTER

Address : 600 WEST 168TH STREET @BROADWAY

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 42,000 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 07-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 A Importance Code B	\$16,600 \$195,600	\$42,400	\$1,200 \$25,600	\$31,100 \$64,100
1	* -,	\$42,400	* ,	



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 1999

rchitecture	Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	000/ 37	4-0			_	400.400	
Masonry: Brick	80% Now Cracking/Crumbling Location: Throug Jnt Mortar Miss/En Location: Throug Spalling, Extent: M Location: Throug	hout od, Extent : Moderat hout Ioderate, Area Affect	e, Area A	Affected : 15%	5	\$88,300	
Masonry: Limestone	5% Now	\$120,400	LIFE	* *	5	\$4,100	
	Vertical Cracks, Ext Location : Window	tent : Moderate, Ared v Sills	a Affected	d : 30%			
Metal Panel	15%		2037	* *	5-10	\$113,800	
Windows			• • • •	* *	_		
Aluminum	90% Now Air Infiltration, Ext Location : Throug Caulking Deteriora Location : Throug	hout ted, Extent : Modera		l : 70%	5	\$13,000	
Steel	10% Now	\$150,600	2052	**	5	\$18,100	
	Air Infiltration, Ext Location : Pentho		. Affectea	1: 25%			
	Corrosion/Rusting,	Extent : Moderate, A	Area Affe	cted : 25%			
	Location : Pentho Thermally Inefficien Location : Pentho	nt, Extent : Moderate	e, Area Aj	ffected : 50%			
Parapets							
Masonry: Brick	80% Now Cracking/Crumblin Location: Throug	hout		-	5	\$3,600	
	Jnt Mortar Miss/Er		e, Area A	Affected : 10%			
	Location : Throug Spalling, Extent : M Location : Throug	loderate, Area Affect	ed : 10%	,)			
Masonry: Limestone	10% Now	\$9,400 g, Extent : Moderate	LIFE e, Area A <u>j</u>	** ffected : 10%	5	\$600	
		Extent : Moderate, A	rea Affe	cted : 20%			
Pre-Cast Concrete	Location : Coping			-	5	\$2,800	
	Jnt Mortar Miss/Er Location : Coping	od, Extent : Moderat	e, Area A	Affected : 5%			

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

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

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	1000/		* 4		4 -0.000			
Modified Bitumen		Now	\$4,000	2027	\$79,900			
		etration, E. : Through	xtent : Light, Area 1 out	Affected	: 5%			
nterior Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$9,700	
Ceramic Tile		Now	\$8,500	2036	* *	5	\$4,400	
Columno The			Extent : Light, Are		ed : 5%	J	ψ1,100	
	_	: Through	_	33				
Quarry Tile	5%			2040	* *	5	\$6,600	
Terrazzo	5%	0-2	\$10,200	LIFE	* *	5	\$3,400	
	_	Crumbling, : Stairwell	Extent : Moderate ls	, Area Aj	fected : 5%			
Vinyl Tile	10%			2027	\$75,000	3	\$3,300	
Vinyl Tile 9" X 9"	10%	Now	\$29,100	2027	\$97,100	3	\$3,300	
·	_	Crumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 30%			
Wood	55%			2055	* *	5	\$91,100	
		ervation, E	Extent : Moderate, A	Area Affe	cted : 100%		. ,	
	Location	: 4th, 5th,	6th And 7th Floor					
	Explana	ion : Lami	nated Wood					
Interior Walls								
Concrete Masonry Unit		Now	\$10,800	LIFE	* *	5	\$3,900	
	_	_	Extent : Light, Are	ea Affecte	ed : 10%			
		: Through			100/			
			xtent : Light, Area	Affected	: 10%			
		: Through	out					
Glass: Single Pane	5%			LIFE	* *	5	\$2,400	
Gypsum Board	45%			LIFE	* *	5	\$17,600	
Marble Panels	5%		4.0.000	LIFE	* *	_	** ***	
Plaster		Now	\$20,900	LIFE	**	5	\$3,900	
	_	-	Extent : Moderate	, Area Aj	fected : 30%			
		: Through	out xtent : Moderate, A	mag Aff-	atad . 200/			
		etration, E. : Through		леи Ајје	ned : 50%			
CCET/C1 1 M		. Inrough	oni — — — — — — — — — — — — — — — — — — —	LIDD	* *			
SGFT/Glazed Masonry	10%			LIFE				

