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

Area Sq Ft : 28,372 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 17-Dec-2012 Landmark Status : NONE

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

Block : 518 Lot : 30 BIN : 4005758

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$38,400	\$46,700	\$15,100	\$19,900
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				
Total	\$38,400	\$46,700	\$15,100	\$19,900



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

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

Asset #: 132

rchitecture		Current Repair		Future Replacement		Maintenance			
rstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
terior									
Exterior Walls									
Copper/Terne	3%			2059	* *	10	\$2,700		
Masonry: Brick	67%			LIFE	* *	5	\$25,900		
Pre-Cast Concrete	25%			LIFE	* *	5	\$31,400		
Stucco Cement	5%			2037	* *	5	\$4,800		
Windows									
Aluminum	95%			2046	* *	5	\$10,000		
Steel	5%			2032	* *	5	\$6,600		
Parapets									
Masonry: Brick	85%			LIFE	* *	5	\$4,600		
Metal Security Bars	10%			2059	* *				
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,700		
Roof									
Modified Bitumen	95%			2032	* *	10	\$27,900		
Skylight, Metal/Glass	5%			2034	* *	10	\$4,900		
erior									
Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$4,100		
Ceramic Tile	5%			2027	\$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		
Interior Walls									
Gypsum Board	15%			LIFE	* *	5	\$4,200		
Metal Panel	5%			LIFE	* *				
Marble Panels	5%			LIFE	* *				
Plaster	60%			LIFE	* *	5	\$8,400		
SGFT/Glazed Masonry	15%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In	20%			2037	* *	5	\$7,500		
Exposed Concrete	5%			LIFE	* *	5	\$300		
Plaster	60%			LIFE	* *	5	\$14,000		
Plaster	15%	Now	\$7,200	LIFE	* *	5	\$3,500		
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 25%				
	Location	: Third Flo	oor						

Electrical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$4,700	5	\$100	
	Other Observation, Extent: Moderate,	Area Affecte	ed : 100%			
	Location: Electrical Room					
	Explanation: Main Service Switch R	ated @ 600 A	Amperes			

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

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

Asset #: 132

Electrical	Current Repair Futu			uture Replacement Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Switchgear / Switchboard	10004	Φ <b>7</b> 4 <00	2054	de de	_	<b>4400</b>	
Fused Knife Sw	100% 2-4 Obsolete Equipment	\$71,600 t, Extent : Moderate,	2054 , <i>Area A<u>f</u></i>	* * fected : 100%	5	\$100	
	Location: Baseme						
	Other Observation,		Area Affe	ected : 100%			
	Location : Electric						
Raceway	Explanation: Obs	olete Equipment					
Conduit	90%		2024	\$31,000	1		
Conduit	10%		2034	**	1		
Panelboards							
Fused Toggle Switch	40% 2-4	\$11,700	2049	* *	5	\$100	
	On Extended Life, E Location : Baseme		rea Affec	eted : 100%			
Molded Case Bkrs	40%	THI .	2023	\$11,700	5	\$300	
Molded Case Bkrs	20%		2023	\$11,700 **	5	\$200	
Wiring	2070		2032			\$200	
Braided Cloth	70% 2-4	\$35,200	2049	* *	1		
	Insulation Aged, Ex Location : Throug	tent : Moderate, Are		ed : 100%			
Thermoplastic	30%		2034	* *	1		
Motor Controllers							
Locally Mounted	50%		2029	* *	5	\$100	
Locally Mounted	50%		2022	\$27,400	5	\$100	
fround							
Grounding Devices	1000/		LICE	* *	~	ф.400	
Generic	100%		LIFE	* *	5	\$400	
ighting Interior Lighting							
Fluorescent	60%		2024	\$239,800	10	\$13,700	
Tuorescent	Other Observation,	Extent : Moderate, A			10	Ψ13,700	
	Location: Throug	hout The Building					
	Explanation: T-12	2 Lamps					
Fluorescent	2%		2024	\$8,000	10	\$500	
	Other Observation,	Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Stair C						
	Explanation: Con	ıpact Fluorescent L	amps				
Fluorescent	38%		2024	\$151,900	10	\$8,700	
	Other Observation, Location : Throug		Area Affe	ected : 100%			
	Explanation : T8 I						
Egress Lighting							
Emergency, Battery	50%		2024	\$16,400	10	\$3,000	
Exit, Service	50%		2024	\$4,100	1		
Exterior Lighting	1000/		2024	<b>0101.600</b>	10	<b>#100</b>	
HID	100%		2024	\$104,600	10	\$100	

#### Alarm

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

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

Asset #: 132

Electrical	Current Repair	Future Rep	lacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
Generic	100%	2024	\$83,800	1	\$10,600	
	Other Observation, Extent: Mode	rate, Area Affected :	100%			
	Location : Throughout The Build	ling				
	Explanation : Intrusion Alarm O	only, Motion Sensors	And Panic D	oors		
Fire/Smoke Detection						
Generic	100%	2029	* *	1-3	\$17,500	
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location : Throughout The Build	ling				
	Explanation : Strobe Lights, Ma	nual Pull Station, Al	arm Bells An	d Smoke	Detectors	

Mechanical		Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source									
Natural Gas	100%			2044	* *	1			
Conversion Equipment									
Steam Boiler	100%			2029	* *	1	\$24,700		
	Other Obs	ervation, Ex	xtent : Light, Area	Affected	: 100%				
	Location	: Boiler Ro	oom						
	Explanat	ion : 2 Unit	ts						
Distribution									
Steam Piping/Pump	100%	Now	\$3,400	2034	* *	4	\$1,200		
			oderate, Area Affed		ó				
	Location	: Vacuum (	Condensate Pumps	7					
Terminal Devices									
Air Handler	10%			2024	\$13,100	1	\$1,500		
Convector/Radiator	90%			2029	* *	1	\$7,200		
Air Conditioning									
Energy Source									
Electricity	100%			2040	* *	1			
Conversion Equipment									
Window/Wall Unit	30%			2022	\$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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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Cur	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
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% No	' '	LIFE	* *	1		
	Blockage /Clog Location : Ba	ged, Extent : Moderate, sement	Area Affe	ected : 100%			
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%						
Vertical Transport Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observat Location : B-	ion, Extent : Light, Arec 3	a Affected	: 100%			
	Explanation:	1 Unit					
Fire Suppression Sprinkler							
No Component	95%						
Generic	5%		2044	* *	1-2	\$300	
Chemical System							
No Component	80%						
Generic	20%		2019	\$5,100	1-3	\$10,100	
	Other Observat Location : Th	ion, Extent : Light, Arec oughout	a Affected	: 100%			
	Explanation:	Fire Extinguishers					

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<sup>\*\*</sup> 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 : BEDFORD DISTRICT HEALTH CENTER
Address : 485 THROOP AVENUE @MADISON ST.

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 17-Jun-2016 Landmark Status : NONE

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

Block : 1826 Lot : 1 BIN : 3051782

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$231,300	\$14,200	\$37,300	\$18,100
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			
importance code c	\$00,700			



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

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

Asset #: 1980

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls						_		
Cast in Place Concrete	3%	0-2	\$6,100	LIFE	**	5	\$11,000	
		Crumbling, : Through	Extent : Light, Are out	ea Affecto	ed : 5%			
Masonry: Brick	85%			LIFE	* *	5	\$125,200	
Masonry: Limestone	10%			LIFE	* *	5	\$11,000	
<b>Granite Panels</b>	2%			LIFE	* *	5	\$2,200	
Windows								
Aluminum	100%			2035	* *	5	\$10,200	
Parapets								
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	
Roof	0.50/			2022	* *	10	<b>#27</b> 100	
Modified Bitumen	95%			2032	**	10	\$27,100	
Skylight, Metal/Glass	5%	amiation L	Extent : Light, Area	2037		10	\$4,800	
		ervanon, E : Through		Ајјестеа	: 100%			
	Explanat	_	Oui					
Interior	Empterner	1011 . 2						
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$9,700	
Ceramic Tile	5%	2-4	\$2,100	2036	* *	5	\$1,100	
		led, Extent : Bathroot	: Light, Area Affec ms	eted : 5%				
Terrazzo	15%	0-2	\$15,100	LIFE	* *	5	\$5,200	
TCHazzo			Extent : Light, Are		ed : 5%	3	ψ3,200	
		: Through		2011-199				
Vinyl Tile	75%	Now	\$13,800	2032	* *	3	\$12,500	
vinyi The			Extent : Light, Are		ed : 5%	3	Ψ12,500	
		: Through		2011-199				
Interior Walls								
Ceramic Tile	5%	2-4	\$5,200	2036	* *	5	\$1,900	
	Worn/Eroc	led, Extent	: Moderate, Area	Affected .	: 5%			
	Location	: Bathroon	ms					
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	
			Extent : Moderate		fected : 10%		•	
	Location	: Through	out					
SGFT/Glazed Masonry	20%			LIFE	* *	10	\$7,800	

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

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

Asset #: 1980

Architecture	Cu	urrent Repair	Futur	re Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Vears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	20%		2040	* *	5	\$8,900	
AcousTileSusp.Lay-In	20%	0-2 \$3,500	2032	* *	5	\$4,400	
	Cracking/Crur	mbling, Extent : Light, Ar	ea Affect	ed : 10%			
	Location : Th	hroughout					
Gypsum Board	20%		LIFE	* *	5-10	\$30,500	
Metal Panel	10%		LIFE	* *	5	\$11,100	
Plaster	30%		LIFE	* *	5-10	\$22,800	

