

Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Interior Architecture		\$236,400
Electrical	\$106,800	\$615,600
<b>Total</b>	<b>\$106,800</b>	<b>\$852,000</b>
Importance Code B	\$106,800	\$852,000
<b>Total</b>	<b>\$106,800</b>	<b>\$852,000</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture		\$2,700		\$5,000
Interior Architecture	\$10,200		\$500	\$3,000
Electrical	\$14,500	\$2,800	\$3,200	\$2,600
Mechanical	\$9,800	\$37,300	\$7,500	\$5,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$38,400</b>	<b>\$46,700</b>	<b>\$15,100</b>	<b>\$19,900</b>
Importance Code A	\$2,500	\$5,200	\$2,500	\$7,500
Importance Code B	\$36,000	\$41,500	\$12,600	\$12,400
Importance Code C				
<b>Total</b>	<b>\$38,400</b>	<b>\$46,700</b>	<b>\$15,100</b>	<b>\$19,900</b>



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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
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	
<b>Windows</b>								
Aluminum	95%			2046	**	5	\$10,000	
Steel	5%			2032	**	5	\$6,600	
<b>Parapets</b>								
Masonry: Brick	85%			LIFE	**	5	\$4,600	
Metal Security Bars	10%			2059	**			
Pre-Cast Concrete	5%			LIFE	**	5	\$1,700	
<b>Roof</b>								
Modified Bitumen	95%			2032	**	10	\$27,900	
Skylight, Metal/Glass	5%			2034	**	10	\$4,900	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$4,100	
Ceramic Tile	5%			2027	\$35,300	5	\$1,900	
Terrazzo	15%			LIFE	**	5	\$4,400	
Vinyl Tile	65%			2024	\$201,100	3	\$12,100	
Vinyl Tile	10%			2029	**	3	\$1,400	
<b>Interior Walls</b>								
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	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%			2037	**	5	\$7,500	
Exposed Concrete	5%			LIFE	**	5	\$300	
Plaster	60%			LIFE	**	5	\$14,000	
Plaster	15%	Now	\$7,200	LIFE	**	5	\$3,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$4,700	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$71,600	2054	**	5	\$100	
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Obsolete Equipment</i>							
<hr/>								
Raceway								
Conduit	90%			2024	\$31,000	1		
Conduit	10%			2034	**	1		
<hr/>								
Panelboards								
Fused Toggle Switch	40%	2-4	\$11,700	2049	**	5	\$100	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Molded Case Bkrs	40%			2023	\$11,700	5	\$300	
Molded Case Bkrs	20%			2032	**	5	\$200	
<hr/>								
Wiring								
Braided Cloth	70%	2-4	\$35,200	2049	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	30%			2034	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%			2029	**	5	\$100	
Locally Mounted	50%			2022	\$27,400	5	\$100	
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	60%			2024	\$239,800	10	\$13,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	2%			2024	\$8,000	10	\$500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Stair Cases</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
Fluorescent	38%			2024	\$151,900	10	\$8,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T8 Lamps</i>							
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2024	\$16,400	10	\$3,000	
Exit, Service	50%			2024	\$4,100	1		
<hr/>								
Exterior Lighting								
HID	100%			2024	\$104,600	10	\$100	

**Alarm**

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

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

**Alarm**

## Security System

## Generic

100% 2024 \$83,800 1 \$10,600

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Intrusion Alarm Only, Motion Sensors And Panic Doors*

## Fire/Smoke Detection

## Generic

100% 2029 \* \* 1-3 \$17,500

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors*

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

**Heating**

## Energy Source

## Natural Gas

100% 2044 \* \* 1

## Conversion Equipment

## Steam Boiler

100% 2029 \* \* 1 \$24,700

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

*Location : Boiler Room*

*Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100% Now \$3,400 2034 \* \* 4 \$1,200

*Corroded, Extent : Moderate, Area Affected : 5%*

*Location : Vacuum Condensate Pumps*

## Terminal Devices

## Air Handler

10% 2024 \$13,100 1 \$1,500

## Convactor/Radiator

90% 2029 \* \* 1 \$7,200

**Air Conditioning**

## Energy Source

## Electricity

100% 2040 \* \* 1

## Conversion Equipment

## Window/Wall Unit

30% 2022 \$15,000 1

## No Component

70%

## Terminal Devices

## Direct Expansion

10% 2024 \$2,300 1

## No Component

90%

## Heat Rejection

## Air Condenser Unit

10% 2024 \$1,500 2 \$1,700

## No Component

90%

**Ventilation**

## Distribution

## Ductwork/Diffusers

100% LIFE \* \* 2-5 \$13,900

## Exhaust Fans

## Interior

100% 2019 \$26,900 2 \$800

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Plumbing</b>								
H/C Water Piping Galv Iron/Steel	100%			2029	* *	1		
Water Heater Gas Fired	100%			2022	\$5,700	2	\$400	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	Now	\$1,700	LIFE	* *	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Sump Pump(s) Rigid Piping	100%			2024	\$10,800	4	\$1,600	
Sewage Ejector(s) Electric	100%			2029	* *	4	\$1,600	
Backflow Preventer Generic	100%			2032	* *	1	\$1,700	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : 1 Unit</i>						
<b>Fire Suppression</b>								
Sprinkler No Component Generic	95%			2044	* *	1-2	\$300	
Chemical System No Component Generic	80%			2019	\$5,100	1-3	\$10,100	
	20%							
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

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Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$62,600	\$62,600
Electrical		\$86,600
Mechanical		\$387,900
<b>Total</b>	<b>\$62,600</b>	<b>\$537,100</b>
Importance Code A	\$62,600	\$62,600
Importance Code B		\$474,500
<b>Total</b>	<b>\$62,600</b>	<b>\$537,100</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$41,500		\$10,900	
Interior Architecture	\$139,400		\$4,400	\$4,200
Electrical	\$33,800	\$3,700	\$4,200	\$5,400
Mechanical	\$12,700	\$6,500	\$13,800	\$4,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$231,300</b>	<b>\$14,200</b>	<b>\$37,300</b>	<b>\$18,100</b>
Importance Code A	\$43,300	\$1,900	\$12,700	\$1,900
Importance Code B	\$127,300	\$12,300	\$24,500	\$16,200
Importance Code C	\$60,700			
<b>Total</b>	<b>\$231,300</b>	<b>\$14,200</b>	<b>\$37,300</b>	<b>\$18,100</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	3%	0-2	\$6,100	LIFE	**	5	\$11,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	85%			LIFE	**	5	\$125,200	
Masonry: Limestone	10%			LIFE	**	5	\$11,000	
Granite Panels	2%			LIFE	**	5	\$2,200	
<b>Windows</b>								
Aluminum	100%			2035	**	5	\$10,200	
<b>Parapets</b>								
Masonry: Brick	75%			LIFE	**	5-10	\$26,900	
Masonry: Limestone	10%			LIFE	**	5-10	\$6,400	
Metal Panel	5%			2037	**	5	\$1,000	
Metal Rail	10%			2040	**	5-10	\$9,500	
<b>Roof</b>								
Modified Bitumen	95%			2032	**	10	\$27,100	
Skylight, Metal/Glass	5%			2037	**	10	\$4,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 2</i>							
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$9,700	
Ceramic Tile	5%	2-4	\$2,100	2036	**	5	\$1,100	
	<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Bathrooms</i>							
Terrazzo	15%	0-2	\$15,100	LIFE	**	5	\$5,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	75%	Now	\$13,800	2032	**	3	\$12,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
<b>Interior Walls</b>								
Ceramic Tile	5%	2-4	\$5,200	2036	**	5	\$1,900	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Bathrooms</i>							
Gypsum Board	40%			LIFE	**	5-10	\$52,900	
Metal Panel	5%			LIFE	**	10	\$1,800	
Marble Panels	5%			LIFE	**	10	\$1,600	
Plaster	20%			LIFE	**	5-10	\$13,200	
Plaster	5%	Now	\$1,500	LIFE	**	5	\$1,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
SGFT/Glazed Masonry	20%			LIFE	**	10	\$7,800	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%			2040	**	5	\$8,900	
AcousTileSusp.Lay-In	20%	0-2	\$3,500	2032	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%			LIFE	**	5-10	\$30,500	
Metal Panel	10%			LIFE	**	5	\$11,100	
Plaster	30%			LIFE	**	5-10	\$22,800	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2047	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1600 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2047	**	5	\$200	
<b>Raceway</b>								
Conduit	50%			2027	\$17,200	1		
Conduit	50%			2047	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2026	\$2,200	5		
Molded Case Bkrs	45%			2026	\$19,700	5	\$400	
Molded Case Bkrs	50%			2043	**	5	\$500	
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$25,100	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2047	**	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2025	\$36,500	5	\$100	
Variable Frequency Drive	50%			2032	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,100	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2040	**	1	\$11,600	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2036	* *	1	\$14,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 600kw</i>								
<b>Batteries</b>								
Lead/Acid	100%			2021	\$1,500	5	\$1,400	
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2043	* *	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
<b>Main Tank</b>								
	50%			2030	* *	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 4000 Gallons Rated Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
	80%			2032	* *	10	\$27,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<b>Fluorescent</b>								
	10%			2032	* *	10	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : T-5 Lamps</i>								
<b>Fluorescent</b>								
	5%			2022	\$30,300	10	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
<b>Fluorescent</b>								
	5%			2032	* *	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<b>Egress Lighting</b>								
<b>Emergency, Service</b>								
	40%			2032	* *	1		
<b>Emergency, Battery</b>								
	10%			2027	\$5,000	10	\$900	
<b>Exit, LED</b>								
	45%			2055	* *	1		
<b>Exit, Service</b>								
	5%			2027	\$600	1		
<b>Exterior Lighting</b>								
<b>HID</b>								
	20%			2027	\$27,900	10		
<b>No Component</b>								
	80%							

**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.

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

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

## Alarm

## Security System

No Component

70%

Generic

30%

2035

\* \*

1

\$4,200

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

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\* \*

1-3

\$7,000

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

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

## Heating

## Energy Source

Natural Gas

100%

2047

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2032

\* \*

1

\$18,700

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

## Distribution

Hot Wtr Piping/Pump

100%

2035

\* \*

4

\$2,800

## Terminal Devices

Air Handler

25%

2027

\$49,700

1

\$5,800

Convactor/Radiator

70%

2025

\$243,900

1

\$8,500

Fan Coil Unit/Heat

5%

2027

\$27,600

1

\$600

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

## Air Conditioning

## Energy Source

Electricity

100%

2043

\* \*

1

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	22%			2027	\$37,500	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Exterior Pkg Unit - Cooling	3%	0-2	\$5,100	2037	**	2	\$100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, Probable Clogged Refrigerant Line At The Roof Top Unit Evaporator Coils</i>								
Window/Wall Unit	75%			2022	\$56,900	1		
Terminal Devices								
Air Handler/Cool/Ht No Component	25%			2032	**	1	\$5,800	
	75%							
Ventilation								
Distribution								
Ductwork/Diffusers No Component	25%			LIFE	**	2-5	\$8,300	
	75%							
Exhaust Fans								
Roof No Component	40%			2027	\$11,700	2	\$500	
	60%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : First And Second Floors</i>								
<i>Explanation : No Mechanical Ventilation On First And Second Floors</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2020	\$8,600	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One Tank Of 70 Gallon Capacity</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2027	\$10,800	4	\$2,500	
Backflow Preventer								
Generic	100%			2032	**	1	\$2,300	
Fixtures								
Generic	100%							
Vertical Transport								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>	<b>Priority</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>		
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : B-3</i>									
<i>Explanation : 1 Unit</i>									
Fire Suppression									
Chemical System									
	No Component	95%							
	Generic	5%			2025	\$1,300	1-3	\$2,500	

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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**

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$343,100	
Interior Architecture	\$203,900	\$185,600
Electrical		\$188,800
Mechanical		\$50,000
<b>Total</b>	<b>\$546,900</b>	<b>\$424,400</b>
Importance Code A	\$343,100	
Importance Code B	\$55,700	\$424,400
Importance Code C	\$148,200	
<b>Total</b>	<b>\$546,900</b>	<b>\$424,400</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$35,200	\$1,800		
Interior Architecture	\$19,900	\$500	\$200	
Electrical	\$8,000	\$3,500	\$1,900	\$1,900
Mechanical	\$8,800	\$2,200	\$4,800	\$4,900
<b>Total</b>	<b>\$72,000</b>	<b>\$7,900</b>	<b>\$6,900</b>	<b>\$6,800</b>
Importance Code A	\$37,300	\$2,400	\$600	\$600
Importance Code B	\$34,700	\$5,500	\$6,300	\$6,200
Importance Code C				
<b>Total</b>	<b>\$72,000</b>	<b>\$7,900</b>	<b>\$6,900</b>	<b>\$6,800</b>



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$5,100	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	8%	Now	\$16,400	2031	**	5	\$2,300	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Doors</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Doors</i>								
Stucco Cement	84%	Now	\$87,800	2031	**	5	\$19,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is An Eifs System</i>								
Window Wall	3%	0-2	\$2,600	2036	**	5	\$1,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Entrance</i>								
Windows								
Fiberglass Panel	100%			2034	**	5	\$3,600	
Roof								
IRMA/Protected Membrane	97%	Now	\$255,300	2036	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southern Perimeter</i>								
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Perimeter Edges</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Paver Seams And Roof Drains</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Penetrations Over Garage Dock, Room 11/12</i>								
Metal Panel	3%	Now	\$11,200	2046	**			
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Entry Vestibule</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Entry Vestibule</i>								

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2029	**	5	\$900	
Traffic Topping	85%	Now	\$55,700	2026	\$185,600	5	\$9,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exam Rooms And Dock Areas</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Floor Drains</i>								
Vinyl Tile	10%			2026	\$15,000	3	\$700	
<b>Interior Walls</b>								
Concrete Masonry Unit	100%	4+	\$148,200	LIFE	**	5	\$9,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Medical Offices</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Paint Peeling</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	70%	Now	\$19,900	2031	**	5	\$6,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$300	
Exposed Struc: Steel	20%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Corrugated Metal Decking</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2036	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2036	**	5	\$100	
<b>Raceway</b>								
Conduit	100%			2036	**	1		

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

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2034	**	5		
Molded Case Bkrs	90%			2034	**	5	\$300	
<b>Wiring</b>								
Thermoplastic	100%			2036	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2031	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$200	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2031	**	1	\$3,700	
<b>Generators</b>								
Diesel	100%			2029	**	1	\$4,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : Emergency Generator Rated @ 265kw</i>					
<b>Batteries</b>								
Lead/Acid	100%			2019	\$1,500	5	\$400	
<b>Fuel Storage</b>								
Main Tank	100%			2041	**	5	\$400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 400 Gallons Rated Capacity</i>					
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	99%			2026	\$66,300	10	\$10,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	1%			2026	\$700	10	\$100	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Entrance</i>					
<b>Egress Lighting</b>								
Emergency, Service	50%			2026	\$2,900	1		
Exit, Service	50%	Now	\$2,000	2036	**	1		
			<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
<b>Exterior Lighting</b>								
HID	20%			2026	\$8,900	10		
HID	10%	Now	\$4,400	2036	**			
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Front Of The Building</i>					
			<i>Explanation : Not Operational</i>					
No Component	70%							

**Alarm**

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

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2026

\$10,700

1

\$1,400

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

## Fire/Smoke Detection

Generic, Digital

100%

2026

\$121,800

1-3

\$7,400

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

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

**Heating**

## Energy Source

Natural Gas

100%

2036

\* \*

1

## Conversion Equipment

Furnace

90%

Now

\$600

2026

\$12,900

1

\$4,800

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

Furnace

10%

Now

\$1,400

2036

\* \*

1

\$500

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

## Energy Source

Electricity

100%

2034

\* \*

1

## Conversion Equipment

Reciprocating  
Compr/Chiller

85%

2026

\$33,900

1

\$4,800

*Other Observation, Extent : Light, Area Affected : 85%**Location : Roof**Explanation : 4 Units. R-22*Ext Pkg Unit -  
Heating/Cooling

15%

Now

\$1,200

2026

\$11,600

2

\$100

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

## Terminal Devices

Air Handler/Cool/Ht

100%

2026

\$50,000

1

\$7,500

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Condenser Unit	85%			2026	\$20,000	2	\$7,100	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
Exhaust Fans								
Roof	100%			2026	\$9,400	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$1,800	2036	* *	1		
<i>Booster Pump w/Tank, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Defective. 1st Floor</i>								
Water Heater								
Gas Fired	100%			2021	\$2,700	2	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Two 100 Gallons</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$500	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rooms #112, 137, 138, 139</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2026	\$1,100	1	\$700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2036	* *	1-2	\$3,400	

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$59,300	\$63,800
Mechanical		\$105,700
<b>Total</b>	<b>\$59,300</b>	<b>\$169,500</b>
Importance Code A	\$59,300	\$63,800
Importance Code B		\$105,700
<b>Total</b>	<b>\$59,300</b>	<b>\$169,500</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$8,500		\$20,400	\$38,100
Interior Architecture		\$4,200	\$2,100	\$11,300
Electrical	\$5,200	\$11,100	\$6,000	\$7,600
Mechanical	\$15,000	\$26,200	\$18,600	\$18,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$32,600</b>	<b>\$45,400</b>	<b>\$51,100</b>	<b>\$79,700</b>
Importance Code A	\$9,700	\$200	\$20,600	\$38,200
Importance Code B	\$22,900	\$45,300	\$30,400	\$41,400
Importance Code C				
<b>Total</b>	<b>\$32,600</b>	<b>\$45,400</b>	<b>\$51,100</b>	<b>\$79,700</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$29,600	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, New Building Completed In 2008</i>								
Metal Panel	20%			2050	**	5-10	\$81,500	
Metal Panel	7%	Now	\$5,800	2050	**	5	\$7,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Metal Coiling Doors	3%			2041	**	5	\$5,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
Window Wall	15%			2050	**	5	\$33,300	
Windows								
Aluminum	95%			2046	**	5	\$11,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Windows</i>								
Metal Louvers	5%			2037	**	10	\$3,900	
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$2,700	
Metal Panel	25%			2050	**	5	\$7,400	
Metal Rail	15%			2041	**	5-10	\$20,700	
Metal Rail	20%			2041	**	5-10	\$27,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Second Floor At South Facade</i>								
<i>Explanation : Metal Rail With Glass</i>								
Pre-Cast Concrete	5%	Now	\$2,700	LIFE	**	5	\$2,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Single Ply Membrane	100%			2032	**	10	\$63,800	
Interior								
Floors								
Carpet	15%			2025	\$105,600	3	\$12,700	
Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
Ceramic Tile	5%			2037	**	5	\$2,800	
Granite Panels	20%			LIFE	**	5	\$8,500	
Traffic Topping	25%			2032	**	5	\$17,600	
Vinyl Tile	30%			2032	**	3	\$6,400	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$400	
Concrete Masonry Unit	20%			LIFE	**	5	\$700	
Gypsum Board	50%			LIFE	**	5	\$2,700	
SGFT/Glazed Masonry	25%			LIFE	**			