Asset #: 1999

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$17,800	2040	* *	5	\$13,800	
	Cracking/	Crumbling,	Extent: Light, Are	ea Affecte	ed : 20%			
	Location	: Through	out					
AcousTileSusp.Lay-In	40%			2040	* *	5	\$35,300	
Gypsum Board	10%			LIFE	* *	5	\$11,000	
Plaster	25%	Now	\$28,900	LIFE	* *	5	\$13,800	
	U	Crumbling, 1 : Stairwell	Extent : Moderate	, Area A <u>j</u>	fected : 5%			
			: Moderate, Area 1	Affected	· 30%			
		ıng, Exteni ı : Stock Ro		тујестей .	. 5070			
			xtent : Light, Area .	Affected	. 10%			
		: Through	0 .	турстви	. 10/0			

Electrical		Current F	Repair	Futu	re Replacement	М	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts										
Service Equipment										
Fused Disc Sw	100%			2037	* *	5	\$200			
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location	: Electrica	ıl Room							
	Explanati	on : Main	Service Disconnec	t Switch	Rated @ 2000 Am	peres.				
Switchgear / Switchboard										
Fused Disc Sw	100%			2037	* *	5	\$200			
Raceway										
Conduit	30%			2037	* *	1				
Conduit	65%			2027	\$33,300	1				
Conduit	5%			2053	* *	1				
Panelboards										
Fused Toggle Switch	35%	2-4	\$15,700	2052	* *	5	\$200			
	On Extende	ed Life, Ex	tent : Severe, Area	Affected	: 100%					
	Location	: Basemen	t 1,2,3,4 Stairway							
Molded Case Bkrs	30%			2026	\$13,400	5	\$300			
Molded Case Bkrs	5%			2049	**	5	\$100			
Molded Case Bkrs	30%			2035	* *	5	\$300			
Wiring							·			
Braided Cloth	35%	2-4	\$26,900	2052	* *	1				
	Insulation 1	Aged, Exte	nt : Severe, Area A	ffected :	100%					
	Location	: Through	out The Building	,,,						
Thermoplastic	30%			2027	\$23,100	1				
Thermoplastic	5%			2053	* *	1				
Thermoplastic	30%			2037	* *	1				

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

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

Asset #: 1999

Electrical	Current Repair	Future Replacement	N	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	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 Location : Roof	Affected : 100%				
Variable Frequency	50%	2032 **	:			
Drive						
Ground						
Grounding Devices						
Generic	100% 0-2 \$9,500	LIFE **	5	\$600		
	Other Observation, Extent : Severe, Are	ea 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		\$19,300		
	T-8 Lamps And Fixtures, Extent: Mode Location: Throughout The Building	rate, Area Affected : 100%				
Fluorescent	5%	2022 \$34,500	10	\$1,900		
	T-12 Lamps And Fixtures, Extent : Mod Location : 1st Floor Office	· ·				
Fluorescent	15%	2027 \$103,400	10	\$5,800		
2.200.050220	Compact Fluorescent Light, Extent : M Location : Hallways And Staircase			<i>\$2,000</i>		
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		\$100		
	Compact Fluorescent Light, Extent : M Location : Outside	oderate, Area Affected : 10	0%			
HID	15%	2027 \$23,800	10			
Incandescent	2%	2022 \$2,700				
No Component	80%	. ,				
Alarm						
Security System						
No Component	80%					
Generic	20%	2035 **	1	\$3,100		
	Other Observation, Extent : Light, Area					
	Location: 1st Floor, 4th Floor, Hallw	vays				
	Explanation: CCTV Surveillance Car	mera				

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

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

Asset #: 1999

Electrical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Co FY	st Cycl (Yrs		Priority	
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2032 *	* 1-3	\$25,900		
_	Other Observation, Extent : Light, Are	ea Affected : 100%				
	Location: Throughout The Building					
	Explanation: Strobe Lights, Manual	Pull Stations, Alarm Bells	s, Smoke 1	Detectors, Horns		