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2047	* *	5	\$200	
		rvation, Extent : Light, Area	Affected	: 100%			
		Electrical Room					
	Explanation	on : Main Service Disconnec	t Switch	Rated @ 1600 Am	peres.		
Switchgear / Switchboard							
Fused Disc Sw	100%		2047	* *	5	\$200	
Raceway							
Conduit	50%		2027	\$17,200	1		
Conduit	50%		2047	* *	1		
Panelboards							
Fused Disc Sw	5%		2026	\$2,200	5		
Molded Case Bkrs	45%		2026	\$19,700	5	\$400	
Molded Case Bkrs	50%		2043	* *	5	\$500	
Wiring							
Braided Cloth	50%	2-4 \$25,100	2052	* *	1		
	Insulation A	Aged, Extent : Severe, Area A	ffected :	100%			
	Location :	Throughout The Building					
Thermoplastic	50%		2047	* *	1		
Motor Controllers							
Locally Mounted	50%		2025	\$36,500	5	\$100	
Variable Frequency	50%		2032	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,100	
Stand-by Power						. ,	
Transfer Switches							
Automatic	100%		2040	* *	1	\$11,600	

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

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

Asset #: 1980

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Generators	1000	2025	de de		<b>41.4.500</b>	
Diesel	100%	2036	**	1	\$14,600	
	Other Observation, Extent : Light, Ar Location : Generator Room	еа Ађестеа :	100%			
	Explanation : Emergency Generato	r Rated @ 6	00kw			
Batteries	Explanation . Emergency Generalo	7 Raiea & O	OOKW			
Lead/Acid	100%	2021	\$1,500	5	\$1,400	
Fuel Storage	10070		Ψ1,000		Ψ1,.00	
Day Tank	50%	2043	* *	5	\$3,500	
•	Other Observation, Extent : Light, Ar	ea Affected :	100%		. ,	
	Location : Generator Room					
	Explanation: 275 Gallons Rated Co	apacity				
Main Tank	50%	2030	* *	5	\$600	
	Other Observation, Extent : Moderate	e, Area Affec	eted : 100%			
	Location: Underground					
	Explanation: 4000 Gallons Rated (	Capacity				
Lighting						
Interior Lighting						
Fluorescent	80%	2032	* *	10	\$27,700	
	Other Observation, Extent: Light, Ar		100%			
	Location: Throughout The Building	8				
	Explanation: T-8 Lamps				4.5.50	
Fluorescent	10%	2032	* *	10	\$3,500	
	Other Observation, Extent: Light, Ar	ea Affected :	100%			
	Location: Upper Floors					
	Explanation: T-5 Lamps			- 10		
Fluorescent	5%	2022	\$30,300	10	\$1,700	
	Other Observation, Extent: Moderate	e, Area Affec	rtea : 100%			
	Location: Basement					
T.	Explanation: T-12 Lamps	2022	* *	1.0	φ1. <b>7</b> 00	
Fluorescent	5%	2032		10	\$1,700	
	Compact Fluorescent Light, Extent:	Lignī, Area A	Ајјества : 100%			
Egress Lighting	Location: Upper Floors					
Egress Lighting Emergency, Service	40%	2032	* *	1		
Emergency, Battery	10%	2032	\$5,000	10	\$900	
Exit, LED	45%	2055	**	10	ψ900	
Exit, Service	5%	2027	\$600	1		
Exterior Lighting	570	2021	ΨΟΟΟ			
HID	20%	2027	\$27,900	10		
No Component	80%	_ <b>_ ·</b>	÷=.,> 50	- 0		
Alarm						

Alarm

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

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

Electrical	Current Repair	Current Repair Future Replacement		М				
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Alarm								
Security System								
No Component	70%							
Generic	30%	2035	* *	1	\$4,200			
Other Observation, Extent : Light, Area Affected : 100%								
	Location: Lobby And Entry A	And Exit Points						
	Explanation: Cctv Surveillan	ce Cameras, Intrusion Ala	arm Systen	n				
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	2032	* *	1-3	\$7,000			
_	Other Observation, Extent : Lig	ght, Area Affected : 100%						
	Location: Hallways And Bas	ement						
Explanation: Manual Pull Stations, Alarm Bells, Horns, Strobe Lights And Smoke Detectors								

Mechanical	Current Re	pair Futu	Future Replacement		aintenance		
System Component Type	% of Fail Date F Total (Years)	Sstimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating							
Energy Source							
Natural Gas	100%	2047	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2032	* *	1	\$18,700		
	Other Observation, Ext	ent : Light, Area Affectea	l : 100%				
	Location: Boiler Roo	m					
	Explanation: 2 Gas F	ired Hot Water Boilers					
Distribution							
Hot Wtr Piping/Pump	100%	2035	* *	4	\$2,800		
Terminal Devices							
Air Handler	25%	2027	\$49,700	1	\$5,800		
Convector/Radiator	70%	2025	\$243,900	1	\$8,500		
Fan Coil Unit/Heat	5%	2027	\$27,600	1	\$600		
	Other Observation, Ext	ent : Moderate, Area Affe	ected : 100%				
	Location: Basement l	Near Auditorium					
	Explanation: Equipm	ent Serve Basement Aud	itorium				
Air Conditioning							
Energy Source							
Electricity	100%	2043	* *	1			

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

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

Asset #: 1980

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	22%			2027	\$37,500	2	\$500	
	R-22 Refr Location	-	tent : Light, Area A	ffected :	100%			
Exterior Pkg Unit - Cooling	3%	0-2	\$5,100	2037	* *	2	\$100	
	-	_	nt : Moderate, Area obable Clogged Re			Top Unii	t Evaporator	
Window/Wall Unit	75%			2022	\$56,900	1		
Terminal Devices Air Handler/Cool/Ht No Component	25% 75%			2032	* *	1	\$5,800	
Ventilation								
Distribution Ductwork/Diffusers No Component	25% 75%			LIFE	* *	2-5	\$8,300	
Exhaust Fans Roof	40% 60%			2027	\$11,700	2	\$500	
No Component	Other Ob.	servation, E	Extent : Light, Area d Second Floors	Affected	: 0%			
. · ·	Explana	tion : No M	lechanical Ventilat	ion On F	irst And Second Fl	loors		
Plumbing H/C Water Piping Brass/Copper	100%			2037	* *	1		
Water Heater Gas Fired			Extent : Light, Area	2020 Affected	\$8,600 1:100%	2	\$600	
			Tank Of 70 Gallon	Capacity	,			
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

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

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

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

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

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## 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

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$72,000	\$7,900	\$6,900	\$6,800
Importance Code A	\$37,300	\$2,400	\$600	\$600
Importance Code B	\$34,700	\$5,500	\$6,300	\$6,200
Importance Code C				
Total	\$72,000	\$7.900	\$6.900	\$6.800



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

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

Asset #: 13734

rchitecture	Current Repair		Future R	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
kterior								
Exterior Walls	50/ 2.4	Φ5 100	LIEE	* *	~	Φ4. <b>c</b> 00		
Cast in Place Concrete	5% 2-4	\$5,100	LIFE		5	\$4,600		
	Cracking/Crumbling, Location: Through	_	еа Ајјестеа :	10%				
Metal Coiling Doors	8% Now	\$16,400	2031	* *	5	\$2,300		
	Air Infiltration, Exten	_	ffected : 25%					
	Location : All Door		1 . 4 .	CC . 1 100/				
	Broken/Missing Elem		lerate, Area A	Affected: 10%				
	Location: Through Corrosion/Rusting, E.		Arag Affaatad	1.150/				
	Location : Rear Do		Area Ајјесiea	. 15/0				
Stucco Cement	84% Now	\$87,800	2031	* *	5	\$19,400		
	Broken/Missing Elem			ffected : 15%		, , , , , ,		
	Location: Various	Locations						
	Cracking/Crumbling,							
	Location: Through							
	Vertical Cracks, Exte		ea Affected : 1	15%				
	Location : Rear Fac		A CC . 1 1/	2007				
	Other Observation, E. Location: Through		i Affected : 10	10%				
	Explanation: This I							
Window Wall	3% 0-2	\$2,600	2036	* *	5	\$1,000		
William Wall	Air Infiltration, Exten			5%	J	Ψ1,000		
	Location : Main En							
Windows	1000/		2024	ماد ماد		Φ2 500		
Fiberglass Panel	100%		2034	* *	5	\$3,600		
Roof IRMA/Protected	97% Now	\$255,300	2036	* *			1	
Membrane	9770 INOW	\$255,500	2030				1	
Weinstane	Broken/Missing Elem	ents, Extent : Seve	ere, Area Affe	cted : 10%				
	Location : Southern	Perimeter						
	Broken Paver Blocks,	Extent : Moderat	e, Area Affect	ted : 15%				
	Location: Through							
	Drains Clogged, Exte		Affected: 25%	6				
	Location: Throughout							
	Miss/Damaged Flashings, Extent: Severe, Area Affected: 35%							
	Location : Perimeter Edges Vegetation Growth, Extent : Severe, Area Affected : 50%							
	Location : At Paver Seams And Roof Drains							
	Water Penetration, Extent: Moderate, Area Affected: 15%							
	Location : At Roof I							
Metal Panel	3% Now	\$11,200	2046	* *				
1.10001 1 01101	Caulking Deteriorate			cted : 50%				
	Location : Entry Ve		2.5					
	Water Penetration, E.		Area Affected	: 50%				
	Location : Entry Ve	stibule						