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

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

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

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

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

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment							
Heat Exchanger	10%			2037	**	1	\$1,900
Pres. Reducing Valve/LP Steam	90%			2033	**	5	\$2,000
Distribution							
Hot Wtr Piping/Pump	10%			2046	**	4	\$300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Hallways</i>					
		<i>Explanation : Used For Hydronic Loop</i>					
Steam Piping/Pump	90%			2050	**	4	\$2,500
Terminal Devices							
Air Handler	90%			2029	**	1	\$21,000
Fan Coil Unit/Heat	10%			2032	**	1	\$1,200
Air Conditioning							
Energy Source							
Steam/HW System	100%			2050	**	1	
Conversion Equipment							
Absorption Chiller/Steam/HW	100%			2037	**	1	\$40,800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 2 Chillers - Lithium- Bromide And Water Used As Refrigerant</i>					
Distribution							
Chilled Wtr Pipe/Pump	100%			2050	**	4	\$2,800
Terminal Devices							
Air Handler/Cool/Ht	100%			2032	**	1	\$23,300
Heat Rejection							
Water Cooling Tower	100%			2025	\$105,700	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							
Low Temp	100%			2044	**	4	\$3,700
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Submersible	100%			2019	\$6,500	4	\$2,500
Sewage Ejector(s)							
Electric	100%			2032	**	4	\$1,600

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

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Backflow Preventer								
Generic	100%			2032	* *	1	\$2,300	
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Travels From Basement : 2nd Floor</i>						
		<i>Explanation : One Unit</i>						
<hr/>								
<b>Fire Suppression</b>								
Sprinkler								
Generic	100%			2050	* *	1-2	\$10,600	
		<i>Dry System, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
<hr/>								
Fire Pump								
Generic	100%			2037	* *	1	\$7,000	
<hr/>								
<b>Chemical System</b>								
No Component	80%							
Generic	20%			2023	\$5,100	1-3	\$10,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						
<hr/>								

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Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture		\$37,500
Interior Architecture		\$177,100
Electrical		\$521,200
Mechanical		\$105,100
<b>Total</b>		<b>\$841,000</b>
Importance Code A		\$37,500
Importance Code B		\$803,400
<b>Total</b>		<b>\$841,000</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$41,300	\$3,800		
Interior Architecture	\$17,800	\$4,800	\$2,700	\$9,300
Electrical	\$17,300	\$2,900	\$2,300	\$31,100
Mechanical	\$23,800	\$16,300	\$7,000	\$10,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$104,100</b>	<b>\$31,700</b>	<b>\$15,900</b>	<b>\$55,000</b>
Importance Code A	\$43,600	\$6,000	\$2,300	\$2,300
Importance Code B	\$56,400	\$25,700	\$13,600	\$52,600
Importance Code C	\$4,200			
<b>Total</b>	<b>\$104,100</b>	<b>\$31,700</b>	<b>\$15,900</b>	<b>\$55,000</b>



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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
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	\$4,200	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	40%	2-4	\$6,700	2031	**	5	\$8,500	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Exposed Concrete	15%	0-2	\$4,000	LIFE	**	5	\$1,000	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Plaster	5%	Now	\$2,700	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
Plaster	40%			LIFE	**	5	\$10,700	
<b>Electrical</b>								
<b>System Component Type</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2046	**	5	\$100	
<b>Raceway</b>								
Conduit	50%			2046	**	1		
Conduit	50%			2026		1	\$17,200	
<b>Panelboards</b>								
Fused Disc Sw	10%			2042	**	5	\$100	
Molded Case Bkrs	30%			2025		5	\$13,100	
Molded Case Bkrs	60%			2042	**	5	\$500	
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$15,100	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	70%			2046	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Motor Controllers</b>								
Locally Mounted	50%			2039	**	5	\$100	
Locally Mounted	20%			2024	\$14,600	5		
Variable Frequency Drive	30%			2031	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$500	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2026	\$411,800	10	\$23,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
Fluorescent	10%			2026	\$45,800	10	\$2,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor Offices, Corridors</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2026	\$18,800	10	\$3,400	
Exit, Service	50%			2026	\$4,600	1		
<b>Exterior Lighting</b>								
HID	30%			2026	\$35,900	10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2021	\$28,800	1	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2034	**	1-3	\$20,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells And Smoke Detectors</i>								

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Conversion Equipment								
Furnace	40%			2031	**	1	\$5,600	
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Roof Mounted</i>							
	<i>Explanation : 2 Large Units, 1 Small Unit</i>							
Steam Boiler	60%			2039	**	1	\$16,900	
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Steam Piping/Pump	60%			2046	**	4	\$1,300	
No Component	40%							
Terminal Devices								
Air Handler	20%			2026	\$30,000	1	\$3,500	
Convactor/Radiator	40%	Now	\$10,500	2024	\$105,100	1	\$3,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : West Side Of Basement</i>							
	<i>Explanation : There Is No Heating Devices For West Side Of Basement</i>							
No Component	40%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2026	\$18,900	1	\$2,600	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>							
	<i>Location : 1 Unit, Basement Mer</i>							
Ext Pkg Unit - Heating/Cooling	60%			2031	**	2	\$1,000	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>							
	<i>Location : 3 Roof Top Units</i>							
Window/Wall Unit	20%			2019	\$11,400	1		
Terminal Devices								
Air Handler/Cool/Ht	20%			2026	\$23,600	1	\$3,500	
No Component	80%							
Heat Rejection								
Air Condenser Unit	20%			2026	\$11,100	2	\$4,000	
No Component	80%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,900	
Exhaust Fans								
Interior	50%			2026	\$15,400	2	\$400	
Roof	50%			2031	**	2	\$400	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater								
Gas Fired	100%			2024	\$6,500	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$1,900	LIFE	* *	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
Sump Pump(s)								
Submersible	100%	0-2	\$6,500	2021	\$6,500	4	\$1,600	
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Sewage Ejector(s)								
Electric	100%			2031	* *	4	\$2,500	
Backflow Preventer								
Generic	100%			2031	* *	1	\$2,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : One Unit</i>						

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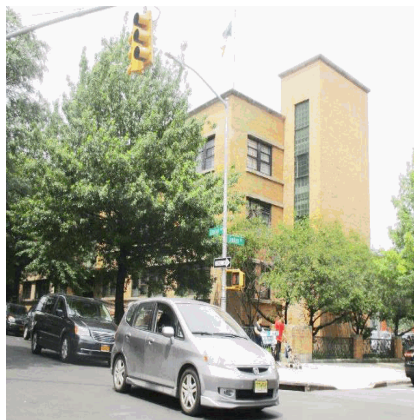
Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$858,400	\$65,700
Interior Architecture	\$203,300	\$42,000
Electrical		\$932,700
Mechanical		\$336,200
<b>Total</b>	<b>\$1,061,700</b>	<b>\$1,376,500</b>
Importance Code A	\$858,400	\$65,700
Importance Code B	\$162,100	\$1,310,800
Importance Code C	\$41,100	
<b>Total</b>	<b>\$1,061,700</b>	<b>\$1,376,500</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$83,300			
Interior Architecture	\$38,600		\$26,300	\$5,200
Electrical	\$3,600	\$2,400	\$2,900	\$3,100
Mechanical	\$45,900	\$9,400	\$10,400	\$8,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$179,300</b>	<b>\$19,700</b>	<b>\$47,500</b>	<b>\$24,700</b>
Importance Code A	\$85,100	\$1,800	\$1,800	\$1,800
Importance Code B	\$76,700	\$18,000	\$45,700	\$21,100
Importance Code C	\$17,500			\$1,900
<b>Total</b>	<b>\$179,300</b>	<b>\$19,700</b>	<b>\$47,500</b>	<b>\$24,700</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	3%			LIFE	**	10	\$37,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Bird Droppings</i>							
Cast in Place Concrete	5%	Now	\$44,100	LIFE	**	5	\$20,000	
	<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Spandrels</i>							
	<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Underside Of Canopy At South Facade</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Spandrels</i>							
Masonry: Brick	82%	Now	\$580,800	LIFE	**	5	\$65,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Hroughout</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Granite Panels	5%			LIFE	**	5	\$6,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$26,000	
Windows								
Aluminum	95%	Now	\$87,400	2043	**	5	\$10,700	
	<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : All Windows Are Bolted</i>							
Glass Block	5%	Now	\$11,000	LIFE	**	5	\$700	
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Parapets</b>								
Masonry: Brick	90%	Now	\$108,500	LIFE	**	5	\$9,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$21,900	LIFE	**	5	\$1,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<hr/>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$34,500	2032	**			
<i>Blisters, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	10%			2036	**	5	\$6,600	
Sheet Vinyl/Rubber	85%	Now	\$162,100	2032	**	5	\$42,000	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$7,500	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2036	**	5	\$3,700	
Concrete Masonry Unit	5%	Now	\$4,100	LIFE	**	5	\$1,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	2%			LIFE	**	5	\$2,200	
Gypsum Board	50%			LIFE	**	5-10	\$63,600	
Plaster	23%	Now	\$6,700	LIFE	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	15%			LIFE	**	10	\$5,600	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	80%			2040	**	5	\$52,700	
Exposed Concrete	10%	Now	\$10,300	LIFE	**	5	\$1,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	Now	\$3,300	LIFE	**	5	\$8,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2037	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated @ 2500 Amperes And 1200 Amperes.</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2037	**	5	\$200	
<hr/>								
<b>Raceway</b>								
Conduit	100%			2037	**	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	2%			2035	**	5		
Molded Case Bkrs	98%			2035	**	5	\$900	
<hr/>								
<b>Wiring</b>								
Thermoplastic	100%			2037	**	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	100%			2032	**	5	\$200	
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,000	
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	95%			2027	\$543,600	10	\$31,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2027	\$28,600	10	\$1,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2027	\$23,500	10	\$4,300	
Exit, LED	10%			2042	**	1		
Exit, Service	40%			2035	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting								
HID	20%			2027	\$26,300	10		
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2027	\$31,600	1	\$4,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Entry And Exit Doors</i>					
			<i>Explanation : Cctv Surveillance Cameras And Intrusion Alarm System</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$360,500	1-3	\$22,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>					

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$17,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 2 Gas Fired Hot Water Boilers</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$2,600	
Terminal Devices								
Air Handler	50%			2027	\$93,800	1	\$11,000	
Convactor/Radiator	50%			2032	**	1	\$5,800	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2027	\$94,500	1	\$13,200	
Reciprocating Compr/Chiller	20%	0-2	\$23,600	2037	**	1	\$3,000	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof, 2 Of 2 Chillers With 2 Of 4 Malfunctioning Compressors</i>					
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					

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

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

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	98%			2037	**	4	\$1,700	
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Roof</i>							
Chilled Wtr Pipe/Pump	2%	0-2	\$3,400	2057	**	4		
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Penthouse Mechanical Equipment Room</i>							
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$147,800	1	\$22,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,500	
Exhaust Fans								
Roof	100%			2027	\$27,700	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2022	\$8,100	2	\$500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2027	\$10,800	4	\$2,500	
Backflow Preventer								
Generic	100%			2032	**	1	\$2,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-3</i>							
	<i>Explanation : 2 Units</i>							

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$63,700	\$39,400
Interior Architecture	\$238,200	\$119,000
Electrical		\$435,600
Mechanical	\$111,300	\$76,700
<b>Total</b>	<b>\$413,200</b>	<b>\$670,800</b>
Importance Code A	\$63,700	\$39,400
Importance Code B	\$349,500	\$631,300
<b>Total</b>	<b>\$413,200</b>	<b>\$670,800</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$31,100		\$5,200	
Interior Architecture	\$7,500	\$1,800	\$11,800	
Electrical	\$16,400	\$1,300	\$2,400	\$1,300
Mechanical	\$18,500	\$12,800	\$30,100	\$13,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$77,400</b>	<b>\$19,900</b>	<b>\$53,400</b>	<b>\$18,700</b>
Importance Code A	\$33,800	\$2,700	\$8,000	\$2,700
Importance Code B	\$37,200	\$17,200	\$45,400	\$16,000
Importance Code C	\$6,400			
<b>Total</b>	<b>\$77,400</b>	<b>\$19,900</b>	<b>\$53,400</b>	<b>\$18,700</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	93%			LIFE	**	5	\$39,400	
Masonry: Limestone	5%			LIFE	**	5	\$1,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Sandstone	2%	Now	\$63,700	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Window Sills</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Window Sills</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Window Sills</i>								
<i>Explanation : This Material Is Actually Bluestone</i>								
<b>Windows</b>								
Aluminum	90%			2050	**	5	\$10,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	0-2	\$800	2028	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$29,600	2050	**	5	\$3,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, Second And Third Floors</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, Second And Third Floors</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, Second And Third Floors</i>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$4,600	
Masonry: Brick	90%			LIFE	**	5	\$5,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
IRMA/Protected Membrane	5%	Now	\$600	2030	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkhead</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkhead</i>								
Modified Bitumen	90%			2035	**	10	\$29,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2055	**	10	\$5,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

**Interior**

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$9,000	
Ceramic Tile	5%			2028	**	5	\$2,000	
Sheet Vinyl/Rubber	30%			2035	**	5	\$18,400	
Terrazzo	10%			LIFE	**	5	\$3,200	
Vinyl Tile	35%			2025	\$119,000	3	\$5,400	
Vinyl Tile 9" X 9"	10%			2020	\$44,100	3	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Metal Panel	10%			LIFE	**			
Plaster	80%	0-2	\$6,400	LIFE	**	5	\$12,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	60%	0-2	\$194,100	2045	**	5	\$15,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
AcousTileSusp.Lay-In	10%			2045	**	5	\$4,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Embossed Metal	1%			LIFE	**	5	\$200	
Exposed Concrete	10%			LIFE	**	5	\$600	
Plaster	19%			LIFE	**	5	\$4,900	

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

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Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$15,100	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2025	\$10,100	1		
Thermoplastic	50%			2055	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2045	**	5		
Locally Mounted	80%			2023	\$58,500	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	50%			LIFE	**	5	\$200	
Generic	50%			LIFE	**	5	\$200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	60%			2025	\$263,600	10	\$15,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2035	**	10	\$7,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2035	**	10	\$2,500	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Battery	35%			2025	\$12,600	10	\$2,300	
Emergency, Battery	15%			2035	**	10	\$1,000	
Exit, LED	10%			2065	**	1		
Exit, Service	40%			2025	\$3,600	1		
<b>Exterior Lighting</b>								
Fluorescent	10%			2035	**	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	90%			2025	\$103,500	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							
Generic	50%			2035	**	1	\$5,800	
<b>Fire/Smoke Detection</b>								
No Component	60%							
Generic, Digital	40%			2035	**	1-3	\$7,700	

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

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

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

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



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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2045	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : There Is No Vent For Gas Meter Room</i>								
<hr/>								
Conversion Equipment								
Steam Boiler	100%			2038	**	1	\$27,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution								
Steam Piping/Pump	100%	Now	\$9,300	2035	**	4	\$1,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pneumatic Control, Throughout</i>								
<hr/>								
Terminal Devices								
Air Handler	20%			2033	**	1	\$3,400	
Air Handler	30%			2020	\$43,200	1	\$5,100	
Convactor/Radiator	50%			2030	**	1	\$4,400	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	**	1		
<hr/>								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2030	**	1	\$12,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2045	**	4	\$1,300	
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	40%			2033	**	1	\$6,800	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Room #202</i>								
<i>Explanation : There Is No A C For Computer Serve Room</i>								
Air Handler/Cool/Ht	60%			2020	\$68,100	1	\$10,200	
<hr/>								
Heat Rejection								
Water Cooling Tower	100%			2023	\$76,700	2	\$27,500	
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,300	
<hr/>								
Exhaust Fans								
Interior	70%			2020	\$20,700	2	\$600	
Roof	30%			2025	\$6,400	2	\$300	
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
<hr/>								
Water Heater								
Gas Fired	100%			2023	\$6,200	2	\$400	