Mechanical		Current F	Repair	Futur	re Replacement	М	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating										
Energy Source Plant Campus Steam / PRV	100%			2037	* *	1				
			xtent : Light, Area	55						
	Location : Columbia University - Adjacent Building									
	Explanat	ion : 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			
1 5 1		ed Life, Ext : Through	tent : Moderate, A out	rea Affec	ted : 100%					
Terminal Devices										
Air Handler	40%			2032	* *	1	\$10,400			
Convector/Radiator	60%			2025	\$126,200	1	\$8,100			
		ed Life, Ext : Through	tent : Moderate, A out	rea Affec	ted : 100%					
Air Conditioning										
Energy Source	1000/			20.42	* *					
Electricity	100%			2043	* *	1				
Conversion Equipment Int Pkg Unit - Heating/Cooling	20%			2025	\$167,000	2	\$500			
Treating/Cooming		ervation, E : First Flo	xtent : Light, Area or	Affected	: 100%					
	Explanat	ion : This U	Unit Serves The Fi	rst Floor						
Reciprocating Compr/Chiller	40%			2027	\$133,300	1	\$7,800			
Window/Wall Unit	Loose, Ext	Now ent : Mode : 1st And 2	\$3,300 rate, Area Affected and Floors	2022 !: 15%	\$32,700	1				

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

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

Asset #: 1999

/lechanical		Current F	lepair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Distribution								
CW & CHW Wtr	40%			2037	* *	4	\$800	
Pipe/Pump	600/							
No Component	60%							
Terminal Devices Air Handler/Cool/Ht	40%			2027	¢176 200	1	¢10.400	
No Component	40% 60%			2027	\$176,200	1	\$10,400	
entilation	0070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,400	
Exhaust Fans							Ψ20,:00	
Interior	10%	0-2	\$14,000	2037	* *	2	\$100	
	Unit Inope	rable, Exte	nt : Moderate, Are		d: 100%			
			e Mechanical Equ		oom, House Gener	al Exhai	ıst Fan Multiple	
	Mechanie	cal And Or	Electrical Defects					
Interior	20%			2022	\$27,900	2	\$300	
Roof	30%			2027	\$19,600	2	\$400	
No Component	40%							
			xtent : Light, Area					
			Floor And Penthous		= =			
	Explanat Report	ion : These	Components Are A	Accounte	d For Under The C	Cooling S	Section Of This	
lumbing	кероп							
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$62,500	4	\$6,200	
C ', D, '							\$0,200	
Sanitary Piping							\$0,200	
Sanitary Piping Cast Iron	100%			LIFE	* *	1	\$0,200	
		ed Life, Ex	tent : Moderate, Ai			1	\$0,200	
	On Extend	ed Life, Ext				1	\$0,200	
	On Extende Location	-		rea Affeci		1	\$0,200	
Cast Iron	On Extend	-				1	\$0,200	
Cast Iron Storm Drain Piping	On Extende Location 100% On Extende	: Througho	out tent : Moderate, Ai	rea Affect	red : 100% **	1	\$0,200	
Cast Iron Storm Drain Piping Cast Iron	On Extende Location 100% On Extende	: Through	out tent : Moderate, Ai	rea Affect	red : 100% **	1	\$0,200	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s)	On Extende Location 100% On Extende Location	: Througho	out tent : Moderate, Ai	LIFE rea Affect	** ** red : 100%	1		
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Submersible	On Extende Location 100% On Extende	: Througho	out tent : Moderate, Ai	rea Affect	red : 100% **	1 1 4	\$1,300	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Submersible Sewage Ejector(s)	On Extende Location 100% On Extende Location 100%	: Througho	out tent : Moderate, Ai	LIFE rea Affect	** red: 100% ** red: 100% \$1,300	1 4	\$1,300	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Submersible Sewage Ejector(s) Electric	On Extended Location 100% On Extended Location 100% 95%	: Througho	out tent : Moderate, Ai out	LIFE rea Affect 2019 2027	* * * ed : 100% \$1,300 \$10,700	1 4 4	\$1,300 \$2,400	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Submersible Sewage Ejector(s)	On Extende Location 100% On Extende Location 100% 95% 5%	: Throughout the control of the cont	out tent : Moderate, Ar out \$600	LIFE rea Affect 2019 2027 2037	** red: 100% ** sed: 100% \$1,300 \$10,700 **	1 4	\$1,300	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Submersible Sewage Ejector(s) Electric	On Extende Location 100% On Extende Location 100% 95% 5% Malfunctio	: Throughout the control of the cont	out tent : Moderate, An out \$600 nt : Moderate, Arec	LIFE rea Affect 2019 2027 2037 a Affected	** red: 100% ** \$1,300 \$10,700 ** 1: 100%	1 4 4	\$1,300 \$2,400	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Submersible Sewage Ejector(s) Electric Electric	On Extende Location 100% On Extende Location 100% 95% 5% Malfunctio	: Throughout the control of the cont	out tent : Moderate, Ar out \$600	LIFE rea Affect 2019 2027 2037 a Affected	** red: 100% ** \$1,300 \$10,700 ** 1: 100%	1 4 4	\$1,300 \$2,400	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Submersible Sewage Ejector(s) Electric Electric Backflow Preventer	On Extende Location 100% On Extende Location 100% 95% 5% Malfunction Location	: Throughout the control of the cont	out tent : Moderate, An out \$600 nt : Moderate, Arec	LIFE rea Affect 2019 2027 2037 2037 Affected Pump Co	** red: 100% ** sted: 100% \$1,300 \$10,700 ** d: 100% ntrols	1 4 4 4 4	\$1,300 \$2,400 \$100	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Submersible Sewage Ejector(s) Electric Electric	On Extende Location 100% On Extende Location 100% 95% 5% Malfunctio Location 100%	: Throughout the control of the cont	out tent : Moderate, Ai out \$600 nt : Moderate, Area t, Malfunctioning i	LIFE rea Affect 2019 2027 2037 Affected Pump Co 2027	** ** ** ** ** ** ** ** ** **	1 4 4	\$1,300 \$2,400	
Cast Iron Storm Drain Piping Cast Iron Sump Pump(s) Submersible Sewage Ejector(s) Electric Electric Backflow Preventer	On Extende Location 100% On Extende Location 100% 95% 5% Malfunctio Location 100% Other Obse	: Throughout the control of the cont	stent : Moderate, And Secut \$600 nt : Moderate, Area t, Malfunctioning in the security of the	LIFE rea Affect 2019 2027 2037 Affected Pump Co 2027	** ** ** ** ** ** ** ** ** **	1 4 4 4 4	\$1,300 \$2,400 \$100	