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

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

Asset #: 13734

rchitecture	Current Repair		Futur	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors						_	***	
Ceramic Tile	5%		<b>455 5</b> 00	2029	**	5	\$900	
Traffic Topping	85%		\$55,700	2026	\$185,600	5	\$9,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Exam Rooms And Dock Areas							
		Deteriorated Finish, Extent : Moderate, Area Affected : 75% Location : Throughout						
	Split/Crac	Split/Cracked, Extent : Moderate, Area Affected : 15%  Location : At Floor Drains						
Vinyl Tile	10%		Drains	2026	\$15,000	3	\$700	
Interior Walls					, -,		, , , , ,	
Concrete Masonry Unit	100%	4+	\$148,200	LIFE	* *	5	\$9,100	
·	_	Crumbling, 1 : Through	Extent : Light, Are	ea Affecto	ed : 10%			
	Diagonal	_	tent : Moderate, Ai	rea Affec	ted : 15%			
	Vertical C		ent : Moderate, Are	a Affecte	d : 15%			
		servation, E 1 : Through	Extent : Moderate, A	Area Affe	cted : 50%			
	Explana	tion : Paint	Peeling					
Ceilings			-					
AcousTileSusp.Lay-In	70%		\$19,900	2031	* *	5	\$6,300	
		issing Elem 1 : Through	ients, Extent : Mod out	erate, Ar	ea Affected : 25%			
	-	Discoloring, 1: Through	, Extent : Moderate out	e, Area A	ffected : 25%			
Exposed Concrete	10%			LIFE	* *	5	\$300	
Exposed Struc: Steel	20%			LIFE	* *	Ü	4200	
			Extent : Light, Area		: 100%			
		ı: Through	_					
	Explana	tion : Corri	ugated Metal Deck	ing				

Electrical	Current Repair	Future Replacemen	t	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Co FY	ost Cy (Y		Priority	
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	* * 5	\$100		
	Other Observation, Extent : Modera	te, Area Affected : 100%				
	Location : Electrical Room					
	Explanation : Main Service Switch	Rated @ 1200 Amperes.				
Switchgear / Switchboard						
Fused Disc Sw	100%	2036	** 5	\$100		
Raceway						
Conduit	100%	2036	* * 1			

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

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

Asset #: 13734

Electrical	Current Repair	Future Re	eplacement	M	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost   Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts		•				
Panelboards						
Fused Disc Sw	10%	2034	* *	5		
Molded Case Bkrs	90%	2034	* *	5	\$300	
Wiring Thermoplastic	100%	2036	* *	1		
Motor Controllers						
Locally Mounted	100%	2031	* *	5	\$100	
Ground						
Grounding Devices	1000/	LIDE	* *	-	Φ200	
Generic	100%	LIFE	* *	5	\$200	
Stand-by Power Transfer Switches						
Automatic	100%	2031	* *	1	\$3,700	
Generators	100%	2031		1	\$5,700	
Diesel	100%	2029	* *	1	\$4,700	
Diesei	Other Observation, Extent: Mode		. 100%	1	Φ4,700	
	Location: Outside	eraic, mea myeetea	. 10070			
	Explanation : Emergency General	rator Rated @ 265k	w			
Batteries	Zirprantanien v Zintergener Gener		,,			
Lead/Acid	100%	2019	\$1,500	5	\$400	
Fuel Storage			. , ,		·	
Main Tank	100% Other Observation, Extent: Mode Location: Outside		* *	5	\$400	
1.1.2	Explanation : 400 Gallons Rate	a Capacity				
Lighting Interior Lighting						
Fluorescent	99%	2026	\$66,300	10	\$10,900	
Tuorescent	Other Observation, Extent : Mode Location : Throughout Explanation : T-8 Lamps		. ,	10	Ψ10,200	
Fluorescent	1%	2026	\$700	10	\$100	
	Compact Fluorescent Light, Extent Location : Entrance	nt : Moderate, Area	Affected: 100	)%		
Egress Lighting						
Emergency, Service	50%	2026	\$2,900	1		
Exit, Service		,000 2036	* *	1		
	Not Functioning, Extent : Severe, Location : Throughout The Buil		9%			
Exterior Lighting						
HID	20%	2026	\$8,900	10		
HID		,400 2036	* *			
	Other Observation, Extent : Seven		00%			
	Location: Front Of The Buildin	g				
	Explanation : Not Operational					
No Component	70%					

#### Alarm

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

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

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

Asset #: 13734

Electrical	Current Repair	Future	Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Alarm								
Security System								
No Component	70%							
Generic	30%	2026	\$10,700	1	\$1,400			
	Other Observation, Extent : Modera	te, Area Affec	ted : 100%					
	Location : Inside And Outside							
	Explanation: Cctv Surveillance Co	amera						
Fire/Smoke Detection								
Generic, Digital	100%	2026	\$121,800	1-3	\$7,400			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Buildin	g						
	Explanation : Strobe Lights, Manu	al Pull Station	ns, Horns, Smoke	Detector	And Alarm Bells			

\$4,800	Priority						
\$4,800							
\$4,800							
\$4,800							
\$4,800							
\$4,800							
\$500							
\$4,800							
Other Observation, Extent : Light, Area Affected : 85%							
\$100							
Malfunctioning, Extent: Severe, Area Affected: 15%							
Location: Roof							
Other Observation, Extent : Light, Area Affected : 15%							
-	\$100 \$7,500						

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

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

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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		
	Booster Pr	ump w/Tan	k, Extent : Severe, 1	Area Affe	ected : 10%			
	Location	: Defectiv	e. 1st Floor					
Water Heater								
Gas Fired	100%			2021	\$2,700	2	\$200	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Mechani	ical Room					
	Explana	tion : Two	100 Gallons					
Sanitary Piping								
Cast Iron	100%	Now	\$500	LIFE	* *	1		
	Blockage /	Clogged, I	Extent : Severe, Are	a Affecte	ed : 20%			
	Location	: Rooms #	<sup>4</sup> 112, 137, 138, 139					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2026	\$1,100	1	\$700	
Fixtures	10070			2020	Ψ1,100	-	Ψ,00	
Generic	100%							
Fire Suppression	100/0							-
Sprinkler								
Generic	100%			2036	* *	1-2	\$3,400	
Geliene	100%			2030		1-2	\$3,400	

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

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

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## 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

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

Date of Survey : 10-Jan-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4812 Lot : 1 BIN : 3831514

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

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
Total	\$32,600	\$45,400	\$51,100	\$79,700
Importance Code A	\$9,700	\$200	\$20,600	\$38,200
Importance Code B	\$22,900	\$45,300	\$30,400	\$41,400
Importance Code C				
Total	\$32.600	\$45,400	\$51,100	\$79,700



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

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

Asset #: 14653

Architecture		Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	<b>-</b> 0					_	<b>**</b> * ***	
Masonry: Brick	50%		T	LIFE	**	5	\$29,600	
			Extent : Light, Are					
			out, New Building	•				
Metal Panel	20%			2050	* *	5-10	\$81,500	
Metal Panel	7%		\$5,800	2050	**	5	\$7,800	
		issing Elen 1 : West Fa	nents, Extent : Mod	erate, Ar	ea Affected : 20%			
			caae xtent : Moderate, A	mag Affa	otad , 250/			
	-	ı : West Fa		геи Ајјес	nea . 2576			
Maral Calling Days			сиие	20.41	* *		Φ <b>5</b> (00	
Metal Coiling Doors	3%			2041	* *	5	\$5,600	
Pre-Cast Concrete Window Wall	5% 15%			LIFE 2050	* *	5 5	\$9,600 \$33,300	
Windows	13%			2030			\$55,500	
Aluminum	95%			2046	* *	5	\$11,900	
Manimani			Extent : Moderate, A		cted : 100%	3	Ψ11,700	
		ı : Through						
		tion : Fixed						
Metal Louvers	5%			2037	* *	10	\$3,900	
Parapets							+-,>	
Masonry: Brick	35%			LIFE	* *	5	\$2,700	
Metal Panel	25%			2050	* *	5	\$7,400	
Metal Rail	15%			2041	* *	5-10	\$20,700	
Metal Rail	20%			2041	* *	5-10	\$27,600	
	Other Obs	servation, I	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Over Se	cond Floor At South	h Facade				
	Explana	tion : Meta	l Rail With Glass					
Pre-Cast Concrete	5%	Now	\$2,700	LIFE	* *	5	\$2,400	
			d, Extent : Moderat	e, Area A	Affected : 25%			
		ı : Coping						
	_		ed, Extent : Modera	te, Area	Affected : 25%			
	Location	ı : Coping						
Roof	1000			2022	de de	4.0	φ. <b></b>	
Single Ply Membrane	100%			2032	* *	10	\$63,800	
nterior								
Floors	15%			2025	\$105 600	2	¢12.700	
Carpet Cast in Place Concrete	13% 5%			LIFE	\$105,600 * *	3 5	\$12,700 \$6,200	
Cast in Flace Concrete Ceramic Tile	5% 5%			2037	* *	5	\$2,800	
Granite Panels	20%			LIFE	* *	5	\$2,800	
Traffic Topping	25%			2032	* *	5	\$17,600	
Vinyl Tile	30%			2032	* *	3	\$6,400	
Interior Walls	2070						ψ0,100	
Ceramic Tile	5%			2037	* *	5	\$400	
Concrete Masonry Unit				LIFE	* *	5	\$700	
Gypsum Board	50%			LIFE	* *	5	\$2,700	
SGFT/Glazed Masonry	25%			LIFE	* *		•	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 14653