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

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

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

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

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

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$118,600	\$40,300
Interior Architecture	\$277,400	
Electrical	\$387,800	\$74,200
Mechanical		\$383,000
<b>Total</b>	<b>\$783,900</b>	<b>\$497,400</b>
Importance Code A	\$118,600	\$40,300
Importance Code B	\$588,500	\$457,100
Importance Code C	\$76,800	
<b>Total</b>	<b>\$783,900</b>	<b>\$497,400</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$45,600	\$1,400	\$4,100	
Interior Architecture	\$8,500			\$3,600
Electrical	\$35,500	\$48,400	\$1,100	\$900
Mechanical	\$4,800	\$35,500	\$5,600	\$5,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$98,300</b>	<b>\$89,200</b>	<b>\$14,800</b>	<b>\$14,300</b>
Importance Code A	\$48,000	\$3,800	\$6,500	\$2,400
Importance Code B	\$50,300	\$85,400	\$8,300	\$11,900
Importance Code C				
<b>Total</b>	<b>\$98,300</b>	<b>\$89,200</b>	<b>\$14,800</b>	<b>\$14,300</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%	0-2	\$118,600	LIFE	**	5	\$40,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout All Facades</i>								
Masonry: Granite	8%			LIFE	**	5	\$2,700	
Pre-Cast Concrete	2%			LIFE	**	5	\$2,900	
<b>Windows</b>								
Aluminum	80%			2040	**	5	\$8,300	
Steel	20%	Now	\$31,600	2032	**	5	\$12,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
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	
<b>Roof</b>								
Modified Bitumen	95%	0-2	\$14,000	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Main Roof</i>								
Skylight, Metal/Glass	5%			2034	**	10	\$4,300	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$3,900	
Ceramic Tile	5%			2027	\$33,800	5	\$1,800	
Terrazzo	10%			LIFE	**	5	\$2,800	
Vinyl Tile	75%	Now	\$66,800	2029	**	3	\$10,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement, 1st And 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement, 1st And 2nd Floor</i>								
Vinyl Tile	5%	Now	\$14,800	2034	**	3	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement And Room 107</i>								
<i>Explanation : 9 inch X 9 inch Tiles</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Marble Panels	5%			LIFE	**			
Plaster	90%	Now	\$76,800	LIFE	**	5	\$9,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Explanation : Recent Flood Damage After Pipe Burst</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%	Now	\$8,500	2029	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Gypsum Board	5%			LIFE	**	5	\$2,200	
Plaster	65%	Now	\$119,100	LIFE	**	5	\$14,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Storage Room In Basement, Throughout First Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Storage Room In Basement, Throughout First Floor</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2044	**	5	\$100	
Molded Case Bkrs	50%			2024	\$35,800	5	\$300	
<b>Raceway</b>								
Conduit	90%			2034	**	1		
Conduit	10%			2044	**	1		

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**CHELSEA DISTRICT HEALTH CENTER**  
**Asset # : 1575**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2023	\$2,900	5	\$100	
Fused Toggle Switch	30%	2-4	\$8,800	2049	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	20%			2040	**	5	\$100	
Molded Case Bkrs	40%			2023	\$11,700	5	\$300	
Wiring								
Braided Cloth	70%	2-4	\$35,200	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2024	\$10,100	1		
Thermoplastic	10%			2044	**	1		
Motor Controllers								
Locally Mounted	70%			2022	\$38,400	5	\$100	
Locally Mounted	30%	2-4	\$16,400	2044	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room - Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2029	**	10	\$4,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2029	**	10	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	67%			2019	\$256,800	10	\$14,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2019	\$1,100	10		
Incandescent	1%			2019	\$3,800	2		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%			2019	\$15,700	10	\$2,900	
Exit, LED	20%			2052	**	1		
Exit, Service	30%			2019	\$2,300	1		
Exterior Lighting								
HID	100%			2019	\$95,900	10	\$100	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$2,900	
Fire/Smoke Detection								
No Component	60%							
Generic	40%			2032	**	1-3	\$6,400	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Steam Boiler	100%			2037	**	1	\$23,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>					
Distribution								
Steam Piping/Pump	100%			2024	\$162,800	4	\$1,200	
			<i>Corroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout, Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit</i>					
Terminal Devices								
Convactor/Radiator	100%			2022	\$220,200	1	\$7,700	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout, The Steam Radiators Are Beyond Their Useful Life Cycle Limit</i>					
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2029	**	2	\$600	
Split Unit	10%			2029	**			
Window/Wall Unit	50%			2019	\$24,000	1		
Heat Rejection								
Air Condenser Unit	50%			2029	**	2	\$8,300	
No Component	50%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,300	
Exhaust Fans								
Interior	25%	Now	\$600	2019	\$6,400	2	\$100	
	<i>Not in Service, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : 2 Units In Penthouse</i>							
Roof	75%			2029	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2044	**	1		
Galv Iron/Steel	70%	0-2	\$1,000	2029	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement, Deteriorated Water Main Piping</i>							
Water Heater								
Gas Fired	100%			2023	\$5,400	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout, The Sanitary Piping Is Beyond Its Useful Life Cycle Limit</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout, The Storm Piping Is Beyond Its Useful Life Cycle Limit</i>							
Sump Pump(s)								
Rigid Piping	100%			2029	**	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B, 1, 2, 3</i>							
	<i>Explanation : 1 Unit</i>							

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Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

**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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$344,600	\$182,700
Interior Architecture	\$284,300	\$51,900
Electrical	\$284,500	\$3,028,900
Mechanical	\$416,700	\$677,200
<b>Total</b>	<b>\$1,330,100</b>	<b>\$3,940,600</b>
Importance Code A	\$344,600	\$218,800
Importance Code B	\$985,500	\$3,669,900
Importance Code C		\$51,900
<b>Total</b>	<b>\$1,330,100</b>	<b>\$3,940,600</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$74,500		\$8,200	
Interior Architecture	\$89,600	\$12,400	\$24,700	\$11,500
Electrical	\$20,500	\$17,300	\$40,600	\$12,900
Mechanical	\$55,900	\$22,200	\$63,700	\$28,800
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
<b>Total</b>	<b>\$272,000</b>	<b>\$83,400</b>	<b>\$168,700</b>	<b>\$84,800</b>
Importance Code A	\$77,300		\$8,400	
Importance Code B	\$194,800	\$71,100	\$160,400	\$84,800
Importance Code C		\$12,400		
<b>Total</b>	<b>\$272,000</b>	<b>\$83,400</b>	<b>\$168,700</b>	<b>\$84,800</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	45%	Now	\$187,200	LIFE	**	5	\$63,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : West And South Facades</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	45%			LIFE	**	5	\$119,100	
Metal Panel	5%			2051	**	5-10	\$48,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Tower</i>								
Window Wall	5%	Now	\$33,200	2045	**	5	\$13,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<b>Windows</b>								
Aluminum	95%	Now	\$122,100	2041	**	5	\$14,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2034	**	10	\$9,800	
<b>Parapets</b>								
Masonry: Brick	50%			LIFE	**	5	\$4,200	
Metal/Glass Curt Wall	45%			2045	**	5	\$14,700	
Metal Panel	5%			2045	**	5	\$1,600	
<b>Roof</b>								
Modified Bitumen	95%	Now	\$21,000	2030	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	3%	Now	\$16,800	2035	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Stair</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Stair</i>								
Skylight, Plastic	2%	Now	\$3,500	2038	**	1		
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

**Interior**

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$30,900	
Ceramic Tile	10%	0-2	\$26,700	2034	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	10%			2038	**	5	\$21,200	
Terrazzo	5%	Now	\$32,000	LIFE	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	10%	Now	\$117,100	2035	**	3	\$5,300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First, Second And Third Floors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								
Vinyl Tile	55%			2030	**	3	\$38,800	
<b>Interior Walls</b>								
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	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%	Now	\$167,200	2045	**	5	\$10,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
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	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2025	\$36,100	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 2000 Amps Main Disconnect Switch</i>								

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2023	\$15,400	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 500 Kva 208pri-480/277sec</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2035	**	5		
Molded Case Bkrs	90%			2025	\$107,400	5	\$2,200	
Raceway								
Conduit	70%			2025	\$67,700	1		
Conduit	30%			2035	**	1		
Panelboards								
Fused Disc Sw	10%			2033	**	5	\$200	
Molded Case Bkrs	50%			2033	**	5	\$1,200	
Molded Case Bkrs	40%			2024	\$35,000	5	\$1,000	
Wiring								
Braided Cloth	60%	2-4	\$90,100	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2035	**	1		
Motor Controllers								
Locally Mounted	5%			2023	\$9,100	5		
Locally Mounted	25%			2030	**	5	\$200	
Motor Control Center	20%			2030	**	5	\$500	
Motor Control Center	50%			2023	\$64,900	5	\$1,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Stand-by Power								
Transfer Switches								
Automatic	50%			2023	\$5,500	1	\$14,500	
Automatic	50%			2030	**	1	\$14,500	
Generators								
Diesel	50%			2021	\$43,100	1	\$18,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1- 205 Kw</i>								
Diesel	50%			2028	**	1	\$18,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1- 225 Kw</i>								
Batteries								
Lead/Acid	100%			2018	\$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	\$1,400	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2020	\$151,300	10	\$8,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	78%			2025	\$1,180,300	10	\$67,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	10%			2025	\$151,300	10	\$8,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
HID	1%			2020	\$2,300	10		
Incandescent	1%			2020	\$15,100	2		
<b>Egress Lighting</b>								
Emergency, Service	45%			2025	\$20,400	1		
Emergency, Battery	5%			2025	\$6,200	10	\$1,100	
Exit, LED	50%			2053	**	1		
<b>Exterior Lighting</b>								
HID	100%			2025	\$347,600	10	\$300	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2030	**	1	\$10,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Main Floor And Basement Levels</i>							
	<i>Explanation : Security Cameras</i>							
<b>Fire/Smoke Detection</b>								
Generic, Analog	100%			2025	\$953,300	1-3	\$58,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Not Up To Modern Standards - Lacking Purge System</i>							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2028	**	5	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 6th Floor East Mechanical Room</i>								
<i>Explanation : 2 Heat Exchangers</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2033	**	4	\$2,300	
Steam Piping/Pump	50%			2035	**	4	\$3,500	
Terminal Devices								
Air Handler	40%	Now	\$4,000	2025	\$198,500	1	\$21,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Air Leaking From Ext. Ahu On The 6th And 2nd Floor Roofs</i>								
Air Handler	20%	Now	\$99,300	2035	**	1	\$10,500	
<i>Abandoned in Place, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mechanical Room #3</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mechanical Room #3</i>								
Convactor/Radiator	20%			2023	\$173,900	1	\$6,100	
Fan Coil Unit/Heat	20%			2020	\$275,600	1	\$6,100	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	60%			2028	**	1	\$61,200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : 2 Units, Basement</i>								
Window/Wall Unit	20%			2018	\$37,800	1		
No Component	20%							
Distribution								
Chilled Wtr Pipe/Pump	60%			2035	**	4	\$4,200	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2025	\$125,100	1	\$23,300	
No Component	60%							
Heat Rejection								
Water Cooling Tower	60%	Now	\$34,200	2023	\$114,000	2	\$45,500	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Supporting Beams At Roof</i>								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,600	
Exhaust Fans								
Interior	80%			2025	\$65,700	2	\$2,300	
Roof	20%			2020	\$14,600	2	\$600	
Plumbing								

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Plumbing</b>							
H/C Water Piping Brass/Copper	100%			2035	* *	1	
HW Heat Exchanger Low Temp	100%			2025	\$28,600	4	\$9,300
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping Cast Iron	100%	Now	\$2,600	LIFE	* *	1	
		<i>Damaged, Extent : Severe, Area Affected : 2%</i>					
		<i>Location : Behind The Water Cooling Tower, 6th Floor And 2nd Floor Roofs</i>					
Sump Pump(s) Rigid Piping	100%			2033	* *	4	\$1,600
Sewage Ejector(s) Electric	100%			2025	\$10,800	4	\$1,600
<b>Fixtures</b>							
Generic	100%						
<b>Vertical Transport</b>							
<b>Elevators</b>							
Geared Traction	90%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
		<i>Location : (1) C, B-6 (2) 1-6</i>					
		<i>Explanation : 3 Units</i>					
Hydraulic	10%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
		<i>Location : C - B</i>					
		<i>Explanation : 1 Unit</i>					
<b>Fire Suppression</b>							
<b>Standpipe</b>							
Generic	100%			2045	* *	1-5	\$49,300
<b>Sprinkler</b>							
No Component Generic	30%			2035	* *	1-2	\$18,500
70%							
<b>Fire Pump</b>							
Generic	100%			2028	* *	1	\$17,600

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Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$144,200	
Electrical		\$455,200
<b>Total</b>	<b>\$144,200</b>	<b>\$455,200</b>
Importance Code A	\$144,200	
Importance Code B		\$455,200
<b>Total</b>	<b>\$144,200</b>	<b>\$455,200</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$74,000	\$7,800	\$5,100	
Interior Architecture	\$27,700		\$3,800	\$2,800
Electrical	\$7,500	\$24,300	\$2,300	\$2,500
Mechanical	\$13,900	\$25,000	\$8,300	\$9,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$127,100</b>	<b>\$61,100</b>	<b>\$23,300</b>	<b>\$18,300</b>
Importance Code A	\$76,500	\$10,400	\$7,500	\$2,500
Importance Code B	\$49,400	\$50,700	\$15,700	\$15,800
Importance Code C	\$1,200			
<b>Total</b>	<b>\$127,100</b>	<b>\$61,100</b>	<b>\$23,300</b>	<b>\$18,300</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$10,700	LIFE	**	5	\$9,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	73%	Now	\$83,700	LIFE	**	5	\$28,400	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : North And South Facades</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Facades</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,500	
Masonry: Limestone	2%			LIFE	**	5	\$600	
Masonry: Marble	5%			LIFE	**	5	\$1,500	
Metal Panel	10%			2044	**	5-10	\$26,700	
Windows								
Aluminum	95%			2040	**	5	\$10,100	
Bronze/Brass	5%	Now	\$60,500	2049	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
Parapets								
Masonry: Brick	55%			LIFE	**	5	\$3,000	
Masonry: Marble	20%	Now	\$28,100	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	5%			2044	**	5	\$1,100	
Metal Rail	5%			2037	**	5-10	\$4,900	
Metal: Cage/Fence	15%	Now	\$3,200	2029	**	5	\$2,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Modified Bitumen	95%	Now	\$32,000	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor</i>								
Skylight, Metal/Glass	5%			2034	**	10	\$4,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Over Stair</i>								
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2033	**	5	\$1,900	
Terrazzo	15%	Now	\$25,600	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front And East Stairs</i>								
Vinyl Tile	60%			2029	**	3	\$8,500	
Vinyl Tile	20%			2032	**	3	\$2,800	
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$2,400	
Glass: Single Pane	5%			LIFE	**	5	\$1,800	
Gypsum Board	30%			LIFE	**	5	\$8,500	
Gypsum Board	20%			LIFE	**	5	\$5,700	
Metal Panel	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$2,800	
SGFT/Glazed Masonry	15%			LIFE	**			
<b>Ceilings</b>								
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	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2044	**	5	\$800	
<b>Raceway</b>								
Conduit	10%			2024	\$3,400	1		
Conduit	90%			2044	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Molded Case Bkrs	90%			2040	**	5	\$700	
Molded Case Bkrs	10%			2023	\$2,900	5	\$100	
<b>Wiring</b>								
Braided Cloth	10%	2-4	\$5,000	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	90%			2044	**	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2037	**	5	\$100	
Motor Control Center	50%			2037	**	5	\$400	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$400	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	85%			2029	**	10	\$19,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	15%			2024	\$60,400	10	\$3,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Battery	40%			2029	**	10	\$2,400	
Exit, Service	60%			2029	**	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$105,500	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2024	\$25,400	1	\$3,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Entry And Exit Doors</i>								
<i>Explanation : Intrusion Alarm System; Motions Sensors</i>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2024	\$289,300	1-3	\$18,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns And Manual Pull Stations</i>								

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

**Heating**

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Heating</b>							
Energy Source							
Natural Gas	100%			2034	**	1	
Conversion Equipment							
Steam Boiler	100%			2029	**	1	\$24,900
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
		<i>Location : Boiler Room</i>					
		<i>Explanation : 2 Boilers + Summer Boiler For T B Clinic</i>					
Distribution							
Steam Piping/Pump	100%			2034	**	4	\$1,900
Terminal Devices							
Air Handler	5%			2024	\$6,600	1	\$800
Convactor/Radiator	95%			2029	**	1	\$7,700
<b>Air Conditioning</b>							
Energy Source							
Electricity	100%			2040	**	1	
Conversion Equipment							
Reciprocating Compr/Chiller	60%			2029	**	1	\$7,000
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Chillers On Roof</i>					
Ext Pkg Unit - Heating/Cooling Window/Wall Unit	30%			2029	**	2	\$500
	10%			2019	\$5,000	1	
Distribution							
Chilled Wtr Pipe/Pump	60%			2044	**	4	\$700
No Component	40%						
Terminal Devices							
Air Handler/Cool/Ht	60%			2029	**	1	\$9,300
No Component	40%						
Heat Rejection							
Remote Air Cond	60%			2029	**	2	\$10,500
No Component	40%						
<b>Ventilation</b>							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,000
Exhaust Fans							
Interior	40%			2024	\$10,800	2	\$300
Roof	60%			2029	**	2	\$500
<b>Plumbing</b>							
H/C Water Piping							
Galv Iron/Steel	100%			2029	**	1	
Water Heater							
Gas Fired	100%			2019	\$5,700	2	\$400
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Sump Pump(s) Submersible	100%			2018	\$6,500	4	\$2,500	
Sewage Ejector(s) Electric	100%			2029	* *	4	\$1,600	
Backflow Preventer Generic	100%			2034	* *	1	\$1,800	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement : 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
<b>Fire Suppression</b>								
Chemical System No Component Generic	80%			2019	\$5,100	1-3	\$10,100	
	20%							
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

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

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

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Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Interior Architecture		\$38,000
<b>Total</b>		<b>\$38,000</b>
Importance Code B		\$38,000
<b>Total</b>		<b>\$38,000</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$26,300	\$2,000		\$700
Interior Architecture	\$900	\$14,100	\$1,900	
Electrical	\$1,800	\$1,600	\$1,500	\$3,300
Mechanical	\$3,400	\$2,800	\$3,400	\$2,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$36,400</b>	<b>\$24,500</b>	<b>\$10,700</b>	<b>\$10,800</b>
Importance Code A	\$27,100	\$2,700	\$800	\$1,500
Importance Code B	\$9,300	\$21,700	\$9,200	\$9,300
Importance Code C			\$700	
<b>Total</b>	<b>\$36,400</b>	<b>\$24,500</b>	<b>\$10,700</b>	<b>\$10,800</b>



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Exposed Struc: Steel	3%	4+	\$5,400	LIFE	**	5	\$1,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Egress Stair - Rear Yard</i>								
Masonry: Brick	15%	4+	\$8,600	LIFE	**	5	\$2,900	
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
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	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Special Gauge/Ballistic	60%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Street Facade</i>								
<i>Explanation : Bullet Proof Glass</i>								
Parapets								
Metal Panel	5%			2052	**	5	\$900	
Metal Rail	85%	2-4	\$9,700	2039	**	5	\$26,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Infill Panels For Metal Railing Not Weather Resistant</i>								
Metal: Cage/Fence	10%			2039	**	5-10	\$3,400	
Roof								
Fiberglass Panel	3%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Paneling Covering Egress Stair</i>								
Modified Bitumen	94%	0-2	\$2,600	2031	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Drains</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
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.