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

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

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

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

Print Date: 22-Sep-2017 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2018

Asset Name : WESTCHESTER DISTRICT HEALTH CTR
Address : 2527 GLEBE AVENUE @OVERING STREET

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

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 A Importance Code B	\$16,900 \$90,100	\$1,800 \$25,500	\$21,500 \$13,300	\$1,800 \$48,900
-				•



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Architecture		Current F	Repair	Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
kterior									
Exterior Walls	1000/	NT	¢102 000	LIEE	* *	-	£22.000		
Masonry: Brick		Now Miss/Ero	\$192,900 l, Extent : Moderat	LIFE	• •	5	\$32,000		
		: Through		e, Areu r	ijjeciea . 3070				
		_	ou xtent : Moderate, A	rea Affe	cted: 30%				
		: Through							
Windows									
Aluminum	100%	Now	\$132,100	2035	* *	5	\$7,900		
	Water Pene	etration, E.	xtent : Moderate, A	rea Affe	cted : 30%				
	Location	: Through	out						
Parapets	1007	3.7	011 500		* *	_	do 5 00		
Cast Stone/Terra Cotta		Now	\$11,500	LIFE		5	\$3,500		
	_	.rumbแng, : Through	Extent : Moderate	, Area Aj	fectea : 20%				
		_	oui xtent : Moderate, A	raa Affa	atad · 20%				
		: Through		леи Ајје	.ieu . 2070				
Masonry: Brick		Now	\$47,200	LIFE	* *	5	\$4,100		
Masoniy. Brick			Extent : Moderate		ffected · 20%	3	\$4,100		
		: Through		, 11/00/11/	jeelea . 2070				
		U	l, Extent : Moderat	e, Area A	Affected : 20%				
		: Through							
Roof									
Modified Bitumen		Now	\$3,600	2027	\$7,300				
			xtent : Moderate, A	rea Affe	cted : 30%				
		: Through	out						
Roll Roofing	95%			2026	\$97,700	5	\$39,500		
terior									
Floors	15%			2026	\$101.500	2	\$11,900		
Carpet Cast in Place Concrete	15%			2026 LIFE	\$101,500 * *	3 5	\$11,900		
Cast in Flace Concrete Ceramic Tile	5%			2030	* *	5	\$2,700		
Quarry Tile	5%			2030	* *	5	\$4,000		
Terrazzo	15%	0-2	\$18,500	LIFE	* *	5	\$6,200		
1 11 11 11 11			Extent : Light, Are		ed : 5%	,	Ψ0,200		
		: Stairwel	· ·						
Vinyl Tile	45%			2032	* *	3	\$9,000		
Vinyl Tile	10%			2027	\$45,100	3	\$2,000		