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date Estimated Co (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	40%		2041	* *	5	\$22,600	
Exposed Struc: Steel	20%		LIFE	* *			
Gypsum Board	5%		LIFE	* *	5	\$3,500	
Metal Panel	35%		LIFE	* *	5	\$24,700	

Electrical	Current Repair	Future Rep	acement	Ma		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2050	* *	5	\$200	
	Other Observation, Extent: Mode	rate, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Swit	ch Rated @ 4000 Am	peres			
Transformers						
Dry Type	100%	2041	* *	5	\$100	
	Other Observation, Extent : Mode	rate, Area Affected :	100%			
	Location: Electrical Room					
	Explanation: 112.5 Kva, 480/2	77/120 Volts				
Switchgear / Switchboard						
Fused Disc Sw	100%	2050	* *	5	\$200	
Raceway						
Conduit	100%	2050	* *	1		
Panelboards						
Fused Disc Sw	30%	2046	* *	5	\$300	
Molded Case Bkrs	70%	2046	* *	5	\$700	
Wiring						
Thermoplastic	100%	2050	* *	1		
Motor Controllers						
Locally Mounted	100%	2041	* *	5	\$300	
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	
tand-by Power					· · · ·	
Transfer Switches						
Automatic	100%	2041	* *	1	\$11,600	
Generators					. ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Diesel	100%	2037	* *	1	\$14,600	
	Other Observation, Extent : Mode		100%	-	,,0	
	Location: Roof	00				
	Explanation : Generator Rated	@ 500 Kw				
Batteries	1					
Nickel Cadmium	100%	2019	\$1,500	5	\$8,400	
THERE Cualifulli	100/0	2017	Ψ1,500		φυ, του	

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

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

Asset #: 14653

Electrical	Current Repair	Future	Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
tand-by Power								
Fuel Storage								
Day Tank	50%	2046	* *	5	\$3,500			
	Other Observation, Extent : Modera	te, Area Affecto	ed : 100%					
	Location : Roof							
	Explanation: 275 Gallon Capacity							
Main Tank	50%	2059	* *	5	\$600			
	Other Observation, Extent : Modera	te, Area Affect	ed : 100%					
	Location : Basement							
	Explanation : 4000 Gallon Capaci	ty						
ighting								
Interior Lighting	<b>5</b> 00/	2022	ate ate	4.0	<b>417.2</b> 00			
Fluorescent	50%	2032	* *	10	\$17,300			
	T-5 Lamps And Fixtures, Extent : Mo Location : Offices	oderate, Area A	Affected : 100%					
Fluorescent	50%	2032	* *	10	\$17,300			
	T-8 Lamps And Fixtures, Extent : Mo Location : Throughout The Buildin		Affected : 100%					
Egress Lighting								
Emergency, Service	50%	2032	* *	1				
Exit, LED	50%	2059	* *	1				
Exterior Lighting								
HID	100%	2032	* *	10	\$100			
larm								
Security System								
No Component	70%							
Generic	30%	2032	* *	1	\$4,200			
	Other Observation, Extent : Modera							
	Location: Hallways	_						
D: (0 1 5 :	Explanation: C C T V Surveillanc	e Cameras						
Fire/Smoke Detection	1000/	2022	* *	1.2	<b>#</b> 22.200			
Generic	100%	2032		1-3	\$23,200			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Throughout The Building Explanation : Manual Pull Station, Strobe Lights , Alarm Bells And Smoke Detectors							
	Explanation : Manual Pull Station,	strope Lights	, Alarm Bells Ar	ш <b>э</b> токе	Detectors			

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

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

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

Asset #: 14653

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment								
Heat Exchanger	10%			2037	* *	1	\$1,900	
Pres. Reducing Valve/LP	90%			2033	* *	5	\$2,000	
Steam								
Distribution Hot Wtr Piping/Pump	10%			2046	* *	4	\$300	
		ervation F	Extent : Light, Area	_0.0		4	\$300	
		: Hallway	_	Пуссиси	. 10070			
		-	For Hydronic Loo	n				
Steam Piping/Pump	90%			2050	* *	4	\$2,500	
Terminal Devices	7070			2020		•	Ψ2,200	
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	100%			2037	* *	1	\$40,800	
Chiller/Steam/HW								
			Extent : Light, Area	Affected	: 100%			
		: Basemen		. 1 4	1777 . 77 14 7	D. C.		
Distribution	Explana	non : 2 Cni	illers - Lithium- Bro	omiae An	ia Water Usea As F	Kefrigera	nt	
Chilled Wtr Pipe/Pump	100%			2050	* *	4	\$2,800	
Terminal Devices	100%			2030		- 4	\$2,800	
Air Handler/Cool/Ht	100%			2032	* *	1	\$23,300	
Heat Rejection	10070			2032		-	Ψ23,300	
Water Cooling Tower	100%			2025	\$105,700	2	\$38,000	
Ventilation					1 7		, ,	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,000	
Exhaust Fans								
Roof	100%			2032	* *	2	\$1,200	
Plumbing								
H/C Water Piping	4.00			• • • • •				
Brass/Copper	100%			2050	* *	1		
HW Heat Exchanger	1000/			2044	* *	A	<b>\$2.700</b>	
Low Temp	100%			2044	* *	4	\$3,700	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	100%			LIFE		1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070			LII L		1		
Submersible	100%			2019	\$6,500	4	\$2,500	
Sewage Ejector(s)	100/0			2017	Ψ0,200	•	Ψ2,500	
Electric	100%			2032	* *	4	\$1,600	
	100/0					•	Ψ1,000	

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

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

Mechanical	Current Repai	r Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
<b>Backflow Preventer</b>						
Generic	100%	2032	* *	1	\$2,300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent Location: Travels From	0 . 00				
	Explanation : One Unit					
Fire Suppression						
Sprinkler	1000/	2050	* *	1.0	¢10.600	
Generic	100% Dry System, Extent : Light Location : Basement	2050 , Area Affected : 100%		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	
	Other Observation, Extent Location : Throughout Explanation : Fire Extin		: 100%			

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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

Area Sq Ft : 32,472 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 09-Jun-2015 Landmark Status : NONE

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

Block : 3559 Lot : 11 BIN : 3081765

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$104,100	\$31,700	\$15,900	\$55,000
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			
Total	\$104 100	\$31.700	\$15 900	\$55,000



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

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

Asset #: 1985

Architecture	Current Repair Future Replacemen			Replacement	nt Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls							
Masonry: Brick	85% Now	\$22,100	LIFE	* *	5	\$37,500	
	Efflorescence, Extent		eted : 20%	ó			
	Location: Throughout Providence		A CC	. 1 1000/			
	Recent Repair Eviden Location: Througho	_	rea Affec	tea : 100%			
	Water Penetration, Ex		roa Affor	etad · 5%			
	Location : East Wall		теи Аујес	tea . 570			
Masonry: Limestone	10%		LIFE	* *	5	\$3,300	
Granite Panels	5%		LIFE	* *	5	\$1,700	
Granice Fancis	Recent Repair Eviden	t. Extent : Light. A		ted : 100%	3	Ψ1,700	
	Location : Through						
Windows							
Aluminum	95% Now	\$9,400	2034	* *	5	\$5,700	
	Water Penetration, Ex	tent : Moderate, A	Area Affec	ted : 5%			
	Location: Rooms 34						
	Other Observation, Ex	_	Affected	: 100%			
	Location: Througho						
	Explanation : Protect	tive Metal Grilles					
Metal Louvers	5%		2029	* *	10	\$3,800	
Parapets  Massangu Briefs Cavity	95%		LIFE	* *	5	¢5 000	
Masonry: Brick Cavity	Efflorescence, Extent	· Light Area Affec			3	\$5,900	
	Location : Interior F		.ieu . 15/	,			
Pre-Cast Concrete	5% 0-2	\$200	LIFE	* *	5	\$1,900	
rie-Cast Concrete	Jnt Mortar Miss/Erod	·			3	\$1,900	
	Location : Coping	Esterii : moderat	c, 111 cu 1 i	jjecica i 1070			
Roof	1 0						
Modified Bitumen	100% Now	\$9,600	2034	* *			
	Drains Clogged, Exter	nt : Severe, Area A	ffected :	20%			
	Location: Lower Ro	of, Rear Yard					
	Water Penetration, Ex	tent : Moderate, A	Area Affec	ted : 10%			
	Location: Rooms 34	4, 346					
nterior			_				
Floors	1.00/		, in	de de	~	фо 200	
Cast in Place Concrete	10%		LIFE	* *	5	\$9,300	
Ceramic Tile	15%		2029	* *	5	\$6,400	
Mosaic Tile Terrazzo	3% 20%		2039 LIFE	* *	5 5	\$3,200 \$6,700	
I CII azzo	∠070		LIFE		3		
Vinyl Tile	50%		2026	\$177,100	3	\$8,000	