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,500	
Ceramic Tile	5%			2035	**	5	\$1,100	
Granite Panels	5%	Now	\$900	LIFE	**	5	\$900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Door Threshold To Rear Yard - Stair A</i>								
Vinyl Tile	65%			2031	**	3	\$5,600	
Vinyl Tile	20%			2026	\$38,000	3	\$1,700	
<b>Interior Walls</b>								
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	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	50%			2039	**	5	\$14,300	
AcousTileSusp.Lay-In	45%			2039	**	5	\$10,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout West Section</i>								
Gypsum Board	5%			LIFE	**	5	\$1,400	

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

**Ground**

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

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

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Water Heater Gas Fired	100%			2024	\$3,500	2	\$200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 2 Units (175 Gallons Each)</i>					
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
Sump Pump(s) Rigid Piping	100%			2034	* *	4	\$2,500
Backflow Preventer Generic	100%			2031	* *	1	\$1,100
Fixtures Generic	100%						
Vertical Transport							
Elevators Hydraulic	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement To Second Floor</i>					
		<i>Explanation : 1 Unit - New Doors On Existing Cab</i>					
Fire Suppression							
Sprinkler Generic	100%			2052	* *	1-2	\$4,300
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Right Side Of Structure</i>					
		<i>Explanation : Siamese Connection Not Readily Accessible By Fire Department</i>					

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$92,700	\$102,700
Interior Architecture	\$424,700	\$681,400
Electrical		\$325,700
Mechanical		\$808,100
<b>Total</b>	<b>\$517,500</b>	<b>\$1,917,900</b>
Importance Code A	\$92,700	\$102,700
Importance Code B	\$178,200	\$1,815,200
Importance Code C	\$246,500	
<b>Total</b>	<b>\$517,500</b>	<b>\$1,917,900</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$46,000			
Interior Architecture	\$74,300			\$8,200
Electrical	\$75,600	\$3,200	\$4,200	\$3,600
Mechanical	\$38,600	\$8,200	\$10,600	\$6,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$238,400</b>	<b>\$15,400</b>	<b>\$18,800</b>	<b>\$22,600</b>
Importance Code A	\$50,700	\$4,700	\$4,700	\$4,700
Importance Code B	\$183,800	\$10,700	\$14,100	\$17,900
Importance Code C	\$3,900			
<b>Total</b>	<b>\$238,400</b>	<b>\$15,400</b>	<b>\$18,800</b>	<b>\$22,600</b>



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	75%	Now	\$92,700	LIFE	**	5	\$62,900	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$6,300	
Masonry: Limestone	5%			LIFE	**	5	\$6,300	
Stucco Cement	15%			2032	**	5	\$31,500	
<b>Windows</b>								
Aluminum	100%			2043	**	5	\$12,100	
<b>Parapets</b>								
Masonry: Brick	90%			LIFE	**	5-10	\$35,700	
Masonry: Limestone	5%			LIFE	**	5-10	\$3,500	
Metal Rail	5%			2032	**	5-10	\$5,200	
<b>Roof</b>								
Modified Bitumen	95%			2032	**	10	\$39,800	
Skylight, Metal/Glass	5%			2047	**	10	\$7,000	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%	Now	\$9,500	LIFE	**	5	\$20,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%	Now	\$53,400	2030	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terrazzo	10%	0-2	\$21,300	LIFE	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell And Lobby</i>								
Vinyl Tile	30%			2027		3	\$14,100	
Vinyl Tile 9" X 9"	40%	Now	\$80,900	2027		3	\$14,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	10%	Now	\$139,100	2030	**	5	\$6,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	3%			LIFE	**	5	\$5,800	
Marble Panels	2%			LIFE	**	10	\$1,000	
Plaster	70%	Now	\$70,800	LIFE	**	5	\$27,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	15%	Now	\$36,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	2%			2032	**	5	\$1,900	
Exposed Concrete	15%			LIFE	**	5-10	\$17,600	
Gypsum Board	10%			LIFE	**	5-10	\$32,300	
Plaster	73%	Now	\$44,000	LIFE	**	5	\$42,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell Y</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$8,100	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement / Boiler Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 800 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2027	\$95,500	5	\$1,300	
<b>Raceway</b>								
Conduit	80%			2027	\$40,100	1		
Conduit	15%			2037	**	1		
Conduit	5%			2053	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$4,400	5	\$100	
Fused Toggle Switch	30%	2-4	\$13,100	2052	**	5	\$200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	5%			2049	**	5	\$100	
Molded Case Bkrs	55%			2026	\$24,100	5	\$700	

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$22,600	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2037	**	1		
Thermoplastic	55%			2027	\$41,400	1		
Thermoplastic	5%			2053	**	1		
<b>Motor Controllers</b>								
Locally Mounted	70%			2025	\$63,900	5	\$200	
Locally Mounted	30%	2-4	\$27,400	2047	**	5		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	98%			2035	**	10	\$42,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2035	**			
<b>Egress Lighting</b>								
Emergency, Battery	40%			2027	\$25,000	10	\$4,600	
Emergency, Battery	10%			2035	**	10	\$1,100	
Exit, Service	30%			2027	\$4,600	1		
Exit, Service	20%			2035	**	1		
<b>Exterior Lighting</b>								
HID	20%			2035	**	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2027	\$42,100	1	\$5,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby, Outside, Entry And Exit Doors</i>								
<i>Explanation : Cctv Surveillance Cameras And Intrusion Alarm System</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2032	**	1-3	\$29,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm Bells And Smoke Detectors</i>								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$47,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>								
Distribution								
Steam Piping/Pump	75%			2027	\$242,800	4	\$2,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Beyond The Boiler Room</i>								
Steam Piping/Pump	25%			2057	**	4	\$600	
<i>Recent Installation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Basement Level</i>								
Terminal Devices								
Convactor/Radiator	100%			2025	\$437,900	1	\$15,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2025	\$76,200	1		
No Component	20%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,900	
Exhaust Fans								
Interior	100%			2022	\$51,200	2	\$1,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th Floor Mechanical Equipment Room</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2022	\$10,800	2	\$700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	75%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Cast Iron	25%	Now	\$16,200	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout Basement Level, Severe Clogging Due To Heavy Internal Pipe Corrosion</i>							
Sump Pump(s)								
Rigid Piping	100%			2027	\$10,800	4	\$2,500	
Backflow Preventer								
Generic	100%			2032	**	1	\$2,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-3</i>							
	<i>Explanation : 1 Unit</i>							

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Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$131,000	\$66,600
Electrical	\$378,100	\$464,200
Mechanical		\$218,300
<b>Total</b>	<b>\$509,100</b>	<b>\$749,000</b>
Importance Code A	\$131,000	\$66,600
Importance Code B	\$378,100	\$682,400
<b>Total</b>	<b>\$509,100</b>	<b>\$749,000</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$7,100	\$35,700	\$8,400	
Interior Architecture	\$7,800		\$4,000	
Electrical	\$16,700	\$20,800	\$1,300	\$1,400
Mechanical	\$23,300	\$25,600	\$11,900	\$11,100
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
<b>Total</b>	<b>\$69,700</b>	<b>\$96,900</b>	<b>\$40,500</b>	<b>\$27,300</b>
Importance Code A	\$10,400	\$39,100	\$11,700	\$3,300
Importance Code B	\$54,900	\$57,900	\$28,800	\$24,100
Importance Code C	\$4,400			
<b>Total</b>	<b>\$69,700</b>	<b>\$96,900</b>	<b>\$40,500</b>	<b>\$27,300</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$64,200	
Masonry: Brick	3%	Now	\$7,100	LIFE	**	5	\$2,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Regional Director Office On Fifth Floor</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,000	
Metal Panel	7%			2044	**	5-10	\$38,600	
Granite Panels	5%	Now	\$83,200	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Ramp</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Below Ramp</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Entrance</i>								
Windows								
Aluminum	90%			2040	**	5	\$16,900	
Metal Louvers	5%			2027	\$27,300	10	\$5,900	
Steel	5%	Now	\$47,900	2049	**	5	\$5,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$4,300	
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal Panel	10%			2044	**	5	\$2,100	
Metal Rail	5%			2037	**	5-10	\$4,900	
Roof								
Modified Bitumen	100%			2029	**	10	\$24,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$11,400	
Ceramic Tile	13%			2033	**	5	\$6,800	
Terrazzo	10%			LIFE	**	5	\$4,100	
Vinyl Tile	62%			2029	**	3	\$12,100	
Under Construction	5%							
Interior Walls								
Ceramic Tile	10%			2033	**	5	\$8,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,500	
Gypsum Board	35%			LIFE	**	5	\$18,500	
Marble Panels	3%			LIFE	**			
Plaster	20%			LIFE	**	5	\$5,300	
SGFT/Glazed Masonry	15%			LIFE	**			
Wood	2%			LIFE	**	5	\$7,100	
Under Construction	5%							

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	55%			2037	**	5	\$28,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Regional Directors Office On Fifth Floor</i>								
Exposed Concrete	10%			LIFE	**	5	\$800	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$6,500	
Metal Panel	5%			LIFE	**	5	\$3,300	
Plaster	10%			LIFE	**	5	\$3,300	
Under Construction	5%							
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2034	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2044	**	5	\$200	
<b>Raceway</b>								
Conduit	90%			2024	\$45,200	1		
Conduit	10%			2044	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	40%			2032	**	5	\$400	
Molded Case Bkrs	40%			2023	\$17,500	5	\$400	
Molded Case Bkrs	20%			2040	**	5	\$200	
<b>Wiring</b>								
Braided Cloth	20%	2-4	\$15,100	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	60%			2034	**	1		
Thermoplastic	20%			2044	**	1		
<b>Motor Controllers</b>								
Locally Mounted	85%			2029	**	5	\$200	
Locally Mounted	15%			2022	\$13,700	5		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
<b>Lighting</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	20%			2029	* *	10	\$6,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	40%			2019	\$223,900	10	\$12,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	30%			2024	\$167,900	10	\$9,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	10%			2024	\$56,000	2	\$100	
<b>Egress Lighting</b>								
Emergency, Service	20%			2029	* *	1		
Emergency, Battery	30%			2024	\$13,800	10	\$2,500	
Exit, LED	40%			2052	* *	1		
Exit, Service	10%			2024	\$1,100	1		
<b>Exterior Lighting</b>								
HID	100%			2019	\$154,200	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2024	\$37,100	1	\$4,700	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic	30%			2024	\$126,800	1-3	\$8,000	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	* *	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	10%			2029	* *	1	\$1,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement Boiler Room, Penthouse</i>						
		<i>Explanation : 3 Units (Summer Boiler)</i>						
Steam Boiler	90%			2037	* *	1	\$31,100	
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Sub-basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	10%			2040	**	4	\$200	
Steam Piping/Pump	90%			2034	**	4	\$2,300	
Terminal Devices								
Air Handler	25%			2024	\$45,900	1	\$5,400	
Convactor/Radiator	75%			2029	**	1	\$8,500	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2027	\$36,700	1	\$15,100	
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : One Chiller On Roof</i>				
Int Pkg Unit - Heating/Cooling	20%	Now	\$13,600	2025	\$135,600	2	\$300	
				<i>Not in Service, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : 4th Floor X - Ray Room</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 2nd Floor</i>				
				<i>Explanation : Under Construction</i>				
Window/Wall Unit	20%			2019	\$14,000	1		
No Component	20%							
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>				
				<i>Location :</i>				
				<i>Explanation : 3rd And Half Of The 4th Floor A C System Is Responsibility Of Another Tenant</i>				
Distribution								
Chilled Wtr Pipe/Pump	40%			2044	**	4	\$700	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%	Now	\$900	2029	**	1	\$7,800	
				<i>Unbalanced System, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : 5th Floor - Air Handlers Are In The Penthouse</i>				
No Component	60%							
Heat Rejection								
Remote Air Cond	40%			2029	**	2	\$9,700	
No Component	60%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,400	
Exhaust Fans								
Interior	80%			2024	\$30,100	2	\$900	
Roof	20%	Now	\$300	2024	\$5,400	2	\$200	
				<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Roof</i>				
<b>Plumbing</b>								

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Plumbing</b>							
H/C Water Piping Galv Iron/Steel	100%			2029	* *	1	
Water Heater Gas Fired	100%			2022	\$7,900	2	\$500
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
Sump Pump(s) Rigid Piping	100%			2029	* *	4	\$1,600
Backflow Preventer Generic	100%			2029	* *	1	\$2,100
Fixtures Generic	100%						
<b>Vertical Transport</b>							
Elevators Geared Traction	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : (2) B-5, Sub B-1</i>					
		<i>Explanation : 3 Units</i>					
<b>Fire Suppression</b>							
Sprinkler Under Construction	100%						
Fire Pump Under Construction	100%						
Chemical System Dry	10%			2022	\$2,600	1-3	\$5,100
No Component	70%						
Generic	20%			2022	\$5,100	1-3	\$10,100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Throughout</i>					
		<i>Explanation : Fire Extinguishers</i>					

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$241,000	
Interior Architecture		\$35,300
Electrical		\$84,300
<b>Total</b>	<b>\$241,000</b>	<b>\$119,500</b>
Importance Code A	\$241,000	
Importance Code B		\$119,500
<b>Total</b>	<b>\$241,000</b>	<b>\$119,500</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$13,900			
Interior Architecture	\$28,400	\$3,400	\$1,800	\$28,600
Electrical	\$2,900	\$500	\$500	\$1,700
Mechanical	\$2,800	\$3,200	\$3,700	\$35,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$51,900</b>	<b>\$11,100</b>	<b>\$9,900</b>	<b>\$69,700</b>
Importance Code A	\$15,500	\$1,700	\$1,700	\$1,700
Importance Code B	\$22,500	\$9,400	\$7,400	\$68,000
Importance Code C	\$13,900		\$800	
<b>Total</b>	<b>\$51,900</b>	<b>\$11,100</b>	<b>\$9,900</b>	<b>\$69,700</b>



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	75%	2-4	\$8,000	LIFE	**	5	\$13,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facade</i>								
Masonry: Brick Cavity	20%			LIFE	**	5	\$3,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floor Facades</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	
<b>Windows</b>								
Aluminum	25%			2042	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	3%			LIFE	**	5	\$100	
Steel	72%	Now	\$241,000	2051	**	5	\$29,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick Cavity	95%	2-4	\$3,900	LIFE	**	5	\$4,300	
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : Interior Wall Of Upper Parapet</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
Modified Bitumen	97%	Now	\$2,000	2034	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Scupper Above Entrance</i>								
<i>Ponding, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Canopy Roof - Improper Pitch</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	3%			2046	**	10	\$1,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	7%			LIFE	**	5	\$3,800	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	8%			2035	**	5	\$2,000	
Mosaic Tile	3%			2031	**	5	\$1,900	
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	17%	Now	\$7,100	2026	\$35,300	3	\$1,600	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Offices</i>								
Vinyl Tile	50%			2031	**	3	\$4,700	
Vinyl Tile 9" X 9"	10%	Now	\$2,700	2021	\$26,900	3	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement</i>								
<b>Interior Walls</b>								
Ceramic Tile	7%			2035	**	5	\$1,600	
Glass Block	3%			LIFE	**			
Gypsum Board	15%	Now	\$700	LIFE	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Gas Main Room - Basement</i>								
Plaster	75%	Now	\$13,200	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Staircase</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2039	**	5	\$3,700	
Gypsum Board	10%			LIFE	**	5	\$3,100	
Plaster	75%	Now	\$4,800	LIFE	**	5	\$11,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Stairwell</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2026	\$2,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Amp Rating Not Available</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2026	\$47,700	5	\$400	
<b>Raceway</b>								
Conduit	70%			2026	\$9,500	1		
Conduit	30%			2036	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Molded Case Bkrs	70%			2025	\$20,400	5	\$300	
Molded Case Bkrs	30%			2034	**	5	\$100	
<b>Wiring</b>								
Braided Cloth	15%	2-4	\$2,600	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	20%			2036	**	1		
Thermoplastic	65%			2026	\$11,100	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2024	\$36,500	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2036	**	10	\$15,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2026	\$4,000	1		
Exit, LED	30%			2054	**	1		
Exit, Service	20%			2021	\$1,100	1		
<b>Exterior Lighting</b>								
HID	20%			2026	\$12,300	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2026	\$9,900	1	\$1,300	
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Digital	20%			2031	**	1-3	\$2,100	

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Steam Boiler	100%			2039	**	1	\$16,500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement Boiler Room</i>					
		<i>Explanation : 2 Units</i>					
Distribution Steam Piping/Pump	100%			2046	**	4	\$1,200
Terminal Devices Convactor/Radiator	100%			2031	**	1	\$5,400
Air Conditioning							
Energy Source Electricity	100%			2042	**	1	
Conversion Equipment Exterior Pkg Unit - Cooling	20%			2026	\$15,000	2	\$200
Window/Wall Unit	60%			2021	\$20,100	1	
No Component	20%						
Ventilation							
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,300
Exhaust Fans Roof	100%			2021	\$13,000	2	\$500
Plumbing							
H/C Water Piping Galv Iron/Steel	100%			2039	**	1	
Water Heater Gas Fired	100%			2024	\$3,800	2	\$200
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 1 Unit 75 Gal</i>					
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Sump Pump(s) Rigid Piping	100%			2031	**	4	\$2,500
Backflow Preventer Generic	100%			2031	**	1	\$1,000
Fixtures Generic	100%						
Vertical Transport							
Elevators Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-2</i>					
		<i>Explanation : One Unit</i>					
Fire Suppression							