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

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

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	
	Cracking/0	Crumbling,	Extent: Light, Are	a Affecte	ed : 10%			
	Location	: Through	out					
Concrete Masonry Unit	15%			LIFE	* *	5	\$3,400	
Plaster	35%	Now	\$16,000	LIFE	* *	5	\$6,000	
	Location Water Pen	: Through	xtent : Light, Area	55				
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	
	Location Water Pen	: Through	Extent : Moderate out xtent : Moderate, A		-		. ,	

ectrical		Current Rep	air	Futur	e Replacement	M	aintenance			
tem Component Type	, , , , , ,	ail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
ler 600 Volts										
Service Equipment										
Fused Disc Sw	100%			2047	* *	5	\$200			
	Other Obser	Other Observation, Extent: Light, Area Affected: 100%								
	Location:	Electrical R	oom							
	Explanatio	on : Main Sei	rvice Disconnec	t Switch	Rated @ 1200 Amp	peres.				
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				
	Insulation A	ged, Extent .	Severe, Area A	ffected :	100%					
	Location:	Throughout	The Building							
Thermoplastic	50%			2047	* *	1				

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

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

Asset #: 1978

Electrical	Current Repai	r Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	mated 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	5 00/	2022	* *	1.0	#16300			
Fluorescent	50%	2032		10	\$16,300			
	T-8 Lamps And Fixtures, E. Location : Throughout Th		ectea : 100%					
Fluorescent	40%	2022	\$232,800	10	\$13,000			
	T-12 Lamps And Fixtures, I Location : Throughout Th		ra Affected : 100%					
Fluorescent	9%	2035	* *	10	\$2,900			
	T-5 Lamps And Fixtures, E. Location: 1st Floor	xtent : Light, Area Affa	ected : 100%					
Fluorescent	1%	2032	* *	10	\$300			
	Compact Fluorescent Light Location : Elevator Cars		Affected : 100%	10	Ψ300			
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	700/							
No Component	70%	2022	* *	1	¢4.000			
Generic	30%	2032		1	\$4,000			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Hallways, Staircases, Outside Explanation : CCTV Surveillance Camera							
Eina/Smales Detection	Explanation : CCIV Surv	emance Camera						
Fire/Smoke Detection	100%	2032	* *	1-3	\$21,900			
Generic, Digital				1-3	φ 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							
	Expandion . Main Dell	, i un siulloi	is, smore Detector	5, 1101113	III SHOOL LIGHTS			

Mechanical	Curren	t Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years	te 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.