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

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

Asset #: 1985

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,100	
Glazed Ceramic Panel	10%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	\$4,800	
Metal Panel	15%			LIFE	* *			
Plaster	45%			LIFE	* *	5	\$7,200	
Plaster	10%	Now	\$4,200	LIFE	* *	5	\$1,600	
	Location Water Per	ı : Bulkhead	xtent : Severe, Ared		-			
Ceilings								
AcousTileSusp.Lay-In	40%	2-4	\$6,700	2031	* *	5	\$8,500	
		ss Fastener: n : Basemen	s, Extent : Moderat t	e, Area A	Affected : 15%			
Exposed Concrete	15%	0-2	\$4,000	LIFE	* *	5	\$1,000	
•	•	Reinforceme 1 : Boiler R	ent, Extent : Moder oom	ate, Area	a Affected : 5%			
Plaster	5%	Now	\$2,700	LIFE	* *	5	\$1,300	
		Crumbling, 1 : Bulkhead	Extent : Moderate l	, Area Aj	ffected : 10%		. ,	
Plaster	40%			LIFE	* *	5	\$10,700	

ectrical		Current Rep	air	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	\$100	
	Other Obse	ervation, Exte	nt : Moderate, A	rea Affe	ected : 100%			
	Location	: Electrical R	oom					
	Explanati	ion : Main Sei	vice Switch Rai	ted @ 16	600 Amperes.			
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	\$100	
Raceway								
Conduit	50%			2046	* *	1		
Conduit	50%			2026	\$17,200	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	\$100	
Molded Case Bkrs	30%			2025	\$13,100	5	\$300	
Molded Case Bkrs	60%			2042	* *	5	\$500	
Wiring								
Braided Cloth	30%	2-4	\$15,100	2051	* *	1		
	Insulation I	Aged, Extent :	Moderate, Are	a Affecte	ed : 100%			
	Location	: Upper Floor	rs					
Thermoplastic	70%			2046	* *	1		

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

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

Asset #: 1985

Electrical	Current R	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Motor Controllers							
Locally Mounted	50%		2039	* *	5	\$100	
Locally Mounted	20%		2024	\$14,600	5		
Variable Frequency	30%		2031	* *			
Drive							
Ground							
Grounding Devices	400-1				_	<b></b>	
Generic	100%		LIFE	* *	5	\$500	
Lighting							
Interior Lighting	000/		2026	¢411 000	10	\$22.500	
Fluorescent	90% Other Observation Fr	tant Madagata A	2026	\$411,800	10	\$23,500	
	Other Observation, Ex Location : Througho		rea Ajje	ciea : 100%			
	=	=					
T7	Explanation: T12 La	ımps	2026	Φ4 <b>7</b> .000	1.0	Φ2.600	
Fluorescent	10%	Light Entant Ma	2026	\$45,800	10	\$2,600	
	Compact Fluorescent Location: 3rd Floor			Area Ajjeciea : 100	70		
Egress Lighting	Location . Sta Floor	Offices, Corridors					
	50%		2026	\$18,800	10	\$3,400	
Emergency, Battery Exit, Service	50% 50%		2026	\$4,600	10	\$5,400	
	30%		2020	\$4,000	1		
Exterior Lighting HID	30%		2026	\$35,900	10		
No Component	70%		2020	\$33,900	10		
Alarm	7070						
Security System							
No Component	70%						
Generic	30%		2021	\$28,800	1	\$3,600	
Generic	Other Observation, Ex	tent : Moderate. A			•	Ψ5,500	
	Location : Hallways						
	Explanation: Intrusion Alarm Only; Motion Sensors						
Fire/Smoke Detection	1	2, 7					
Generic, Digital	100%		2034	* *	1-3	\$20,000	
, ,	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Througho						
	Explanation : Strobe	=	ll Statio	ons, Horns, Alarm	Bells And	d Smoke	
	Detectors	_					

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

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

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

Asset #: 1985

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type		nil Date Estin Years)	nated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Furnace		vation, Extent : Roof Mounted	: Light, Area	2031 Affected	**: 40%	1	\$5,600	
Steam Boiler	60%	n: 2 Large Un vation, Extent:		2039	**	1	\$16,900	
	Location : I Explanation	Boiler Room n : 2 Units						
Distribution Steam Piping/Pump No Component	60% 40%			2046	* *	4	\$1,300	
Terminal Devices Air Handler Convector/Radiator		Now	\$10,500	2026 2024	\$30,000 \$105,100	1 1	\$3,500 \$3,300	
	Location: Explanation	vation, Extent : West Side Of B n : There Is No	asement		r West Side Of Base	ement		
No Component	40%							
Air Conditioning Energy Source Electricity	100%			2034	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	20%			2026	\$18,900	1	\$2,600	
Comp., Cimici		rant, Extent : 1 l Unit, Baseme	-	ffected :	20%			
Ext Pkg Unit - Heating/Cooling	60%			2031	* *	2	\$1,000	
Ç Ç		rant, Extent : 1 3 Roof Top Un		ffected :	60%			
Window/Wall Unit	20%			2019	\$11,400	1		
Terminal Devices Air Handler/Cool/Ht No Component	20% 80%			2026	\$23,600	1	\$3,500	
Heat Rejection Air Condenser Unit No Component	20% 80%			2026	\$11,100	2	\$4,000	
Ventilation Distribution				LIEE	**	2.5	¢15,000	
Ductwork/Diffusers Exhaust Fans	100%			LIFE	-1- Tr	2-5	\$15,900	
Interior Roof	50% 50%			2026 2031	\$15,400 * *	2 2	\$400 \$400	
Plumbing								
H/C Water Piping Brass/Copper	100%			2036	* *	1		

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

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

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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		
	Blockage /	Clogged, H	Extent : Severe, Are	a Affecte	ed: 50%			
	Location	: Roof						
Sump Pump(s)								
Submersible	100%	0-2	\$6,500	2021	\$6,500	4	\$1,600	
	On Extend	led Life, Ex	tent : Severe, Area	Affected	: 100%			
	Location	: Basemen	ıt					
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	* *			
			Extent : Light, Area	Affected	: 100%			
	Location	: B-3						
	Explana	tion : One l	Unit					

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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

Area Sq Ft : 35,640 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 17-Jun-2016 Landmark Status : NONE

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

Block : 3324 Lot : 1 BIN : 3076115

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$179,300	\$19,700	\$47,500	\$24,700
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
Total	\$179,300	\$19,700	\$47,500	\$24,700



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

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

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

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

Asset #: 1986

Architecture	Current Repair		Future	Replacement	Maintenance				
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
xterior									
Parapets	000/ 34	φ100 <b>5</b> 00	T TEE	ale ale	~	ΦΩ σΩΩ			
Masonry: Brick	90% Now	\$108,500	LIFE	* *	5	\$9,600			
	Jnt Mortar Miss/Ero Location : Throug		te, Area Aff	ectea : 20%					
	Misaligned/Bulging		Area Affec	tod · 100%					
	Location: Throug		Агей Ајјес	ieu . 10/0					
	Water Penetration,		Area Affecta	pd · 10%					
	Location : Throug		irea rijjeere	. 1070					
Masonry: Limestone	10% Now	\$21,900	LIFE	* *	5	\$1,300			
Masoniy. Emicstone	Int Mortar Miss/Ero			ected : 20%	3	Ψ1,500			
	Location : Coping		c, 11. ca 11,5	20,0					
	Caulking Deteriora		ite, Area Af	fected : 20%					
	Location : Coping		, ,	•					
	Staining/Discoloring	g, Extent : Moderate	, Area Affe	cted : 50%					
	Location: Coping								
Roof									
Modified Bitumen	100% Now	\$34,500	2032	* *					
	Blisters, Extent : Lig		20%						
	Location: Throughout								
	Drains Inad/Misposn, Extent: Moderate, Area Affected: 25%								
	Location : Throughout Vegetation Growth, Extent : Moderate, Area Affected : 10%								
	Location : Throug		Агеа Ајјесі	ea : 10%					
	Water Penetration,		Area Affecta	pd · 10%					
	Location : Throug		irea rijjeere	. 10/0					
nterior									
Floors	1.00/		2026	ታ ታ	~	Φ.ς. ς.0.0			
Ceramic Tile	10%	¢1.62.100	2036	* *	5	\$6,600			
Sheet Vinyl/Rubber	85% Now Punct/Tear/Impact	\$162,100	2032		5	\$42,000			
	Location : Throug	_	giii, mreu m	<i>ујестеа</i> . 1070					
Terrazzo	5% Now	\$7,500	LIEE	* *	5	\$2,600			
Terrazzo	Cracking/Crumbling				3	\$2,000			
		,	ou rijjecieu	. 10/0					
	Location : Throug	hout							
Interior Walls	Location : Throug	hout							
Interior Walls Ceramic Tile	Location : Throug 5%	hout	2036	* *	5	\$3,700			
	5%	<i>\$4,100</i>	2036 LIFE	* *	5 5	\$3,700 \$1,500			
Ceramic Tile	5%	\$4,100	LIFE	* *					
Ceramic Tile	5% 5% Now	\$4,100 extent : Moderate, Ai	LIFE	* *					
Ceramic Tile	5% 5% Now Diagonal Cracks, E	\$4,100 extent : Moderate, Ai	LIFE	* *					
Ceramic Tile Concrete Masonry Unit	5% 5% Now Diagonal Cracks, E Location : Throug	\$4,100 extent : Moderate, Ai	LIFE rea Affectea	**	5	\$1,500			
Ceramic Tile Concrete Masonry Unit Glass: Single Pane	5% 5% Now Diagonal Cracks, E Location: Throug 2%	\$4,100 extent : Moderate, Ai	LIFE rea Affected LIFE	**	5	\$1,500			
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board	5% Now Diagonal Cracks, E Location: Throug 2% 50% 23% Now Cracking/Crumbling	\$4,100 Extent : Moderate, An hout \$6,700 g, Extent : Moderate	LIFE rea Affected LIFE LIFE LIFE	** 1:5% ** **	5 5 5-10	\$1,500 \$2,200 \$63,600			
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board	5% Now Diagonal Cracks, E Location: Throug 2% 50% 23% Now	\$4,100 Extent : Moderate, An hout \$6,700 g, Extent : Moderate	LIFE rea Affected LIFE LIFE LIFE	** 1:5% ** **	5 5 5-10	\$1,500 \$2,200 \$63,600			