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

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$87,900	\$211,600
Interior Architecture	\$43,700	\$372,200
Electrical		\$100,900
Mechanical		\$343,400
<b>Total</b>	<b>\$131,600</b>	<b>\$1,028,000</b>
Importance Code A	\$87,900	\$211,600
Importance Code B		\$816,500
Importance Code C	\$43,700	
<b>Total</b>	<b>\$131,600</b>	<b>\$1,028,000</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$36,200			
Interior Architecture	\$87,600	\$10,300		\$9,100
Electrical	\$10,400	\$3,700	\$4,600	\$3,600
Mechanical	\$24,100	\$10,800	\$12,600	\$10,800
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$174,000</b>	<b>\$40,600</b>	<b>\$33,100</b>	<b>\$39,200</b>
Importance Code A	\$39,300	\$3,100	\$3,100	\$3,100
Importance Code B	\$104,700	\$37,500	\$30,000	\$36,100
Importance Code C	\$30,100			
<b>Total</b>	<b>\$174,000</b>	<b>\$40,600</b>	<b>\$33,100</b>	<b>\$39,200</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Glazed Ceramic Panel	5%			LIFE	**	5	\$25,500	
Masonry: Brick	90%			LIFE	**	5	\$98,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout2015</i>								
Granite Panels	5%			LIFE	**	5	\$4,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
<b>Windows</b>								
Aluminum	95%			2043	**	5	\$17,400	
Glass Block	5%	Now	\$4,500	LIFE	**	5	\$600	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<b>Parapets</b>								
Concrete Masonry Unit	10%			LIFE	**	5-10	\$4,600	
Masonry: Brick	80%			LIFE	**	5-10	\$45,600	
Masonry: Limestone	5%			LIFE	**	5-10	\$5,100	
Metal Rail	5%			2032	**	5-10	\$7,500	
<b>Roof</b>								
Single Ply Membrane	70%			2027		10	\$34,500	
Skylight, Metal/Glass	30%			2047	**	10	\$49,300	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$30,200	
Ceramic Tile	10%			2036	**	5	\$6,900	
Terrazzo	15%			LIFE	**	5	\$16,200	
Vinyl Tile	65%			2027		3	\$22,400	
<b>Interior Walls</b>								
Glazed Ceramic Panel	10%			LIFE	**	10	\$6,500	
Gypsum Board	25%			LIFE	**	5-10	\$30,700	
Gypsum Board	30%			LIFE	**	5-10	\$36,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex Building</i>								
Plaster	25%			LIFE	**	5-10	\$15,300	
SGFT/Glazed Masonry	10%	4+	\$13,700	LIFE	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	50%	2-4	\$13,600	2040	**	5	\$17,200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	30%			2044	**	5	\$20,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex Building</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$8,600	
Plaster	10%			LIFE	**	5-10	\$11,900	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	50%			2047	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Service Switch Rated @ 2000 Amperes.</i>								
Fused Disc Sw	50%			2037	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch For The Annex Rated @ 400 Amperes.</i>								
<b>Transformers</b>								
Dry Type	100%			2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5kva, 208/480/277 Volts</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2047	**	5	\$1,400	
<b>Raceway</b>								
Conduit	30%			2053	**	1		
Conduit	50%			2047	**	1		
Conduit	20%			2027	\$10,000	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2043	**	5	\$100	
Fused Disc Sw	5%			2049	**	5	\$100	
Molded Case Bkrs	20%			2026	\$13,100	5	\$300	
Molded Case Bkrs	35%			2043	**	5	\$500	
Molded Case Bkrs	30%			2049	**	5	\$400	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	5%	2-4	\$3,800	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	30%			2053	**	1		
Thermoplastic	25%			2027	\$18,800	1		
Thermoplastic	40%			2047	**	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2032	**	5	\$200	
Locally Mounted	20%			2025	\$21,900	5	\$100	
Locally Mounted	30%			2040	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,500	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	60%			2032	**	10	\$25,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2022	\$37,000	10	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2032	**	10	\$2,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2035	**	10	\$2,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Annex Building</i>								
Fluorescent	25%			2035	**	10	\$10,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Annex Building</i>								
<b>Egress Lighting</b>								
Emergency, Battery	35%			2032	**	10	\$3,900	
Emergency, Battery	15%			2035	**	10	\$1,700	
Exit, LED	15%			2062	**	1		
Exit, Service	35%			2032	**	1		
<b>Exterior Lighting</b>								
Fluorescent	5%			2027	\$8,100	10	\$200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Of Main Building</i>								
HID	15%			2035	**	10		
No Component	80%							

**Alarm**

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

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2035

\* \*

1

\$5,800

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

## Fire/Smoke Detection

Generic, Digital

100%

2035

\* \*

1-3

\$31,800

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

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

**Heating**

## Energy Source

Natural Gas

100%

2047

\* \*

1

## Conversion Equipment

Furnace

20%

2035

\* \*

1

\$4,600

Heat Exchanger

35%

2030

\* \*

1

\$8,000

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

Hot Water Boiler

10%

2044

\* \*

1

\$2,300

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

Steam Boiler

35%

2032

\* \*

1

\$16,000

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

## Distribution

Hot Wtr Piping/Pump

45%

2035

\* \*

4

\$1,500

Hot Wtr Piping/Pump

40%

2049

\* \*

4

\$900

Steam Piping/Pump

15%

2037

\* \*

4

\$300

## Terminal Devices

Air Handler

25%

2027

\$60,700

1

\$7,100

Convactor/Radiator

50%

2040

\* \*

1

\$7,400

No Component

25%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Roof**Explanation : The Remaining Space Heating Is Accounted For Under The Heating Conversion Equipment Section***Air Conditioning**

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2043	**	1	
Conversion Equipment							
Reciprocating Compr/Chiller	60%			2027	\$91,600	1	\$12,800
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>			
				<i>Location : Chillers</i>			
Ext Pkg Unit - Heating/Cooling	40%			2035	**	2	\$1,100
Distribution							
Chilled Wtr Pipe/Pump	60%			2037	**	4	\$1,400
No Component	40%						
Terminal Devices							
Air Handler/Cool/Ht	100%			2027	\$191,100	1	\$28,500
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,700
Exhaust Fans							
Interior	60%			2027	\$7,300	2	\$800
Roof	40%			2035	**	2	\$600
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2037	**	1	
Water Heater							
Gas Fired	100%			2022	\$10,500	2	\$700
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>			
				<i>Location : Mechanical Room</i>			
				<i>Explanation : 2 Units</i>			
Sanitary Piping							
Cast Iron	60%			LIFE	**	1	
Cast Iron	40%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	60%			LIFE	**	1	
Cast Iron	40%			LIFE	**	1	
Sump Pump(s)							
Rigid Piping	100%			2027	\$10,800	4	\$2,500
Backflow Preventer							
Generic	100%			2035	**	1	\$2,800
Fixtures							
Generic	100%						
Vertical Transport							

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

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

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Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

**CAPITAL****Total**

Importance Code

**Total**

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$9,100			
Interior Architecture	\$4,700			\$2,100
Electrical	\$1,200	\$1,000	\$1,000	\$1,200
Mechanical	\$3,100	\$1,000	\$1,800	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$22,100</b>	<b>\$5,900</b>	<b>\$6,700</b>	<b>\$8,200</b>
Importance Code A	\$9,800	\$700	\$700	\$700
Importance Code B	\$11,200	\$5,300	\$6,100	\$7,600
Importance Code C	\$1,100			
<b>Total</b>	<b>\$22,100</b>	<b>\$5,900</b>	<b>\$6,700</b>	<b>\$8,200</b>



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

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting HID	100%			2033	**	10		
<b>Alarm</b>								
Security System No Component	60%							
Generic	40%			2033	**	1	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
Fire/Smoke Detection Generic, Digital	100%			2033	**	1-3	\$8,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Strobe Lights, Manual Pull Station</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2051	**	1		
Conversion Equipment Furnace	80%			2033	**	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Package Units</i>								
Hot Water Boiler	20%			2042	**	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd Floor Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Terminal Devices Convactor/Radiator	20%			2042	**	1	\$900	
No Component	80%							
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2047	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2033	**	2	\$800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Units, Roof</i>								
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%	Now	\$2,300	LIFE	**	2-5	\$7,600	
<i>Unbalanced System, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								

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

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

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



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

**Asset # : 14734**

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

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$53,500	
Interior Architecture	\$51,800	\$37,700
<b>Total</b>	<b>\$105,300</b>	<b>\$37,700</b>
Importance Code A	\$53,500	
Importance Code B		\$37,700
Importance Code C	\$51,800	
<b>Total</b>	<b>\$105,300</b>	<b>\$37,700</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$11,100		\$1,200	\$400
Interior Architecture	\$21,300		\$2,200	
Electrical	\$1,400	\$1,100	\$10,000	\$1,700
Mechanical	\$7,100	\$900	\$5,900	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$44,800</b>	<b>\$6,000</b>	<b>\$23,300</b>	<b>\$7,100</b>
Importance Code A	\$16,800	\$800	\$2,000	\$1,200
Importance Code B	\$27,800	\$5,300	\$21,300	\$5,900
Importance Code C	\$200			
<b>Total</b>	<b>\$44,800</b>	<b>\$6,000</b>	<b>\$23,300</b>	<b>\$7,100</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	95%			LIFE	**	5	\$16,300	
	<i>Horizontal Cracks, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	3%	Now	\$2,400	LIFE	**	5	\$800	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout Garage, North And South Facade</i>							
Metal Coiling Doors	2%			2030	**	5	\$1,700	
Windows								
Aluminum	88%			2041	**	5	\$800	
Glass Block	10%			LIFE	**	5	\$100	
Metal Louvers	2%			2028	**	10	\$100	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5	\$700	
Metal Rail	50%			2038	**	5-10	\$14,100	
Metal: Cage/Fence	5%			2030	**	5-10	\$600	
Pre-Cast Concrete	5%			LIFE	**	5	\$500	
Roof								
Single Ply Membrane	93%			2035	**	10	\$23,000	
Skylight, Metal/Glass	5%	Now	\$53,500	2035	**			
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : 4 Units</i>							
Sloped Glazing	2%			LIFE	**	5	\$6,600	
Interior								
Floors								
Cast in Place Concrete	75%			LIFE	**	5	\$37,700	
Quarry Tile	10%	0-2	\$12,900	2030	**	5	\$1,700	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Traffic Topping	15%			2035	**	5	\$4,300	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Concrete Masonry Unit	95%	Now	\$51,800	LIFE	**	5	\$9,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Plaster	5%	0-2	\$200	LIFE	**	5	\$400	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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

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

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

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

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

## Interior

## Ceilings

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

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

*Location : Throughout*

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

*Location : Throughout*

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

*Location : Throughout*

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

*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

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

*Location : Electrical Room*

*Explanation : 1- 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

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

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

## Panelboards

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

## Wiring

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

## Motor Controllers

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

## Grounding Devices

Generic	100%			LIFE	**	5	\$200
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## Lighting

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2033	**	10	\$7,000	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	50%			2030	**	10	\$7,000	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
<b>Egress Lighting</b>								
Emergency, Battery	50%			2030	**	10	\$1,900	
Exit, Service	50%			2030	**	1		
<b>Exterior Lighting</b>								
Fluorescent	20%			2033	**	10	\$300	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	80%			2033	**	10		
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							
Generic	50%			2033	**	1	\$2,900	
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2033	**	1-3	\$9,700	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2035	**	1		
<b>Conversion Equipment</b>								
Furnace	85%			2030	**	1	\$6,500	
		<i>Other Observation, Extent : Light, Area Affected : 85%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Roof Top Package Units</i>						
Hot Water Boiler	15%	0-2	\$5,100	2045	**	1	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Explanation : 1 Obsolete Unit</i>						
<b>Distribution</b>								
Hot Wtr Piping/Pump	15%			2033	**	4	\$100	
No Component	85%							
<b>Terminal Devices</b>								
Fan Coil Unit/Heat	15%			2030	**	1	\$700	
No Component	85%							
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2041	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MANHATTAN ANIMAL SHELTER**  
**Asset # : 13721**

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

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

Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$177,000	
Electrical	\$73,500	
<b>Total</b>	<b>\$250,500</b>	
Importance Code A	\$177,000	
Importance Code B	\$73,500	
<b>Total</b>	<b>\$250,500</b>	

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$61,100			
Interior Architecture	\$60,800		\$400	\$2,000
Electrical	\$500	\$300	\$300	\$400
Mechanical	\$2,700	\$3,300	\$2,500	\$3,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$129,100</b>	<b>\$7,600</b>	<b>\$7,200</b>	<b>\$9,600</b>
Importance Code A	\$62,600	\$1,500	\$1,500	\$1,500
Importance Code B	\$50,000	\$6,100	\$5,300	\$8,100
Importance Code C	\$16,500		\$400	
<b>Total</b>	<b>\$129,100</b>	<b>\$7,600</b>	<b>\$7,200</b>	<b>\$9,600</b>



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%	Now	\$127,300	LIFE	**	5	\$21,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$49,700	2042	**	5	\$3,000	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$7,300	LIFE	**	5	\$2,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$29,900	LIFE	**	5	\$2,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Single Ply Membrane	100%	Now	\$23,900	2031	**			
<i>Blisters, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	20%	Now	\$2,300	LIFE	**	5	\$10,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$1,100	2035	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$900	
Vinyl Tile	65%	Now	\$12,300	2031	**	3	\$5,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	Now	\$12,300	2036	**	3	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	25%	Now	\$5,200	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2035	**	5	\$800	
Gypsum Board	50%	Now	\$6,800	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	20%	Now	\$4,500	LIFE	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	80%			2043	**	5	\$18,300	
Exposed Concrete	20%	Now	\$7,200	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

**Ground**

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Water Main</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	70%			2034	**	10	\$9,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 And Compact</i>						
Fluorescent	30%	Now	\$73,500	2036	**			
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Limited Areas</i>						
Egress Lighting								
Exit, LED	70%			2061	**	1		
No Component	30%							
Exterior Lighting								
HID	10%			2031	**	10		
No Component	90%							
<b>Alarm</b>								
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	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2046	**	1		
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$15,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Steam Piping/Pump	100%			2046	**	4	\$1,100	
Terminal Devices								
Convactor/Radiator	100%			2039	**	1	\$4,900	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2042	**	1		

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Air Conditioning</b>								
Conversion Equipment								
Window/Wall Unit	50%			2024	\$15,300	1		
No Component	50%							
<b>Terminal Devices</b>								
Fan Coil - Cooling	50%			2031	**	1	\$2,500	
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : 2nd Floor</i>					
			<i>Explanation : 9 Split Dx System Units</i>					
No Component	50%							
<b>Heat Rejection</b>								
Air Condenser Unit	50%			2031	**	2	\$5,300	
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 9 Condenser Units Part Of Split System</i>					
No Component	50%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,700	
No Component	80%							
<b>Exhaust Fans</b>								
Roof	20%			2026	\$2,400	2	\$100	
No Component	80%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	20%			2046	**	1		
Galv Iron/Steel	80%			2039	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2024	\$3,500	2	\$200	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement : 2nd Floor</i>					
			<i>Explanation : One Unit</i>					

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Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$314,400	\$79,000
Interior Architecture	\$239,300	\$103,600
Electrical	\$37,600	\$463,700
Mechanical		\$337,300
<b>Total</b>	<b>\$591,300</b>	<b>\$983,600</b>
Importance Code A	\$314,400	\$79,000
Importance Code B	\$141,900	\$904,600
Importance Code C	\$135,000	
<b>Total</b>	<b>\$591,300</b>	<b>\$983,600</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$75,500			
Interior Architecture	\$119,500		\$400	\$5,600
Electrical	\$16,200	\$3,500	\$4,600	\$4,000
Mechanical	\$20,100	\$8,000	\$9,400	\$5,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$241,100</b>	<b>\$21,300</b>	<b>\$24,300</b>	<b>\$25,300</b>
Importance Code A	\$77,600	\$2,100	\$2,100	\$2,100
Importance Code B	\$120,700	\$19,200	\$22,200	\$23,200
Importance Code C	\$42,800			
<b>Total</b>	<b>\$241,100</b>	<b>\$21,300</b>	<b>\$24,300</b>	<b>\$25,300</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	80%	Now	\$116,400	LIFE	**	5	\$79,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade Of Bulkhead</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$28,500	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$105,400	LIFE	**	5	\$7,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	5%			2037	**	5	\$18,500	
<b>Windows</b>								
Aluminum	98%	Now	\$92,600	2043	**	5	\$11,300	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%	Now	\$1,300	2036	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	80%	Now	\$29,900	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5-10	\$8,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2032	**	5-10	\$12,000	
<b>Roof</b>								
Modified Bitumen	100%	Now	\$8,400	2032	**			
<i>Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

**Interior**

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$6,500	LIFE	**	5	\$14,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$6,100	2030	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	10%	Now	\$14,600	LIFE	**	5	\$5,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	55%	Now	\$58,700	2032	**	3	\$13,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2035	**	3	\$1,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								
Vinyl Tile 9" X 9"	15%	Now	\$20,700	2022	\$103,600	3	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$58,500	2030	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%			LIFE	**	5-10	\$27,700	
Marble Panels	5%			LIFE	**	10	\$2,200	
Plaster	20%			LIFE	**	5-10	\$18,400	
Plaster	30%	Now	\$76,500	LIFE	**	5	\$9,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%			LIFE	**	10	\$10,800	
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$45,700	2040	**	5	\$9,600	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	70%	Now	\$28,800	LIFE	**	5	\$28,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2047	**	5	\$1,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes.</i>							
Switchgear / Switchboard								
Air Circuit Breaker	98%			2027	\$93,500	5	\$300	
Molded Case Bkrs	2%			2027	\$1,900	5		
Raceway								
Conduit	80%			2027	\$40,100	1		
Conduit	20%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$6,600	5	\$100	
Fused Disc Sw	2%			2043	**	5		
Molded Case Bkrs	18%			2043	**	5	\$200	
Molded Case Bkrs	70%			2026	\$46,000	5	\$900	
Wiring								
Braided Cloth	50%	2-4	\$37,600	2052	**	1		
	<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	20%			2047	**	1		
Thermoplastic	30%			2027	\$22,600	1		
Motor Controllers								
Locally Mounted	50%			2025	\$54,800	5	\$200	
Locally Mounted	40%			2040	**	5	\$100	
Variable Frequency Drive	10%			2040	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	10%			2032	**	10	\$3,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor, Tb Clinic</i>							
	<i>Explanation : T-5 Lamps</i>							
Fluorescent	40%			2032	**	10	\$15,700	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	30%			2022	\$206,600	10	\$11,800	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor And 3rd Floor</i>							
Fluorescent	10%			2032	**	10	\$3,900	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 4th Floor</i>							
LED	10%			2035	**			