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

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

Asset #: 1978

Mechanical	Current	Repair	Future	Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	100% Other Observation, Location: Baseme	_			1	\$17,500	
Distribution	Explanation : 2 Iva	iiiriii Gus I irea sec	nonui 110	n water Botters			
Hot Wtr Piping/Pump Hot Wtr Piping/Pump	20% 80%		2043 2035	* *	4 4	\$500 \$2,100	
Terminal Devices Convector/Radiator	100% On Extended Life, E. Location : Througl		2025 rea Affect	\$177,500 ed: 100%	1	\$11,500	
Air Conditioning							
Energy Source Electricity	100%		2043	* *	1		
Conversion Equipment Window/Wall Unit	70%		2022	\$48,400	1		
No Component Terminal Devices	30%						
Fan Coil - 2 Pipe		Extent : Light, Area oor And Basement I rior Portion Of Spli	Level	**	1	\$3,400	
No Component	70%	tor I ornon Oj Spin	Onti				
Heat Rejection Air Cooled Condenser Unit	30%		2032	* *	2	\$7,400	
	Other Observation, I Location : Court Yo Explanation : Exte						
No Component	70%						
Ventilation							
Distribution Ductwork/Diffusers	100% Now Obsolete Equipment Location: Baseme	\$6,100 , Extent : Light, Are nt Mechanical Equi			2-5	\$19,800	
Exhaust Fans Interior	100% On Extended Life, E. Location : Penthoi	xtent : Moderate, A use Mechanical Equ			2	\$1,100	
Plumbing							
H/C Water Piping Galvanized Steel	100%		2032	* *	1		
Water Heater Gas Fired	100% Recent Installation, Location : Baseme		2026 Affected	\$20,200 : 100%	2	\$500	

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

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

Mechanical	Current Repair	Future	Replacement	M					
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Sanitary Piping	20/ 27		di di						
Cast Iron	2% Now \$4,9		* *	1					
	Leak Evident, Extent : Moderate, A	rea Affected : 5	%						
	Location: Boiler Room								
Cast Iron	98%	LIFE	* *	1					
	On Extended Life, Extent : Modera	te, Area Affecteo	d: 100%						
	Location : Throughout								
Storm Drain Piping									
Cast Iron	5% Now \$3,5		* *	1					
	Blockage /Clogged, Extent: Mode	rate, Area Affect	ted : 5%						
	Location : Backyard Leaders								
Cast Iron	95%	LIFE	* *	1					
	On Extended Life, Extent : Modera	te, Area Affected	d: 100%						
	Location: Throughout								
Sump Pump(s)									
Submersible	100%	2021	\$1,100	4	\$800				
Backflow Preventer									
Generic	100%	2032	* *	1	\$2,200				
	Other Observation, Extent : Moder	ate, Area Affect	ed : 100%						
	Location: First Floor								
	Explanation: Component Observ	ved 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 Controlle	r							

^{**} 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

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



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Architecture		Current Repair		Futur	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
kterior									
Exterior Walls	000/					_	422.200		
Masonry: Brick	90%			LIFE	* *	5	\$33,300		
Granite Panels	2%		# 4 2 2 2 2	LIFE	* *	5	\$600		
Pre-Cast Concrete	8%		\$4,900	LIFE		5	\$9,600		
	_	Crumbling, 1 : Main En	Extent : Light, Are try	ea Affecte	ed : 5%				
Windows									
Aluminum	100%		\$84,600	2040	* *	5	\$5,100		
	-	ation, Exter 1 : Through	ıt : Light, Area Affe out	ected : 50	%				
	Water Per	etration, E	xtent : Moderate, A	rea Affec	eted : 15%				
			r, 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		
erior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$7,800		
Ceramic Tile	8%		\$5,500	2027	\$55,200	5	\$1,400		
		_	nents, Extent : Ligh athroom In Basemer		fected : 5%				
Terrazzo	12%	Now	\$19,900	LIFE	* *	5	\$3,300		
	Cracking/		Extent : Severe, A.		ted : 15%		* -)		
Vinyl Tile	55%		\$50,000	2029	* *	3	\$7,400		
vinyi ine					50%	3	\$7,700		
	Worn/Eroded, Extent : Moderate, Area Affected : 50% Location : Throughout 2nd And 3rd Floor								
Vinyl Tile	15%		\$4,500	2019	\$45,400	3	\$2,000		
,	Cracking/Crumbling, Extent: Moderate, Area Affected: 15%								
	_	ı : Staircas			,				
			Extent : Moderate, A	Area Affe	cted : 100%				
			or And Some Section						
	Explana	tion : 9x9 U	Inits						