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

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

Asset #: 1986

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

Electrical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Inder 600 Volts									
Service Equipment									
Fused Disc Sw	100%	_	2037	* *	5	\$200			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electric								
	Explanation: 2- Main Service Disconnect Switches Rated @ 2500 Amperes And 1200 Amperes.								
Switchgear / Switchboard									
Fused Disc Sw	100%	2	2037	* *	5	\$200			
Raceway									
Conduit	100%	2	2037	* *	1				
Panelboards									
Fused Disc Sw	2%	2	2035	* *	5				
Molded Case Bkrs	98%	2	2035	* *	5	\$900			
Wiring									
Thermoplastic	100%	2	2037	* *	1				
Motor Controllers									
Locally Mounted	100%	2	2032	* *	5	\$200			
Fround									
Grounding Devices									
Generic	100%	I	LIFE	* *	5	\$1,000			
ighting									
Interior Lighting									
Fluorescent	95%	2	2027	\$543,600	10	\$31,100			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Through	out The Building							
	Explanation: T-8 I	amps							
Fluorescent	5%		2027	\$28,600	10	\$1,600			
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : Through	out The Building							
Egress Lighting		·							
Emergency, Battery	50%	2	2027	\$23,500	10	\$4,300			
Exit, LED	10%		2042	* *	1	. ,			
Exit, Service	40%		2035	* *	1				

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

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

Asset #: 1986

Electrical	Current Repair	Future	Replacement	M			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Exterior Lighting							
HID	20%	2027	\$26,300	10			
No Component	80%						
Alarm							
Security System							
No Component	70%						
Generic	30%	2027	\$31,600	1	\$4,000		
	Other Observation, Extent:	Moderate, Area Affec	ted : 100%				
	Location : Hallways And I	Entry And Exit Doors					
	Explanation : Cctv Surveil	lance Cameras And I	ntrusion Alarm Sy	stem			
Fire/Smoke Detection							
Generic, Digital	100%	2027	\$360,500	1-3	\$22,600		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Throughout The	e Building					
	Explanation : Strobe Light Detectors	s, Manual Pull Statio	ns, Alarm Bells, H	Iorns And	d Smoke		

Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	* *	1	\$17,600	
	Other Obse	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Basement	Boiler Room					
	Explanati	on: 2 Gas	Fired Hot Water	Boilers				
Distribution								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$2,600	
Terminal Devices								
Air Handler	50%			2027	\$93,800	1	\$11,000	
Convector/Radiator	50%			2032	* *	1	\$5,800	
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating	80%			2027	\$94,500	1	\$13,200	
Compr/Chiller								
Reciprocating	20%	0-2	\$23,600	2037	* *	1	\$3,000	
Compr/Chiller								
	Malfunction	ning, Exten	t : Moderate, Ared	a Affecte	d: 100%			
	Location	: Roof, 2 Oj	f 2 Chillers With 2	Of 4 M	alfunctioning Com	pressors		
	R-22 Refrig	gerant, Exte	nt : Light, Area A	ffected :	100%			
	Location .	Roof						

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

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

Mechanical	Current Repair			Futu	re Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning									
Distribution Cliff A. N. C. C.	0.007			2027	* *	4	¢1.700		
Chilled Wtr Pipe/Pump	98%		Entant Madanata	2037		4	\$1,700		
	Location	: Roof	Extent : Moderate,		jeciea : 10%				
Chilled Wtr Pipe/Pump	2%	0-2	\$3,400	2057	* *	4			
		_	Extent: Moderate,						
	Location	i : Penthou	se Mechanical Equ	ipment F	Room				
Terminal Devices	1000/			2027	Φ1.4 <b>7</b> .000		Ф22 000		
Air Handler/Cool/Ht	100%			2027	\$147,800	1	\$22,000		
Ventilation									
Distribution	1000/			LIDD	* *	2.5	¢21 500		
Ductwork/Diffusers	100%			LIFE	4-4-	2-5	\$31,500		
Exhaust Fans Roof	100%			2027	\$27,700	2	\$1,100		
Plumbing	100%			2027	\$27,700		\$1,100		
H/C Water Piping									
Brass/Copper	100%			2037	* *	1			
Water Heater									
Gas Fired	100%			2022	\$8,100	2	\$500		
	Other Ob:	ervation, E	Extent : Light, Area	Affected					
	Location	ı : Boiler R	loom						
	Explana	tion: 2 Un	its						
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	1000								
Generic	100%								
Vertical Transport									
Elevators	1000/			LIDE	* *				
Geared Traction	100%	arvation I	Extent : Light, Area	LIFE					
	Location		гмені . Ligni, Area	лујестеи	. 100/0				
		i . <b>Б</b> -3 tion : 2 Un	its						
	Елриана	uon . 2 On	ii s						

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

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

Page: 37

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

Area Sq Ft : 31,180 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 15-May-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 1734 Lot : 34 BIN : 1053900

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

Total	\$77,400	\$19.900	\$53,400	\$18,700
Importance Code C	\$6,400			
Importance Code B	\$37,200	\$17,200	\$45,400	\$16,000
Importance Code A	\$33,800	\$2,700	\$8,000	\$2,700
Total	\$77,400	\$19,900	\$53,400	\$18,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$18,500	\$12,800	\$30,100	\$13,500
Electrical	\$16,400	\$1,300	\$2,400	\$1,300
Interior Architecture	\$7,500	\$1,800	\$11,800	
Exterior Architecture	\$31,100		\$5,200	
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



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

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

Asset #: 2788

chitecture	Current Repair	ent	ent Maintenance			
stem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior						
Exterior Walls	0.00			_		
Masonry: Brick	93%	LIFE	* *	5	\$39,400	
Masonry: Limestone	5% Recent Repair Evident, Extent: Location: Throughout	LIFE Light, Area Affected : 66%	* *	5	\$1,600	
Masonry: Sandstone	Cracking/Crumbling, Extent: M Location: Basement Window S	Sills	**	5	\$600	
	Spalling, Extent: Severe, Area A Location: Basement Window S					
	Other Observation, Extent: Mod Location: Basement Window S	Sills				
Windows	Explanation: This Material Is	Actually bluestone				
Aluminum	90% Recent Installation, Extent : Ligi Location : Throughout	2050 ht, Area Affected : 100%	* *	5	\$10,400	
Metal Louvers	5% 0-2 Corrosion/Rusting, Extent : Light Location : Throughout	\$800 2028 at, Area Affected : 5%	* *			
Steel	5% Now \$29 Air Infiltration, Extent: Modera Location: Basement, Second A Corrosion/Rusting, Extent: Mod Location: Basement, Second A Thermally Inefficient, Extent: Mac Location: Basement, Second A	And Third Floors lerate, Area Affected : 50% And Third Floors Ioderate, Area Affected : 50%	* *	5	\$3,600	
Parapets						
Cast Stone/Terra Cotta	10%	LIFE	* *	5	\$4,600	
Masonry: Brick	90%  Recent Repair Evident, Extent:  Location: Throughout	LIFE Light, Area Affected : 66%	**	5	\$5,300	
Roof IRMA/Protected Membrane	5% Now	\$600 2030	* *			
Wellbrane	Insul Miss/Displaced, Extent : M Location : Bulkhead	loderate, Area Affected : 25%	6			
	Worn/Eroded, Extent : Moderate Location : Bulkhead	e, Area Affected : 25%				
Modified Bitumen	90%  Recent Replace Evident, Extent .  Location : Throughout	2035 Light, Area Affected : 100%	**	10	\$29,100	
Skylight, Metal/Glass	5% Recent Replace Evident, Extent . Location: Throughout	2055 Light, Area Affected : 100%	**	10	\$5,400	

#### Interior

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

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

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

Asset #: 2788

Architecture		Current I	Repair	Future Replace		M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Floors									
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		
	_	Crumbling, 1: Through	Extent : Light, Are out	ea Affecto	ed : 10%				
Interior Walls									
Metal Panel	10%			LIFE	* *				
Plaster	80%	0-2	\$6,400	LIFE	* *	5	\$12,300		
		etration, E : Basemer	xtent : Moderate, A t	Area Affe	cted : 5%				
SGFT/Glazed Masonry	10%			LIFE	* *				
Ceilings									
AcousTileConcealSpLn	60%	0-2	\$194,100	2045	* *	5	\$15,400		
·	Location	: Second A	Extent : Moderate And Third Floors	·					
	_	_	Extent : Moderate And Third Floors	, Area A	ffected : 50%				
			: Moderate, Area A And Third Floors	Affected	: 25%				
AcousTileSusp.Lay-In	10%	. Secona r	11111 1 1 10013	2045	* *	5	\$4,100		
		place Evide : Through	ent, Extent : Light, . out	Area Aff	ected : 100%				
Embossed Metal	1%			LIFE	* *	5	\$200		
Exposed Concrete	10%			LIFE	* *	5	\$600		
Plaster	19%			LIFE	* *	5	\$4,900		