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$5,200	
Exit, LED	10%			2055	**	1		
Exit, Service	40%			2032	**	1		
<hr/>								
Exterior Lighting								
HID	19%			2032	**	10		
Incandescent	1%			2027	\$1,600	2		
No Component	80%							
<hr/>								
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$5,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside, Hallways, Lobby, Staircase</i>						
		<i>Explanation : Cctv Surveillance Camera</i>						
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$31,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Horns And Smoke Detector</i>						
<hr/>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2047	**	1		
<hr/>								
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$21,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 3 Natural Gas Fired Hot Water Boilers</i>						
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$3,200	
<hr/>								
Terminal Devices								
Air Handler	30%			2032	**	1	\$8,000	
Convactor/Radiator	70%			2025	\$277,000	1	\$9,700	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	1		
<hr/>								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2032	**	1	\$6,000	
Window/Wall Unit	70%			2022	\$60,300	1		

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Air Conditioning</b>							
Distribution							
Chilled Wtr Pipe/Pump	30%			2047	**	4	\$1,000
No Component	70%						
Terminal Devices							
Air Handler/Cool/Ht	40%			2032	**	1	\$10,600
No Component	60%						
<b>Ventilation</b>							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,900
Exhaust Fans							
Interior	40%			2022	\$18,500	2	\$500
Roof	30%			2032	**	2	\$400
No Component	30%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location : First Floor Mechanical Equipment Room</i> <i>Explanation : These Components Are Already Accounted For Under The Cooling Section Of This Report</i>							
<b>Plumbing</b>							
H/C Water Piping							
Brass/Copper	100%			2037	**	1	
Water Heater							
Gas Fired	100%			2026	\$9,700	2	\$600
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>							
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>							
Sump Pump(s)							
Rigid Piping	100%			2027	\$10,800	4	\$2,500
<i>Other Observation, Extent : Light, Area Affected : 10%</i> <i>Location : Boiler Room</i> <i>Explanation : Boiler Pit Only</i>							
Backflow Preventer							
Generic	100%			2037	**	1	\$2,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement Boiler Room</i> <i>Explanation : Newly Installed Reduce Pressure Zone Device</i>							
Fixtures							
Generic	100%						
<b>Vertical Transport</b>							

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Vertical Transport								
Elevators								
Geared Traction	100%			LIFE			* *	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B-5</i>					
			<i>Explanation : Two Units</i>					

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

Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

**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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$45,200	\$1,956,900
Interior Architecture	\$169,800	\$1,832,400
Electrical		\$294,800
Mechanical		\$192,600
<b>Total</b>	<b>\$215,000</b>	<b>\$4,276,800</b>
Importance Code A	\$45,200	\$1,956,900
Importance Code B	\$169,800	\$2,074,800
Importance Code C		\$245,000
<b>Total</b>	<b>\$215,000</b>	<b>\$4,276,800</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$17,700			
Interior Architecture	\$63,900	\$135,100		\$14,200
Electrical	\$54,000	\$46,100	\$51,000	\$53,100
Mechanical	\$144,400	\$121,200	\$270,100	\$108,500
Elevators/Escalators	\$148,000	\$148,000	\$148,000	\$148,000
<b>Total</b>	<b>\$428,000</b>	<b>\$450,400</b>	<b>\$469,200</b>	<b>\$323,800</b>
Importance Code A	\$27,100	\$15,000	\$9,300	\$9,300
Importance Code B	\$383,900	\$435,500	\$459,800	\$314,500
Importance Code C	\$17,000			
<b>Total</b>	<b>\$428,000</b>	<b>\$450,400</b>	<b>\$469,200</b>	<b>\$323,800</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
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	
<hr/>								
Windows								
Metal Louvers	10%			2035	**	10		
No Component	90%							
<hr/>								
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5	\$7,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Rubber Membrane Ran All The Way Up This Portion Of Parapet</i>								
Metal/Glass Curt Wall	30%	4+	\$7,200	2052	**	5	\$12,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : 14th Floor Roof Deck At Cooling Tower</i>								
Metal Panel	40%			2052	**	5	\$32,800	
<hr/>								
Roof								
IRMA/Protected Membrane	100%	Now	\$10,500	2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Under Cooling Tower</i>								
<i>Explanation : Drain Basket Missing On One Drain, Also Clogged With Drinking Cans</i>								
<hr/>								
<b>Interior</b>								
Floors								
Carpet	39%			2025	\$2,751,800	3	\$331,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$5,700	LIFE	**	5	\$61,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 14th Floor Mechanical Room</i>								
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+	\$18,800	2026	\$940,000	3	\$42,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$7,600	
Glass: Single Pane	15%			LIFE	**	5	\$42,900	
Gypsum Board	55%	Now	\$17,000	LIFE	**	5	\$125,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 905, 3rd Floor Office Facing North</i>								
Masonry: Limestone	15%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Actually Artificial 'corian' Material</i>								
Metal Panel	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$76,300	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	60%			2043	**	5	\$339,600	
Gypsum Board	20%	Now	\$22,400	LIFE	**	5	\$141,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Store Room S2-05 From Trench Drain Above</i>								
Metal Panel	20%			LIFE	**	5	\$141,500	

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	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	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Mechanical Spaces.</i>					
			<i>Explanation : Variable Frequency Drive Controllers.</i>					
Motor Control Center	30%			2043	**	5	\$3,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 15, 14, 9 Floors And Sub 2.</i>					
			<i>Explanation : Normal Motor Control Center And Emergency Motor Control Center @ 14a</i>					
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Water Main</i>					
Stand-by Power								
Transfer Switches								
Automatic	95%			2043	**	1	\$110,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Transfer Switch Room</i>					
			<i>Explanation : A. T. S. -1 1000 Amps.</i>					
			<i>ats -2 2000 Amps.</i>					
			<i>ats - 3 800 Amps.</i>					
			<i>ats - 4 260 Amps.</i>					
			<i>ats - 5 260 Amps.</i>					
Automatic	5%			2043	**	1	\$5,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 15 Floor (Equipment Room)</i>					
			<i>Explanation : 2 Ats 15 A/b @ 260 Amps.</i>					
Generators								
Diesel	100%			2039	**	1	\$146,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 14 Th Floor Generator Room</i>					
			<i>Explanation : 2400 Kw</i>					
Batteries								
Lead/Acid	100%			2020		5	\$14,000	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Stand-by Power</b>								
<b>Fuel Storage</b>								
Day Tank	10%			2048	**	5	\$7,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 200 Gallons.</i>								
Main Tank	90%			2061	**	5	\$10,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 10,000 Gallons.</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	85%			2034	**	10	\$294,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T5 And T8 Lamps</i>								
HID	15%			2034	**	10	\$1,800	
<b>Egress Lighting</b>								
Emergency, Service	40%			2034	**	1		
Exit, LED	20%			2061	**	1		
Exit, Service	40%			2034	**	1		
<b>Exterior Lighting</b>								
HID	20%			2034	**	10	\$200	
No Component	80%							
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2061	**	5	\$11,100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	60%							
Generic	40%			2034	**	1	\$56,500	
<b>Fire/Smoke Detection</b>								
No Component	50%							
Generic, Digital	50%			2034	**	1-3	\$116,500	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger	50%			2039	**	1	\$93,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Equipment Room</i>						
		<i>Explanation : Serves Reheat System And Perimeter Heat</i>						
Pres. Reducing Valve/LP Steam	50%			2039	**	5	\$11,200	
Distribution								
Hot Wtr Piping/Pump	50%			2048	**	4	\$9,300	
Steam Piping/Pump	50%			2052	**	4	\$9,300	
Terminal Devices								
Air Handler	50%			2034	**	1	\$116,900	
Convactor/Radiator	25%			2043	**	1	\$30,500	
Fan Coil Unit/Heat	25%			2034	**	1	\$30,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : V A V Boxes With Hot Water Reheat</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2039	**	1	\$368,300	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Chillers</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 15th Mechanical Equipment Room</i>						
		<i>Explanation : 3 Chillers</i>						
Int Pkg Unit - Heating/Cooling	10%			2030	**	2	\$2,300	
Distribution								
Chilled Wtr Pipe/Pump	90%			2052	**	4	\$16,800	
Ductwork/Diffusers	10%			LIFE	**	2	\$49,200	
Terminal Devices								
Air Handler/Cool/Ht	90%			2034	**	1	\$210,500	
No Component	10%							
Heat Rejection								
Evap Condenser	10%			2034	**	2	\$26,300	
Water Cooling Tower	90%	Now	\$19,100	2030	**	2	\$274,000	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Basin Leak Evident</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$210,900	
Exhaust Fans								
Interior	100%			2034	**	2	\$11,600	
Plumbing								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2052	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement 1</i>								
<i>Explanation : Triplex House Pumps</i>								
HW Heat Exchanger Low Temp	100%			2052	**	4	\$37,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 9th Mechanical Equipment Room</i>								
<i>Explanation : 2 Units - Instantaneous With No Storage</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Rigid Piping	100%			2034	**	4	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : S B 2</i>								
<i>Explanation : 2 Duplex Units</i>								
Sewage Ejector(s) Electric	100%			2034	**	4	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : S B 2</i>								
<i>Explanation : Duplex Unit</i>								
Backflow Preventer Generic	100%			2034	**	1	\$23,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Multiple Devices For Fire, Domestic Water, And Laboratory Water Supply</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) S-2 To 15. (6) S-1 To 13</i>								
<i>Explanation : 7 Units</i>								
Hydraulic	30%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) G To 2, (1) S-2 To 2</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2052	**	1-5	\$190,700	
Sprinkler								
Generic	100%			2052	**	1-2	\$105,900	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression Fire Pump Generic	100%			2039	**	1	\$70,600	

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

Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

**CAPITAL**

**Total**

Importance Code

**Total**

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$13,600			\$2,500
Interior Architecture	\$23,300	\$2,000		
Electrical	\$1,600	\$1,500	\$1,400	\$2,100
Mechanical	\$1,600	\$1,100	\$2,200	\$1,100
<b>Total</b>	<b>\$40,100</b>	<b>\$4,600</b>	<b>\$3,600</b>	<b>\$5,800</b>
Importance Code A	\$14,300	\$700	\$700	\$3,200
Importance Code B	\$18,900	\$4,000	\$2,900	\$2,600
Importance Code C	\$6,900			
<b>Total</b>	<b>\$40,100</b>	<b>\$4,600</b>	<b>\$3,600</b>	<b>\$5,800</b>



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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Glass Block	5%			LIFE	**	5	\$800	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade At Fascia Panel And Window Sill</i>								
Masonry: Brick	90%			LIFE	**	5	\$24,300	
Metal Panel	5%			2046	**	5-10	\$9,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Roof</i>								
<i>Explanation : Fascia Panel</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$3,500	2042	**	5	\$800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mezzanine Offices</i>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$10,100	2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Penetrations - Above Shipping Dock And Office Bathrooms</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2025		3	\$4,600	
Ceramic Tile	85%	Now	\$16,400	2035	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	90%	Now	\$6,900	LIFE	**	5	\$6,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Receiving Dock And Various Locations</i>								
Gypsum Board	5%			LIFE	**	5	\$500	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2039	**	5	\$1,000	
Fiber Board	95%			2031	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fiberglass Reinforced Panels</i>								

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

Under 600 Volts

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

**Asset # : 13730**

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

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

**Asset # : 13730**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, Service	40%			2034	**	1		
Exterior Lighting								
HID	30%			2034	**	10		
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	90%							
Generic	10%			2036	**	1	\$500	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2034	**	1-3	\$4,200	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2046	**	1		
Conversion Equipment								
Furnace	100%			2031	**	1	\$6,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 - Gas Fired Packaged Air Conditioning Units, Gas Fired Space Heater</i>					
			<i>Serving Warehouse Space</i>					
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	50%			2031	**	2	\$400	
Split Unit	20%			2036	**			
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
Window/Wall Unit	5%			2024	\$1,400	1		
No Component	25%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,600	
Exhaust Fans								
Roof	100%			2031	**	2	\$400	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater								
Electric	100%			2025	\$2,100	4	\$100	

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

**Asset # : 13730**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$400	LIFE	* *	1		
		<i>Leak Evident, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Warehouse Roof, Possible Leak From Roof Drain Pipe</i>						
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								
Sprinkler								
Generic	100%			2046	* *	1-2	\$3,800	

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Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$3,984,600	\$421,800
Interior Architecture	\$4,279,300	\$1,407,700
Electrical	\$631,400	\$2,770,100
Mechanical	\$3,531,000	\$2,464,700
<b>Total</b>	<b>\$12,426,200</b>	<b>\$7,064,300</b>
Importance Code A	\$4,187,700	\$421,800
Importance Code B	\$7,938,100	\$6,468,500
Importance Code C	\$300,400	\$174,000
<b>Total</b>	<b>\$12,426,200</b>	<b>\$7,064,300</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$13,200		\$79,200	\$6,300
Interior Architecture	\$28,200	\$12,600	\$31,400	\$3,100
Electrical	\$42,900	\$39,600	\$53,700	\$42,300
Mechanical	\$131,600	\$165,500	\$129,100	\$154,800
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
<b>Total</b>	<b>\$298,900</b>	<b>\$300,600</b>	<b>\$376,200</b>	<b>\$289,400</b>
Importance Code A	\$13,200		\$79,600	\$16,600
Importance Code B	\$285,700	\$300,600	\$296,700	\$272,800
Importance Code C				
<b>Total</b>	<b>\$298,900</b>	<b>\$300,600</b>	<b>\$376,200</b>	<b>\$289,400</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$52,000	LIFE	**	5	\$47,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	87%	Now	\$806,600	LIFE	**	5	\$273,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%	Now	\$163,000	LIFE	**	5	\$11,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	5%			2045	**	5	\$59,000	
Windows								
Aluminum	15%			2041	**	5	\$12,600	
Aluminum	85%	0-2	\$2,919,500	2050	**	5	\$35,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,300	
Masonry: Brick	70%			LIFE	**	5	\$7,700	
Metal Panel	5%			2045	**	5	\$2,100	
Metal: Cage/Fence	20%			2038	**	5-10	\$17,100	
Roof								
Asphalt Macadam	10%	Now	\$3,200	2030	**	5	\$3,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Loading Dock</i>								
Built-Up (BUR)	10%	Now	\$43,500	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Second Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Second Floor</i>								
Built-Up (BUR)	15%			2025	\$65,200	10	\$14,600	
Modified Bitumen	30%			2030	**	10	\$29,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Over 14th Floor And Penthouses Throughout</i>								
Skylight, Metal/Glass	5%			2035	**	10	\$16,200	
Spray-on Foam	30%			2030	**	5	\$38,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Penthouse</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	15%	Now	\$38,200	LIFE	**	5	\$164,700	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2028	**	5	\$25,100	
Terrazzo	5%			LIFE	**	5	\$19,600	
Vinyl Tile	20%			2025	\$833,700	3	\$37,700	
Vinyl Tile	5%			2030	**	3	\$12,500	
Vinyl Tile 9" X 9"	50%			2020	\$2,700,100	3	\$94,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	25%			LIFE	**	5	\$59,000	
Gypsum Board	5%			LIFE	**	5	\$17,700	
Metal Panel	5%			LIFE	**			
Plaster	65%	0-2	\$300,400	LIFE	**	5	\$115,000	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Windows Throughout</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	0-2	\$99,100	2030	**	5	\$78,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2038	**	5	\$25,100	
Exposed Concrete	35%	Now	\$276,000	LIFE	**	5	\$27,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Metal Panel	15%	Now	\$736,700	LIFE	**	5	\$94,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Plaster	20%	Now	\$128,700	LIFE	**	5	\$62,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2055	**	5	\$800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- 5000 Amps Main Disconnect Switch</i>							
Fused Disc Sw	25%			2051	**	5	\$400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 1- 1600 Amps Main Disconnect Switch For Fire Pump</i>							
Fused Disc Sw	25%			2051	**	5	\$400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 1- 1200 Amps Main Disconnect Switch For Emergency</i>							
Transformers								
Dry Type	100%			2042	**	5	\$1,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room And Electrical Room</i>							
	<i>Explanation : 1- 500 Kva, 1- 300 kva And 1- 225 Kva 480hv-208/120lv</i>							
Switchgear / Switchboard								
Fused Disc Sw	80%			2051	**	5	\$1,200	
Molded Case Bkrs	20%			2051	**	5	\$1,900	
Raceway								
Busway	20%			2023			\$112,900	1
Conduit	60%			2025			\$338,700	1
Conduit	20%			2051	**	1		
Panelboards								
Fused Disc Sw	10%			2024			\$46,700	5
Fused Disc Sw	5%			2041	**	5		\$400
Molded Case Bkrs	60%			2024			\$280,300	5
Molded Case Bkrs	25%			2041	**	5		\$2,300
Wiring								
Braided Cloth	50%	2-4	\$380,700	2050	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	50%			2051	**	1		
Motor Controllers								
Locally Mounted	20%			2038	**	5	\$500	
Locally Mounted	5%			2023			\$11,200	5
Motor Control Center	15%			2038	**	5	\$1,400	
Motor Control Center	60%			2023			\$846,400	5
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$108,600	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Generators								
Diesel	100%			2038	**	1	\$136,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1- 2000 Kw</i>								
<hr/>								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$13,100	
<hr/>								
Fuel Storage								
Day Tank	50%			2047	**	5	\$31,100	
Main Tank	50%			2060	**	5	\$4,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1- 275 Gallons</i>								
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2033	**	10	\$92,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Fluorescent	50%			2030	**	10	\$153,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Fluorescent	20%			2030	**	10	\$61,500	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Egress Lighting								
Emergency, Service	10%			2033	**	1		
Emergency, Service	40%			2030	**	1		
Exit, Service	40%			2020	\$35,300	1		
Exit, Service	10%			2030	**	1		
<hr/>								
Exterior Lighting								
Fluorescent	20%			2030	**	10	\$6,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<hr/>								
HID	80%			2025	\$1,041,600	10	\$900	
<hr/>								
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$39,600	
<hr/>								
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2030	**	1-3	\$89,600	