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

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

Asset #: 1987

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Interior Walls	- 0./					_		
Ceramic Tile	5%		#2 7 00	2027	\$61,600 * *	5	\$2,200	
Gypsum Board	10%		\$3,700	LIFE		5	\$2,700	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10% Location : 2nd And 3rd Floor							
			: Moderate, Area A	Affactad .	150/			
			out 2nd And 3rd Fl		1370			
W 11 D 1			oui 2na Ana 5ra Fi		* *			
Marble Panels	5%			LIFE	* *	-	¢.c. 700	
Plaster	50% 15%	N	¢16 100	LIFE LIFE	* *	5 5	\$6,700	
Plaster	_		\$16,100 , Extent : Severe, A			3	\$2,000	
	_	_	, Extent . Severe, A. Locations In Basen		iea . 2570			
			xtent : Severe, Area		1 · 25%			
			Locations In Basen		1. 25/0			
			Extent : Severe, Area		d : 15%			
			orage Room In The					
			Growing On Walls					
SGFT/Glazed Masonry	15%		\$25,900	LIFE	* *			
SGI I/ Glazea I/Iasolily	_		, Extent : Moderate		ffected : 10%			
			Chute On 3rd Flo		V			
Ceilings								
AcousTileSusp.Lay-In	40%	Now	\$115,300	2044	* *	5	\$7,100	
1	Broken/M	issing Elem	nents, Extent : Mode	erate, Ar	ea Affected : 50%		-	
	Location	: 2nd And	3rd Floor					
	Staining/L	Discoloring	, Extent : Moderate	, Area A	ffected : 50%			
	Location	a: 2nd And	3rd Floor					
	Worn/Erod	led, Extent	: Moderate, Area A	Affected :	50%			
	Location	a: 2nd And	3rd Floor					
Exposed Concrete	10%			LIFE	* *	5	\$600	
Plaster	50%			LIFE	* *	5	\$11,200	

lectrical	Current Repair	Futur	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$4,800	5	\$100	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: One 800 Amperes Main	Disconn	ect 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	

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

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Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Modes	rate, Area Affe	cted : 100%			
	Location: Water Main					
	Explanation: Connected With M	ain Water Pipe	?			
Lighting						
Interior Lighting						
Fluorescent	70%	2019	\$274,000	10	\$15,300	
	Other Observation, Extent : Model	rate, Area Affe	cted : 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	Currer	t Repair	Futui	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2044	* *	1		

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Asset #: 1987

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Heat Exchanger, Plate & Frame				2033	* *	1	\$5,900	
	Location Explana	ı : Basemer tion : 2 Ste	Extent : Light, Area nt am To Hot Water C	onverter	s		441.000	
Steam Boiler	Location	servation, E 1 : Basemer	Extent : Light, Area nt s Fired Steam Boile		**: 100%	1	\$11,800	
Distribution								
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	80% 20%			2032 2044	* *	4 4	\$1,400 \$400	
Terminal Devices								
Convector/Radiator	100%			2037	* *	1	\$7,700	
Air Conditioning Energy Source	100%			2040	* *	1		
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%				4-1,5			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,300	
Exhaust Fans								
Roof	Malfuncti	-	\$7,400 nt : Moderate, Ared oor Roof, 1 Of 5 Bu			2	\$600	
Plumbing			J. J					
H/C Water Piping								
Brass/Copper	20%			2044	* *	1		
Galvanized Steel	80%			2022	\$78,300	1		
			tent : Moderate, A					
		i : Beyond ' seful Life C	The Boiler Room, T ycle Limit	he Dome	estic Hot And Cold	Water Pi	iping Are Beyond	
Water Heater Gas Fired	100%			2022	\$13,600	2	\$300	
Sanitary Piping	. د د د و					_		
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

Mechanical	Current Repair	Future Repl	acement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estim	ated 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	* *			
	ó					
	Location: B-3					
	Explanation: One Unit					

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816

Project: HEALTH AND MENTAL HYGIENE

CAPITAL		F	FY 2019 - 2022			FY 2023 - 2028		
Miscellaneous Buildings			175,800			142,700		
EXPENSE		FY 2019	FY 2020		FY 2021	FY 2022		
Miscellar	neous 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		

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

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