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

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

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

Asset #: 2788

Electrical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							•
Wiring							
Braided Cloth	30% 2-4	\$15,100	2050	**	1		
	Insulation Aged, Ex		a Affected	t : 100%			
	Location: Throug	nout The Building					
Thermoplastic	20%		2025	\$10,100	1		
Thermoplastic	50%		2055	* *	1		
Motor Controllers	200/		20.45	* *	_		
Locally Mounted	20% 80%		2045 2023		5	\$200	
Locally Mounted	80%		2023	\$58,500	5	\$200	
Grounding Devices							
Generic Generic	50%		LIFE	* *	5	\$200	
Generic	50%		LIFE	* *	5	\$200	
ighting						4200	
Interior Lighting							
Fluorescent	60%		2025	\$263,600	10	\$15,100	
	Other Observation,	Extent : Moderate, A	Area Affec	eted : 100%			
	Location: Through	hout					
	Explanation: T-12	2 Lamps					
Fluorescent	30%		2035	* *	10	\$7,500	
	T-8 Lamps And Fixt Location : Throug		rate, Area	Affected: 100%			
Fluorescent	10%		2035	* *	10	\$2,500	
	T-5 Lamps And Fixt	ures, Extent : Modei	rate, Area	Affected: 100%			
	Location: Through	hout The Building					
Egress Lighting							
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		
Exterior Lighting							
Fluorescent	10%		2035	* *	10	\$300	
	Compact Fluorescer Location : Throug	-	oderate, A	rea Affected : 100	9%		
HID	90%		2025	\$103,500	10	\$100	
larm							
Security System							
No Component	50%						
Generic	50%		2035	* *	1	\$5,800	
Fire/Smoke Detection					_		
No Component	60%			_		<b>.</b>	
Generic, Digital	40%		2035	* *	1-3	\$7,700	

Mechanical	Current Repai	r Futu	re Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

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

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

Asset #: 2788

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source Natural Gas	100% Other Observation, Extent: Severe, Ar. Location: Basement Explanation: There Is No Vent For O			1		
Conversion Equipment	.,					
Steam Boiler	100% Other Observation, Extent: Light, Area Location: Basement Explanation: 2 Units	2038 a Affected	**: 100%	1	\$27,100	
Distribution	•					
Steam Piping/Pump	100% Now \$9,300 Malfunctioning, Extent : Moderate, Are Location : Pneumatic Control, Through		* * d : 20%	4	\$1,300	
Terminal Devices						
Air Handler	20%	2033	* *	1	\$3,400	
Air Handler	30%	2020	\$43,200	1	\$5,100	
Convector/Radiator	50%	2030	* *	1	\$4,400	
Air Conditioning Energy Source Electricity	100%	2033	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	100%	2030	* *	1	\$12,700	
1	R-22 Refrigerant, Extent : Light, Area L Location : Basement	Affected :	100%			
Distribution						
Chilled Wtr Pipe/Pump	100%	2045	* *	4	\$1,300	
Terminal Devices Air Handler/Cool/Ht	40% Other Observation, Extent : Moderate,	2033 Area Affe	* * cted : 5%	1	\$6,800	
	Location: 2nd Floor Room #202	_	_			
	Explanation: There Is No A C For C					
Air Handler/Cool/Ht	60%	2020	\$68,100	1	\$10,200	
Heat Rejection Water Cooling Tower	100%	2023	\$76,700	2	\$27,500	
Ventilation Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$15,300	
Exhaust Fans	700/	2020	¢20.700	2	\$600	
Interior Roof	70% 30%	2020 2025	\$20,700 \$6,400	2 2	\$600 \$300	
Plumbing	3070	2023	\$0,400		\$300	
H/C Water Piping Brass/Copper	100%	2035	* *	1		
Water Heater Gas Fired	100%	2023	\$6,200	2	\$400	
Gas I neu	100/0	2023	φυ,200		ψ+00	

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

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

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$1,900	LIFE	* *	1		
	Blockage /0	Clogged, E	xtent : Severe, Are	a Affecte	ed : 10%			
	Location	: Water Ba	ckup From Sewag	e In Boil	er Room			
Backflow Preventer								
Generic	100%			2030	* *	1	\$1,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Obse	rvation, E	xtent : Light, Area	Affected	: 100%			
	Location	: B-3						
	Explanati	on : One U	<sup>I</sup> nit					
Fire Suppression Sprinkler								
No Component	95%							
Generic	5%			2035	* *	1-2	\$400	

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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

Area Sq Ft : 25,992 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 10-Dec-2012 Landmark Status : NONE

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

Block : 724 Lot : 82 BIN : 1012830

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$98,300	\$89,200	\$14,800	\$14,300
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				



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Masonry: Brick	90%	0-2	\$118,600	LIFE	* *	5	\$40,300	
			l, Extent : Light, Ai	rea Affec	ted : 10%			
	Location	: Through	out All Facades					
Masonry: Granite	8%			LIFE	* *	5	\$2,700	
Pre-Cast Concrete	2%			LIFE	* *	5	\$2,900	
Windows								
Aluminum	80%			2040	* *	5	\$8,300	
Steel	20%	Now	\$31,600	2032	* *	5	\$12,900	
	Corrosion	Rusting, E	xtent : Moderate, A	Area Affe	cted : 40%			
	Location	: Through	out					
Parapets								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,300	
Copper/Terne	5%			2044	* *	5	\$1,100	
Masonry: Brick	80%			LIFE	* *	5	\$3,500	
Metal Panel	10%			2044	* *	5	\$1,700	
Roof								
Modified Bitumen	95%	0-2	\$14,000	2029	* *			
			lerate, Area Affecte	ed : 10%				
	Location	: Through	out Main Roof					
Skylight, Metal/Glass	5%			2034	* *	10	\$4,300	
terior							•	
Floors								
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	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 15%			
	Location : Basement, 1st And 2nd Floor							
	Worn/Ero	ded, Extent	: Moderate, Area	Affected .	: 25%			
	Location	: Basemen	t, 1st And 2nd Floo	or				
Vinyl Tile	5%	Now	\$14,800	2034	* *	3	\$700	
,	_	Crumbling, : Basemen	Extent : Moderate	, Area Aj	fected : 10%			
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 70%			
			t And Room 107	33 -				
	Explana	tion : 9 incl	h X 9 inch Tiles					

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

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

Asset #: 1575

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Marble Panels	5%			LIFE	* *			
Plaster	90%	Now	\$76,800	LIFE	* *	5	\$9,800	
			Extent: Severe, A	rea Affec	rted : 30%			
	Location	ı : Basemer	nt And 1st Floor					
	_	Staining/Discoloring, Extent: Moderate, Area Affected: 20%						
		n : Basemen						
			Extent : Severe, Are	a Affecte	d : 30%			
			nt And 1st Floor					
	Explana	tion : Rece	nt Flood Damage A	fter Pipe	Burst			
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	30%		\$8,500	2029	* *	5	\$5,400	
		issing Elen 1 : First Flo	nents, Extent : Seve oor	re, Area	Affected : 20%			
	Loose/Mis	ss Fastener	s, Extent : Moderat	e, Area A	Affected : 10%			
	Location	ı : First Flo	oor					
Gypsum Board	5%			LIFE	* *	5	\$2,200	
Plaster	65%	Now	\$119,100	LIFE	* *	5	\$14,500	
	Cracking/Crumbling, Extent: Severe, Area Affected: 30%							
	Location	i : Storage	Room In Basement	, Throug	hout First Floor			
	Paint Pee	ling, Exteni	t : Severe, Area Aff	ected : 30	0%			
			Room In Basement					
	Patching .	Evident, Ex	tent : Moderate, Ai	rea Affec	ted : 15%			
	Location	ı : Various	Locations Through	out				

Electrical	Current Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5	\$100	
	Other Observation, Extent: Moderate	e, Area Affecte	d: 100%			
	Location: Electrical Room					
	Explanation: One 1200 Amps Main	n Disconnect Sv	witch			
Switchgear / Switchboard						
Fused Disc Sw	50%	2044	* *	5	\$100	
Molded Case Bkrs	50%	2024	\$35,800	5	\$300	
Raceway						
Conduit	90%	2034	* *	1		
Conduit	10%	2044	* *	1		

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

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

Asset #: 1575

Electrical	Cui	rent Repair	Futur	re Replacement	M	aintenance	
System Component Type		Date Estimated Cos ears)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•		•				•
Panelboards							
Fused Disc Sw	10%	4	2023	\$2,900	5	\$100	
Fused Toggle Switch	30% 2	-4 \$8,800 ment, Extent : Modera			5	\$100	
	Location : Th		ие, Агеи Ад	jeciea . 10070			
		ife, Extent : Moderate,	Area Affec	rted : 100%			
	Location : Th		55				
Molded Case Bkrs	20%		2040	* *	5	\$100	
Molded Case Bkrs	40%		2023	\$11,700	5	\$300	
Wiring							
Braided Cloth	70% 2	' '		**	1		
	_	l, Extent : Moderate, A	rea Affecte	ed : 100%			
TTI 1 .:	Location: Th	rougnoui	2024	¢10.100	1		
Thermoplastic Thermoplastic	20% 10%		2024 2044	\$10,100 * *	1 1		
Motor Controllers	10%		2044		1		
Locally Mounted	70%		2022	\$38,400	5	\$100	
Locally Mounted	30% 2	4 \$16,400		**	5	Ψ100	
•	Obsolete Equip	ment, Extent : Modera	te, Area A <u>f</u>	fected : 100%			
		echanical Room - Baser					
	On Extended La Location : Th	fe, Extent : Moderate, roughout	Area Affec	eted : 100%			
Ground							
Grounding Devices	1000/	4 40 200		* *	_	<b>4.00</b>	
Generic	100% 2:	4 \$9,300 ion, Extent : Moderate			5	\$400	
	Location : Wa		, Агеа Аује	eciea . 100%			
	Explanation :						
Lighting	<b>T</b>						
Interior Lighting							
Fluorescent	20%		2029	* *	10	\$4,400	
		ion, Extent : Moderate	, Area Affe	ected : 100%			
	Location : Th	=					
Element	Explanation:	1-8 Lamps	2020	* *	10	¢2.200	
Fluorescent	10% Other Observer	ion, Extent : Moderate	2029		10	\$2,200	
	Location : Th		, 111eu 11jje	cieu . 10070			
	Explanation :	-					
Fluorescent	67%		2019	\$256,800	10	\$14,700	
		ion, Extent : Moderate				<b>+-1,</b>	
	Location: Th						
	Explanation:	T-12 Lamps					
HID	2%		2019	\$1,100	10		
Incandescent	1%		2019	\$3,800	2		