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

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2035	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Steam From Con Edison</i>							
<hr/>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2021	\$203,200	5	\$19,900	
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 3 Old Steam To Hot Water Converters</i>							
<hr/>								
Distribution								
Hot Wtr Piping/Pump	60%	Now	\$19,700	2033	**	4	\$9,900	
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
<hr/>								
Steam Piping/Pump	40%			2025	\$914,800	4	\$6,600	
<hr/>								
Terminal Devices								
Air Handler	80%			2020	\$1,412,800	1	\$165,900	
Convactor/Radiator	20%			2023	\$618,800	1	\$21,700	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	65%			2033	**	1		
Steam/HW System	35%			2035	**	1		
<hr/>								
Conversion Equipment								
Absorption	40%			2028	**	1	\$145,200	
Chiller/Steam/HW								
Centrifugal, Elec Chiller	40%			2028	**	1	\$145,200	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>							
	<i>Location : 14th Floor</i>							
<hr/>								
Reciprocating Compr/Chiller	20%			2030	**	1	\$31,100	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2035	**	4	\$24,800	
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2020	\$1,391,200	1	\$207,400	
<hr/>								
Heat Rejection								
Air Condenser Unit	20%			2030	**	2	\$46,700	
Water Cooling Tower	80%			2023	\$752,100	2	\$270,000	
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$141,300	LIFE	**	2-5	\$187,000	
	<i>Noxious Fumes, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement - Interior Exhausts Into Building</i>							

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	80%	Now	\$14,500	2020	\$289,600	2	\$6,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Different Areas Are Mixed Together Allowing Cross Contamination</i>							
Roof	20%	Now	\$2,600	2025	\$52,100	2	\$1,600	
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Redesign Of Some Exhaust Ducts Necessary To Prevent Backfeed And Cross Contamination</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$48,900	2035	* *	1		
	<i>Corroded, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Basement</i>							
HW Heat Exchanger								
Low Temp	100%			2035	* *	4	\$49,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 14th Floor</i>							
	<i>Explanation : 2 Units</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Compressed Air	100%			2025	\$27,800	4	\$1,600	
Fixtures								
Generic	100%							
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Pass C-13 Freight C-14</i>							
	<i>Explanation : 4 Pass, 2 Freight</i>							
Fire Suppression								
Standpipe								
Generic	100%			2035	* *	1-5	\$169,100	
Sprinkler								
No Component	80%							
Generic	20%			2035	* *	1-2	\$18,800	
Fire Pump								
Generic	100%			2028	* *	1	\$62,600	

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Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$80,000	\$63,800
<b>Total</b>	<b>\$80,000</b>	<b>\$63,800</b>
Importance Code A	\$80,000	\$63,800
<b>Total</b>	<b>\$80,000</b>	<b>\$63,800</b>

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$1,300		\$20,400	\$38,100
Interior Architecture		\$4,200	\$2,100	\$11,300
Electrical	\$5,200	\$11,100	\$6,000	\$7,600
Mechanical	\$23,500	\$18,600	\$24,400	\$11,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$33,900</b>	<b>\$37,900</b>	<b>\$56,800</b>	<b>\$72,100</b>
Importance Code A	\$1,500	\$200	\$20,600	\$38,200
Importance Code B	\$32,400	\$37,700	\$36,200	\$33,800
Importance Code C				
<b>Total</b>	<b>\$33,900</b>	<b>\$37,900</b>	<b>\$56,800</b>	<b>\$72,100</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$29,600	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout. New Building Completed In 2006</i>								
Metal Panel	27%			2050	**	5-10	\$110,000	
Metal Coiling Doors	3%			2041	**	5	\$5,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
Window Wall	15%			2050	**	5	\$33,300	
Windows								
Aluminum	95%			2046	**	5	\$11,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Windows</i>								
Metal Louvers	5%			2037	**	10	\$3,900	
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$2,700	
Metal Panel	25%			2050	**	5	\$7,400	
Metal Rail	15%			2041	**	5-10	\$20,700	
Metal Rail	20%			2041	**	5-10	\$27,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Second Floor Roof At South Facade</i>								
<i>Explanation : Metal Rail With Glass</i>								
Pre-Cast Concrete	5%	Now	\$1,300	LIFE	**	5	\$2,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Single Ply Membrane	100%			2032	**	10	\$63,800	
Interior								
Floors								
Carpet	15%			2025		3	\$12,700	
Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
Ceramic Tile	5%			2037	**	5	\$2,800	
Granite Panels	20%			LIFE	**	5	\$8,500	
Traffic Topping	25%			2032	**	5	\$17,600	
Vinyl Tile	30%			2032	**	3	\$6,400	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$400	
Concrete Masonry Unit	20%			LIFE	**	5	\$700	
Gypsum Board	50%			LIFE	**	5	\$2,700	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	40%			2041	**	5	\$22,600	
Exposed Struc: Steel	20%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$3,500	
Metal Panel	35%			LIFE	**	5	\$24,700	

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	2%			2032	**	10	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Halways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	80%			2032	**	10	\$27,700	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	18%			2032	**	10	\$6,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2032	**	1		
Exit, LED	50%			2059	**	1		
<b>Exterior Lighting</b>								
HID	100%			2032	**	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2032	**	1	\$4,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2032	**	1-3	\$23,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Campus Steam	100%			2050	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Q H C</i>								
<i>Explanation : From Queens Hospital Center</i>								
<b>Conversion Equipment</b>								
Heat Exchanger	10%			2037	**	1	\$1,900	
Pres. Reducing Valve/LP Steam	90%			2037	**	5	\$2,000	
<b>Distribution</b>								
Hot Wtr Piping/Pump	10%			2046	**	4	\$300	
Steam Piping/Pump	90%			2050	**	4	\$2,500	

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
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								
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units, Using Lithium Bromide Refrigerant</i>					
Distribution								
Chilled Wtr Pipe/Pump	100%			2050	**	4	\$2,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$23,300	
Heat Rejection								
Water Cooling Tower	100%			2028	**	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								
Low Temp	100%			2050	**	4	\$5,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2019	\$6,500	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$1,600	
Backflow Preventer								
Generic	100%			2032	**	1	\$2,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B : 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
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	\$5,100	1-3	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Fire Extinguishers</i>									

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Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$1,462,600	\$170,300
Interior Architecture	\$577,200	\$44,500
Electrical	\$151,500	\$183,200
Mechanical	\$53,600	\$461,400
<b>Total</b>	<b>\$2,245,000</b>	<b>\$859,400</b>
Importance Code A	\$1,462,600	\$170,300
Importance Code B	\$643,800	\$689,100
Importance Code C	\$138,600	
<b>Total</b>	<b>\$2,245,000</b>	<b>\$859,400</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$5,700			
Interior Architecture	\$41,700	\$2,400		\$5,000
Electrical	\$22,600	\$39,000	\$1,000	\$700
Mechanical	\$4,300	\$9,100	\$5,500	\$4,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$82,200</b>	<b>\$58,400</b>	<b>\$14,400</b>	<b>\$17,800</b>
Importance Code A	\$8,800	\$3,100	\$3,200	\$3,100
Importance Code B	\$65,400	\$55,300	\$11,200	\$14,700
Importance Code C	\$7,900			
<b>Total</b>	<b>\$82,200</b>	<b>\$58,400</b>	<b>\$14,400</b>	<b>\$17,800</b>



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

Maintenance \$ are aggregated over a 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 Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	70%	Now	\$444,200	LIFE	**	5	\$37,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Facade Along Stuyvesant</i>								
<i>Spalling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Penthouse, East And North Sides</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,000	
Pre-Cast Concrete	25%	Now	\$130,400	LIFE	**	5	\$43,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Lintels</i>								
<b>Windows</b>								
Steel	100%	Now	\$725,400	2049	**	5	\$88,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Fifth Floor</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	85%	Now	\$78,200	LIFE	**	5	\$4,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Face</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Above Penthouse</i>								
Pre-Cast Concrete	15%	Now	\$5,700	LIFE	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Decorative Molding Around Parapet</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Decorative Molding Around Parapet</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$84,400	2029		**		1
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Penthouse And X-ray Room</i>								
Interior								
Floors								
Carpet	5%	Now	\$29,300	2026	\$29,300	3	\$3,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Cast in Place Concrete	10%			LIFE		**	\$10,300	
Ceramic Tile	5%	4+	\$4,500	2027	\$44,500	5	\$1,200	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms</i>								
Terrazzo	15%			LIFE		**	\$5,500	
Vinyl Tile	65%	Now	\$76,200	2019	\$253,900	3	\$11,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Interior Walls								
Ceramic Tile	5%	4+	\$7,900	2033		**	\$1,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE		**		
Plaster	75%	Now	\$138,600	LIFE		**	\$13,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 4th Floor And Penthouse</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor, Penthouse And Over Windows In Various Locations</i>								
SGFT/Glazed Masonry	15%			LIFE		**		

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	10%			2029	**	5	\$4,700	
Plaster	90%	0-2	\$108,500	LIFE	**	5	\$26,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor Rooms 415 And 418</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2050	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Fused Knife Sw	100%	0-2	\$71,600	2054	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<hr/>								
<b>Raceway</b>								
Conduit	85%			2034	**	1		
Conduit	5%			2050	**	1		
Conduit	10%			2044	**	1		
<hr/>								
<b>Panelboards</b>								
Fused Toggle Switch	85%	0-2	\$37,200	2049	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Molded Case Bkrs	15%			2032	**	5	\$100	
<hr/>								
<b>Wiring</b>								
Braided Cloth	85%	2-4	\$42,700	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Thermoplastic	5%			2050	**	1		
Thermoplastic	10%			2034	**	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	70%			2022		5	\$200	
Locally Mounted	30%	0-2	\$21,900	2044	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$500	

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Air Conditioning</b>								
Conversion Equipment								
Window/Wall Unit	85%			2019	\$53,600	1		
No Component	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Communication Room</i>								
<i>Explanation : Installation Of Air Conditioning Unit In Communication Room Is Recommended</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$3,500	
No Component	80%							
Exhaust Fans								
Roof	20%			2019	\$4,900	2	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Rooftop Exhaust Fan Is At Or Approaching Its Useful Life Cycle Limit</i>								
No Component	80%							
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		
Water Heater								
Gas Fired	100%			2022	\$7,100	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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler Only</i>								
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) B-4 (1) B-3</i>								
<i>Explanation : 2 Units</i>								

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Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$200,400	\$43,900
<b>Total</b>	<b>\$200,400</b>	<b>\$43,900</b>
Importance Code A	\$200,400	\$43,900
<b>Total</b>	<b>\$200,400</b>	<b>\$43,900</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture				\$6,300
Interior Architecture				\$31,400
Electrical	\$3,100	\$3,000	\$3,000	\$5,100
Mechanical	\$6,800	\$6,300	\$9,600	\$9,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$17,800</b>	<b>\$17,200</b>	<b>\$20,500</b>	<b>\$60,200</b>
Importance Code A	\$1,500	\$1,500	\$1,500	\$7,900
Importance Code B	\$16,300	\$15,700	\$19,100	\$50,900
Importance Code C				\$1,400
<b>Total</b>	<b>\$17,800</b>	<b>\$17,200</b>	<b>\$20,500</b>	<b>\$60,200</b>



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

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

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2046	**	5	\$2,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	65%			LIFE	**	5	\$4,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Gypsum Board	30%			LIFE	**	5	\$16,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2056	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1600 Amps Main Disconnect Switch</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2056	**	5	\$900	
<hr/>								
<b>Raceway</b>								
Conduit	100%			2056	**	1		
<hr/>								
<b>Panelboards</b>								
Molded Case Bkrs	100%			2051	**	5	\$900	
<hr/>								
<b>Wiring</b>								
Thermoplastic	100%			2056	**	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	100%			2046	**	5	\$200	
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Water Main</i>								
<hr/>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2046	**	1	\$10,500	
<hr/>								
<b>Generators</b>								
Diesel	100%			2041	**	1	\$13,200	
<hr/>								
<b>Batteries</b>								
Not Accessible	100%							

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Fuel Storage Day Tank	20%			2051	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 100gal</i>								
Main Tank	80%			2066	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275gal</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	100%			2036	**	10	\$27,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T8 And T5 And Compact Lamps</i>								
Egress Lighting Exit, LED	100%			2066	**	1		
Exterior Lighting HID	20%			2036	**	10		
No Component	80%							
<b>Alarm</b>								
Security System No Component	80%							
Generic	20%			2036	**	1	\$2,500	
Fire/Smoke Detection No Component	80%							
Generic, Digital	20%			2036	**	1-3	\$4,300	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2046	**	1		
Conversion Equipment Hot Water Boiler	100%			2046	**	1	\$14,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2051	**	4	\$2,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2036	**	1	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 11 Units</i>						
Convector/Radiator	50%			2046	**	1	\$4,800	
Fan Coil Unit/Heat	30%			2036	**	1	\$2,900	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2036	**	2	\$1,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	**	1	\$18,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,600	
Exhaust Fans								
Roof	100%			2036	**	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	**	1		
Water Heater								
Gas Fired	100%			2026		2	\$6,800	\$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	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : 2 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2056	**	1-5	\$15,000	
Sprinkler								
Generic	100%			2056	**	1-2	\$8,400	
Chemical System								
Not Accessible	100%							

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

Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$309,000	\$165,400
Interior Architecture	\$63,400	\$415,300
Electrical		\$38,400
Mechanical		\$495,200
<b>Total</b>	<b>\$372,500</b>	<b>\$1,114,200</b>
Importance Code A	\$309,000	\$165,400
Importance Code B		\$854,900
Importance Code C	\$63,400	\$94,000
<b>Total</b>	<b>\$372,500</b>	<b>\$1,114,200</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$54,900			
Interior Architecture	\$109,000		\$4,900	\$8,100
Electrical	\$4,000	\$2,800	\$3,800	\$2,800
Mechanical	\$18,600	\$8,100	\$8,600	\$6,300
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$198,300</b>	<b>\$22,800</b>	<b>\$29,200</b>	<b>\$29,000</b>
Importance Code A	\$57,000	\$2,100	\$2,100	\$2,100
Importance Code B	\$127,600	\$20,700	\$22,200	\$26,900
Importance Code C	\$13,700		\$4,900	
<b>Total</b>	<b>\$198,300</b>	<b>\$22,800</b>	<b>\$29,200</b>	<b>\$29,000</b>



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	Now	\$15,100	LIFE	**	5	\$13,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	80%	Now	\$129,300	LIFE	**	5	\$43,900	
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	15%	Now	\$87,800	LIFE	**	5	\$6,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
<b>Windows</b>								
Aluminum	90%	0-2	\$26,200	2043	**	5	\$3,200	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Steel	10%	Now	\$36,300	2052	**	5	\$4,400	
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<b>Parapets</b>								
Cast Stone/Terra Cotta	10%	Now	\$13,600	LIFE	**	5	\$8,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	90%	Now	\$55,600	LIFE	**	5	\$9,900	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
<b>Roof</b>								
Modified Bitumen	95%			2027	\$121,500	10	\$21,400	
Skylight, Metal/Glass	5%			2037	**	10	\$3,700	

**Interior**

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$14,100	
Ceramic Tile	10%			2036	**	5	\$6,400	
Granite Panels	15%			LIFE	**	5	\$14,500	
Terrazzo	10%			LIFE	**	5	\$10,100	
Vinyl Tile	60%	Now	\$32,100	2027	\$321,300	3	\$14,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2030	**	5	\$9,800	
Gypsum Board	80%	Now	\$63,400	LIFE	**	5	\$94,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%			LIFE	**	10	\$3,900	
SGFT/Glazed Masonry	10%			LIFE	**	10	\$9,800	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	75%	0-2	\$19,100	2040	**	5	\$24,200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$4,000	
Gypsum Board	10%			LIFE	**	5-10	\$22,200	
Plaster	10%			LIFE	**	5-10	\$11,100	

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2043	**	5		
Molded Case Bkrs	95%			2043	**	5	\$1,000	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2032	**	10	\$3,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	90%			2032	**	10	\$34,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby, Entry And Exit Doors</i>								
<i>Explanation : Cctv Surveillance Camera And Intrusion Alarm System. Motion Sensors And Panic Bars</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$25,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors And Strobe Lights</i>								

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

Heating

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$20,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 8 Natural Gas Fired Modular Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$3,100	
Terminal Devices								
Convactor/Radiator	50%			2040	**	1	\$6,800	
Fan Coil Unit/Heat	50%			2027	\$306,300	1	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Air Distribution System</i>								
<i>Explanation : Vav Boxes With Reheat Coils In The Ductwork</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2027	\$188,800	2	\$2,600	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,000	
Exhaust Fans								
Interior	40%			2027	\$18,100	2	\$500	
Roof	10%			2027	\$3,300	2	\$100	
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Component Accounted For Under The Cooling Section Of This Report</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2026	\$9,500	2	\$600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Rigid Piping	100%			2027	\$10,800	4	\$2,500	

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

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

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$1,319,100	\$249,200
Interior Architecture	\$45,500	\$213,900
Electrical		\$568,300
Mechanical		\$807,600
<b>Total</b>	<b>\$1,364,600</b>	<b>\$1,838,900</b>
Importance Code A	\$1,319,100	\$249,200
Importance Code B	\$45,500	\$1,589,800
<b>Total</b>	<b>\$1,364,600</b>	<b>\$1,838,900</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$16,200			
Interior Architecture	\$192,900		\$21,000	\$2,200
Electrical	\$60,100	\$2,700	\$3,700	\$2,800
Mechanical	\$33,400	\$8,000	\$7,300	\$5,800
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
<b>Total</b>	<b>\$316,500</b>	<b>\$24,500</b>	<b>\$45,700</b>	<b>\$24,600</b>
Importance Code A	\$16,200			\$1,200
Importance Code B	\$230,100	\$24,500	\$45,700	\$23,400
Importance Code C	\$70,200			
<b>Total</b>	<b>\$316,500</b>	<b>\$24,500</b>	<b>\$45,700</b>	<b>\$24,600</b>



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

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

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

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

**Asset # : 1999**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$780,300	LIFE	**	5	\$88,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$117,700	LIFE	**	5	\$4,100	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Window Sills</i>								
Metal Panel	15%			2037	**	5-10	\$113,800	
Windows								
Aluminum	90%	Now	\$212,800	2043	**	5	\$13,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	10%	Now	\$147,400	2052	**	5	\$18,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Parapets								
Masonry: Brick	80%	Now	\$60,900	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$9,200	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	Now	\$3,100	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping</i>								

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

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

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

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

**Asset # : 1999**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$3,900	2027	\$78,100			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$19,300	
Ceramic Tile	10%	Now	\$8,400	2036	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2040	**	5	\$6,600	
Terrazzo	5%	0-2	\$10,000	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
Vinyl Tile	10%			2027			\$4,400	
Vinyl Tile 9" X 9"	10%	Now	\$28,500	2027	\$95,000	3	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	55%			2055	**	5	\$91,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th, 5th, 6th And 7th Floor</i>								
<i>Explanation : Laminated Wood</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	15%	Now	\$10,600	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%			LIFE	**	5	\$4,900	
Gypsum Board	45%			LIFE	**	5-10	\$49,800	
Marble Panels	5%			LIFE	**	10	\$1,300	
Plaster	20%	Now	\$20,400	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$3,300	

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

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

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



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

**Asset # : 1999**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$17,400	2040	**	5	\$13,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	40%			2040	**	5	\$35,300	
Gypsum Board	10%			LIFE	**	5-10	\$30,400	
Plaster	25%	Now	\$28,300	LIFE	**	5	\$13,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stock Room</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 2000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$200	
Raceway								
Conduit	30%			2037	**	1		
Conduit	65%			2027	\$32,600	1		
Conduit	5%			2053	**	1		
Panelboards								
Fused Toggle Switch	35%	2-4	\$15,300	2052	**	5	\$200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement 1,2,3,4 Stairway</i>								
Molded Case Bkrs	30%			2026	\$13,100	5	\$300	
Molded Case Bkrs	5%			2049	**	5	\$100	
Molded Case Bkrs	30%			2035	**	5	\$300	
Wiring								
Braided Cloth	35%	2-4	\$26,300	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2027	\$22,600	1		
Thermoplastic	5%			2053	**	1		
Thermoplastic	30%			2037	**	1		

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

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

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

**Asset # : 1999**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	45%			2025	\$41,100	5	\$100	
Locally Mounted	5%	Now	\$4,600	2047	**	5		
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Variable Frequency Drive	50%			2032	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%	0-2	\$9,300	LIFE	**	5	\$600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2035	**	10	\$11,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	50%			2027	\$337,100	10	\$19,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2022	\$33,700	10	\$1,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor Office</i>								
Fluorescent	15%			2027	\$101,100	10	\$5,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Staircase</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2032	**	10	\$5,100	
Exit, LED	10%			2055	**	1		
Exit, Service	40%			2032	**	1		
<b>Exterior Lighting</b>								
Fluorescent	3%			2027	\$3,900	10	\$100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
HID	15%			2027	\$23,200	10		
Incandescent	2%			2022	\$2,600	2		
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor, 4th Floor, Hallways</i>								
<i>Explanation : Cctv Surveillance Camera</i>								

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

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

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

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

**Asset # : 1999**

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

**Alarm**

Fire/Smoke Detection  
Generic, Digital                      100%                      2032                      \* \*                      1-3                      \$25,900

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

*Location : Throughout The Building*

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

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

**Heating**

Energy Source  
Campus Steam                      100%                      2037                      \* \*                      1

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

*Location : Columbia University - Adjacent Building*

*Explanation : From Outside Source*

Conversion Equipment  
Pres. Reducing Valve/LP                      100%                      2036                      \* \*                      5                      \$2,500  
Steam

Distribution  
Steam Piping/Pump                      100%                      2027                      \$286,400                      4                      \$3,100  
*On Extended Life, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

Terminal Devices  
Air Handler                      40%                      2032                      \* \*                      1                      \$10,400  
Convactor/Radiator                      60%                      2025                      \$232,500                      1                      \$8,100  
*On Extended Life, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

**Air Conditioning**

Energy Source  
Electricity                      100%                      2043                      \* \*                      1

Conversion Equipment  
Int Pkg Unit -                      20%                      2025                      \$163,400                      2                      \$500  
Heating/Cooling  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : First Floor*  
*Explanation : This Unit Serves The First Floor*

Reciprocating                      40%                      2027                      \$55,700                      1                      \$7,800  
Compr/Chiller

Window/Wall Unit                      40%                      Now                      \$3,400                      2022                      \$33,700                      1  
*Loose, Extent : Moderate, Area Affected : 15%*  
*Location : 1st And 2nd Floors*

Distribution  
Chilled Wtr Pipe/Pump                      40%                      2037                      \* \*                      4                      \$800  
No Component                      60%

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

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

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

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

**Asset # : 1999**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Terminal Devices								
Air Handler/Cool/Ht	40%			2027	\$69,700	1	\$10,400	
No Component	60%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,100	
Exhaust Fans								
Interior	10%	0-2	\$4,500	2037	* *	2	\$100	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Equipment Room, House General Exhaust Fan Multiple Mechanical And Or Electrical Defects</i>								
Interior	20%			2022	\$9,100	2	\$300	
Roof	30%			2027	\$9,800	2	\$400	
No Component	40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 1st, 4th Floor And Penthouse Mechanical Equipment Room</i>								
<i>Explanation : These Components Are Accounted For Under The Cooling Section Of This Report</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger								
Low Temp	100%			2027	\$12,700	4	\$6,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Submersible	100%			2018	\$6,500	4	\$2,500	
Sewage Ejector(s)								
Electric	95%			2027	\$10,300	4	\$2,300	
Electric	5%	Now	\$500	2037	* *	4	\$100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Malfunctioning Pump Controls</i>								
Backflow Preventer								
Generic	100%			2027	\$4,000	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Item Located In Water Meter Room</i>								
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								

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

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

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

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

**Asset # : 1999**

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

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

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

*Location : B-7*

*Explanation : Two Units, Maintained By Columbia University*

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

*Maintenance \$ are aggregated over a 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 : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$364,100	\$95,500
Interior Architecture		\$44,100
Electrical		\$265,700
Mechanical		\$415,200
<b>Total</b>	<b>\$364,100</b>	<b>\$820,500</b>
Importance Code A	\$364,100	\$95,500
Importance Code B		\$725,000
<b>Total</b>	<b>\$364,100</b>	<b>\$820,500</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$14,800			\$19,800
Interior Architecture	\$106,400		\$14,900	\$700
Electrical	\$41,100	\$2,400	\$3,100	\$2,800
Mechanical	\$16,000	\$4,300	\$8,000	\$10,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$182,300</b>	<b>\$10,700</b>	<b>\$30,000</b>	<b>\$37,100</b>
Importance Code A	\$16,600	\$1,800	\$1,800	\$21,500
Importance Code B	\$106,000	\$8,900	\$28,200	\$15,600
Importance Code C	\$59,700			
<b>Total</b>	<b>\$182,300</b>	<b>\$10,700</b>	<b>\$30,000</b>	<b>\$37,100</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$188,700	LIFE	**	5	\$32,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$129,200	2035	**	5	\$7,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$11,300	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$46,100	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	5%	Now	\$3,500	2027	\$7,100			
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roll Roofing	95%			2026	\$95,500	5	\$39,500	
Interior								
Floors								
Carpet	15%			2026	\$99,200	3	\$11,900	
Cast in Place Concrete	5%			LIFE	**	5	\$11,600	
Ceramic Tile	5%			2030	**	5	\$2,700	
Quarry Tile	5%			2032	**	5	\$4,000	
Terrazzo	15%	0-2	\$18,100	LIFE	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
Vinyl Tile	45%			2032	**	3	\$9,000	
Vinyl Tile	10%			2027	\$44,100	3	\$2,700	

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$7,700	2030	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$6,900	
Plaster	35%	Now	\$15,700	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	35%			LIFE	**	10	\$10,000	
Wood	10%			LIFE	**	5	\$45,800	
<b>Ceilings</b>								
AcousTile,Adhered	10%			2032	**	5	\$5,300	
AcousTileSusp.Lay-In	25%			2040	**	5	\$13,300	
Plaster	65%	Now	\$22,100	LIFE	**	5	\$21,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2047	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2047	**	5	\$900	
<b>Raceway</b>								
Conduit	90%			2027	\$31,000	1		
Conduit	10%			2047	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$4,400	5	\$100	
Molded Case Bkrs	70%			2026	\$30,700	5	\$700	
Molded Case Bkrs	20%			2043	**	5	\$200	
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$25,100	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2047	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	50%			2040	**	5	\$100	
Locally Mounted	40%			2032	**	5	\$100	
Locally Mounted	10%			2025	\$7,300	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2032	**	10	\$16,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	40%			2022	\$227,700	10	\$13,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	9%			2035	**	10	\$2,900	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Fluorescent	1%			2032	**	10	\$300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Cars</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2032	**	10	\$4,300	
Exit, Service	50%			2032	**	1		
<b>Exterior Lighting</b>								
HID	20%			2032	**	10		
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Staircases, Outside</i>								
<i>Explanation : Cctv Surveillance Camera</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2032	**	1-3	\$21,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns And Strobe Lights</i>								

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

Heating

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$17,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Natural Gas Fired Sectional Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2043	**	4	\$500	
Hot Wtr Piping/Pump	80%			2035	**	4	\$2,100	
Terminal Devices								
Convactor/Radiator	100%			2025	\$327,100	1	\$11,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2022	\$49,800	1		
No Component	30%							
Terminal Devices								
Fan Coil - Cooling	30%			2032	**	1	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor And Basement Level</i>								
<i>Explanation : Interior Portion Of Split Unit</i>								
No Component	70%							
Heat Rejection								
Air Condenser Unit	30%			2032	**	2	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Court Yard And Roof</i>								
<i>Explanation : External Portion Of Split Unit</i>								
No Component	70%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$6,000	LIFE	**	2-5	\$19,800	
<i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Equipment Room</i>								
Exhaust Fans								
Interior	100%			2022	\$38,300	2	\$1,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Equipment Room</i>								
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2032	**	1		

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Plumbing</b>								
Water Heater Gas Fired	100%			2026	\$8,100	2	\$500	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
<hr/>								
Sanitary Piping Cast Iron	2%	Now	\$1,500	LIFE	**	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Boiler Room</i>							
Cast Iron	98%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Storm Drain Piping Cast Iron	5%	Now	\$2,400	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Backyard Leaders</i>							
Cast Iron	95%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Sump Pump(s) Submersible	100%			2021	\$6,500	4	\$2,500	
<hr/>								
Backflow Preventer Generic	100%			2032	**	1	\$2,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : First Floor</i>							
	<i>Explanation : Component Observed In Closet On The First Floor</i>							
<hr/>								
Fixtures Generic	100%							
	<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
<hr/>								
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-3</i>							
	<i>Explanation : One Unit</i>							
	<i>one Defective Elevator Controller</i>							

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Print Date : 16-Sep-2016

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2017**

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

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$82,800	
Interior Architecture	\$210,600	\$114,300
Electrical	\$368,200	\$360,200
Mechanical		\$55,600
<b>Total</b>	<b>\$661,600</b>	<b>\$530,200</b>
Importance Code A	\$82,800	
Importance Code B	\$578,800	\$469,900
Importance Code C		\$60,300
<b>Total</b>	<b>\$661,600</b>	<b>\$530,200</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$4,800	\$26,800		
Interior Architecture	\$69,600			\$3,100
Electrical	\$1,100	\$42,100	\$600	\$700
Mechanical	\$13,900	\$2,700	\$5,400	\$2,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$93,300</b>	<b>\$75,500</b>	<b>\$9,900</b>	<b>\$10,500</b>
Importance Code A	\$6,500	\$28,600	\$1,800	\$1,800
Importance Code B	\$42,000	\$46,900	\$8,200	\$8,700
Importance Code C	\$44,800			
<b>Total</b>	<b>\$93,300</b>	<b>\$75,500</b>	<b>\$9,900</b>	<b>\$10,500</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$33,300	
Granite Panels	2%			LIFE	**	5	\$600	
Pre-Cast Concrete	8%	0-2	\$4,800	LIFE	**	5	\$9,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entry</i>								
<hr/>								
Windows								
Aluminum	100%	0-2	\$82,800	2040	**	5	\$5,100	
<i>Air Infiltration, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor, North Side</i>								
<hr/>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$4,600	
Metal Rail	3%			2037	**	5-10	\$2,800	
Pre-Cast Concrete	7%			LIFE	**	5	\$2,300	
<hr/>								
Roof								
Modified Bitumen	95%			2029	**	10	\$26,800	
Sloped Glazing	5%			LIFE	**	5	\$18,800	
<hr/>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,800	
Ceramic Tile	8%	4+	\$5,400	2027	\$54,000	5	\$1,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Men's Bathroom In Basement</i>								
<hr/>								
Terrazzo	12%	Now	\$19,400	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Stair Case B</i>								
<hr/>								
Vinyl Tile	55%	4+	\$48,900	2029	**	3	\$7,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 2nd And 3rd Floor</i>								
<hr/>								
Vinyl Tile	15%	4+	\$4,400	2019	\$44,500	3	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Staircase A</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor And Some Sections In Basement</i>								
<i>Explanation : 9x9 Units</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2027	\$60,300	5	\$2,200	
Gypsum Board	10%	0-2	\$3,600	LIFE	**	5	\$2,700	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd And 3rd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout 2nd And 3rd Floor</i>								
Marble Panels	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$6,700	
Plaster	15%	Now	\$15,800	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Back Storage Room In The Basement</i>								
<i>Explanation : Mold Growing On Walls</i>								
SGFT/Glazed Masonry	15%	0-2	\$25,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney Chute On 3rd Floor</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	40%	Now	\$112,800	2044	**	5	\$7,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor</i>								
Exposed Concrete	10%			LIFE	**	5	\$600	
Plaster	50%			LIFE	**	5	\$11,200	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$4,700	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$71,600	5	\$700	
<b>Raceway</b>								
Conduit	100%			2024	\$34,400	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2023	\$29,200	5	\$700	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Wiring								
Thermoplastic	100%			2024	\$50,300	1		
Motor Controllers								
Locally Mounted	100%			2022	\$54,800	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2019	\$268,000	10	\$15,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	30%			2024	\$114,900	10	\$6,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2019	\$5,700	1		
Exit, Service	50%			2019	\$3,900	1		
Exterior Lighting								
HID	100%			2019	\$100,200	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2019	\$16,100	1	\$2,000	
Fire/Smoke Detection								
No Component	75%							
Generic	25%			2024	\$68,700	1-3	\$4,300	

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

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Heating</b>							
Conversion Equipment Heat Exchanger	50%			2033	**	1	\$5,900
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement</i>						
	<i>Explanation : 2 Steam To Hot Water Converters</i>						
Steam Boiler	50%			2037	**	1	\$11,800
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement</i>						
	<i>Explanation : 2 Gas Fired Steam Boilers</i>						
<b>Distribution</b>							
Hot Wtr Piping/Pump	80%			2032	**	4	\$900
Steam Piping/Pump	20%			2044	**	4	\$200
<b>Terminal Devices</b>							
Convactor/Radiator	100%			2037	**	1	\$7,700
<b>Air Conditioning</b>							
<b>Energy Source</b>							
Electricity	100%			2040	**	1	
<b>Conversion Equipment</b>							
Exterior Pkg Unit - Cooling	15%			2024	\$16,100	2	\$200
Split Unit	15%			2024	\$16,100		
Window/Wall Unit	60%			2022	\$28,700	1	
No Component	10%						
<b>Ventilation</b>							
<b>Distribution</b>							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,300
<b>Exhaust Fans</b>							
Roof	100%	Now	\$3,700	2029	**	2	\$600
	<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>						
	<i>Location : First Floor Roof, 1 Of 5 Burnt Out Exhaust Fan Motor</i>						
<b>Plumbing</b>							
<b>H/C Water Piping</b>							
Brass/Copper	20%			2044	**	1	
Galv Iron/Steel	80%			2022	\$55,600	1	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Beyond The Boiler Room, The Domestic Hot And Cold Water Piping Are Beyond Their Useful Life Cycle Limit</i>						
<b>Water Heater</b>							
Gas Fired	100%			2022	\$5,400	2	\$300
<b>Sanitary Piping</b>							
Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>							
Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>							
Submersible	100%			2018	\$6,500	4	\$2,500
<b>Backflow Preventer</b>							
Generic	100%			2029	**	1	\$1,700

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

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

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

<b>CAPITAL</b>		<b>FY 2018 - 2021</b>		<b>FY 2022 - 2027</b>	
Miscellaneous Buildings		144,300		100,100	
<b>EXPENSE</b>		<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Miscellaneous Buildings		9,600	6,600	8,900	5,900

<b>ASSET #</b>	<b>NAME</b>	<b>SQFT</b>	<b>CAPITAL</b>	<b>EXPENSE</b>
13731	PEST CONTROL	2,185	75,100	9,500
13733	STATEN ISLAND ANIMAL SHELTER	4,927	169,300	21,500

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