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

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

	Asset # : 1	575					
	Current Repair	Futur	e Replacement	M	aintenance		
% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
50%		2019	\$15,700	10	\$2,900		
20%		2052	* *	1			
30%		2019	\$2,300	1			
100%		2019	\$95,900	10	\$100		
70%							
30%		2032	* *	1	\$2,900		
60%							
40%		2032	* *	1-3	\$6,400		
	Current Repair	Futur	e Replacement	M	aintenance		
% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
	Total  50% 20% 30%  100%  70% 30%  60% 40%	Current Repair  % of Fail Date Estimated Cost Total  50% 20% 30%  100%  70% 30%  60% 40%  Current Repair  % of Fail Date Estimated Cost	% of Total         Fail Date (Years)         Estimated Cost FY         Year FY           50%         2019           20%         2052           30%         2019           70%         30%           30%         2032           60%         40%           2032           Current Repair         Futurent Futuren	Current Repair   Future Replacement	Current Repair         Future Replacement         M           % of Total         Fail Date (Years)         Estimated Cost (Years)         Year FY         Estimated Cost (Yrs)         Cycle (Yrs)           50%         2019         \$15,700         10           20%         2052         ** 1           30%         2019         \$2,300         1           100%         2019         \$95,900         10           70%         30%         2032         ** 1           60%         40%         2032         ** 1-3           Current Repair         Future Replacement         M           % of Fail Date         Estimated Cost         Year         Estimated Cost         Cycle	Current Repair   Future Replacement   Maintenance	

/lechanical	Current Repair		i uture	Replacement	Ma		
ystem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating							
Energy Source							
Natural Gas	100%		2044	* *	1		
Conversion Equipment							
Steam Boiler	100%		2037	* *	1	\$23,600	
	Other Observation, Ext	tent : Light, Area A	ffected :	100%			
	Location: Basement	Boiler Room					
	Explanation: 2 Natur	ral Gas Fired Stear	n Boiler	·s			
Distribution							
Steam Piping/Pump	100%		2024	\$162,800	4	\$1,200	
	Corroded, Extent: Mod	derate, Area Affecte	ed : 100	%			
	Location: Throughou	ıt					
	On Extended Life, Exte	nt : Moderate, Area	a Affecto	ed : 100%			
	On Extended Life, Exte Location : Throughou				Beyond	Their Useful Life	
					Beyond	Their Useful Life	
Terminal Devices	Location : Throughou				Beyond	Their Useful Life	
Terminal Devices Convector/Radiator	Location : Throughou Cycle Limit	ut, Steam And Cond	lensate l	Return Piping Are	Beyond	Their Useful Life \$7,700	
	Location : Throughou Cycle Limit	ut, Steam And Cond	lensate l	Return Piping Are			
	Location : Throughou Cycle Limit	ut, Steam And Cond ont : Moderate, Area	lensate i 2022 a Affecto	\$220,200 \$100%	1	\$7,700	
Convector/Radiator	Location : Throughou Cycle Limit  100% On Extended Life, Exte	ut, Steam And Cond ont : Moderate, Area	lensate i 2022 a Affecto	\$220,200 \$100%	1	\$7,700	
Convector/Radiator	Location : Throughou Cycle Limit  100% On Extended Life, Exte	ut, Steam And Cond ont : Moderate, Area	lensate i 2022 a Affecto	\$220,200 \$100%	1	\$7,700	
Convector/Radiator	Location : Throughou Cycle Limit  100% On Extended Life, Exte	nt, Steam And Cond ont : Moderate, Area ut, The Steam Radia	lensate i 2022 a Affecto	\$220,200 \$100%	1	\$7,700	
Convector/Radiator ir Conditioning Energy Source	Location : Throughou Cycle Limit  100%  On Extended Life, Exte Location : Throughou	nt, Steam And Cond ont : Moderate, Area ut, The Steam Radia	2022 a Affecto ators Ar	Return Piping Are \$220,200 ed : 100% e Beyond Their U	1	\$7,700	
Convector/Radiator ir Conditioning Energy Source Electricity	Location : Throughou Cycle Limit  100%  On Extended Life, Exte Location : Throughou	ut, Steam And Cond ont : Moderate, Area ut, The Steam Radio	2022 a Affecto ators Ar	Return Piping Are \$220,200 ed : 100% e Beyond Their U	1	\$7,700	
ir Conditioning Energy Source Electricity Conversion Equipment	Location : Throughou Cycle Limit  100%  On Extended Life, Exte Location : Throughou  100%	ut, Steam And Cond ont : Moderate, Area ut, The Steam Radio	2022 a Affecta ators Ar	\$220,200 ed: 100% e Beyond Their U.	1 seful Life 1	\$7,700	
Convector/Radiator  ir Conditioning     Energy Source     Electricity     Conversion Equipment     Ext Pkg Unit -	Location : Throughou Cycle Limit  100%  On Extended Life, Exte Location : Throughou  100%	nt, Steam And Cond ant : Moderate, Area at, The Steam Radio	2022 a Affecta ators Ar	\$220,200 ed: 100% e Beyond Their U.	1 seful Life 1	\$7,700	
ir Conditioning Energy Source Electricity Conversion Equipment Ext Pkg Unit - Heating/Cooling	Location: Throughou Cycle Limit  100% On Extended Life, Exte Location: Throughou  100%  40%	ut, Steam And Cond ont : Moderate, Area ut, The Steam Radio	2022 a Affectators Ar 2032 2029	\$220,200 ed: 100% e Beyond Their U:  **	1 seful Life 1	\$7,700	
ir Conditioning Energy Source Electricity Conversion Equipment Ext Pkg Unit - Heating/Cooling Split Unit	Location: Throughou Cycle Limit  100% On Extended Life, Exte Location: Throughou  100%  40%	ut, Steam And Cond ont : Moderate, Area ut, The Steam Radio	2022 a Affectators Ar 2032 2029	\$220,200 ed: 100% e Beyond Their U:  **	1  1  1  1  2	\$7,700	
Convector/Radiator  ir Conditioning     Energy Source     Electricity  Conversion Equipment     Ext Pkg Unit -     Heating/Cooling     Split Unit     Window/Wall Unit	Location: Throughou Cycle Limit  100% On Extended Life, Exte Location: Throughou  100%  40%	ut, Steam And Cond	2022 a Affectators Ar 2032 2029	\$220,200 ed: 100% e Beyond Their U:  **	1  1  1  1  2	\$7,700	

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

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

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

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,300	
Exhaust Fans								
Interior	25%	Now	\$600	2019	\$6,400	2	\$100	
			t : Severe, Area Aff	ected : 2	5%			
	Location	1: 2 Units I	n Penthouse					
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		
			loderate, Area Affe					
	Location	: Basemen	ıt, Deteriorated Wa	ter Main	Piping			
Water Heater								
Gas Fired	100%			2023	\$5,400	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
	On Extend	led Life, Ex	tent : Moderate, Ai	rea Affec	ted : 100%			
	Location	i : Through	out, The Sanitary F	Piping Is	Beyond Its Useful	Life Cycl	le Limit	
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
			tent : Moderate, Ai					
	Location	i : Through	out, The Storm Pip	ing Is Be	yond Its Useful Lif	<sup>f</sup> e Cycle I	Limit	
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			Extent : Light, Area	Affected	: 100%			
	Location	<i>i</i> : <i>B</i> , <i>1</i> , <i>2</i> , <i>3</i>	3					
	Explana	tion : 1 Uni	it					

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

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

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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

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$272,000	\$83,400	\$168,700	\$84,800
Importance Code A	\$77,300		\$8,400	
Importance Code B	\$194,800	\$71,100	\$160,400	\$84,800
Importance Code C		\$12,400		
Total	\$272,000	\$83,400	\$168,700	\$84,800



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

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

Asset #: 1572

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls						_		
Masonry: Brick	Location Sidewalk	r Miss/Eroo i : Through Shed in Use	\$187,200 d, Extent : Moderat out e, Extent : Moderate d South Facades			5	\$63,500	
		netration, E n : Through	xtent : Light, Area out	Affected	: 10%			
Metal/Glass Curt Wall	45%			LIFE	* *	5	\$119,100	
Metal Panel	5%			2051	* *	5-10	\$48,500	
		place Evide 1 : Water Te	ent, Extent : Light, . ower	Area Aff	ected : 100%			
Window Wall			\$33,200 ed, Extent : Modera cade	2045 te, Area	* * Affected : 100%	5	\$13,200	
Windows								
Aluminum	Location	issing Elen 1 : Through	\$122,100 nents, Extent : Mode out s, Extent : Moderat			5	\$14,900	
	Location	: Through	out					
Metal Louvers	5%			2034	* *	10	\$9,800	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	\$4,200	
Metal/Glass Curt Wall	45%			2045	* *	5	\$14,700	
Metal Panel	5%			2045	* *	5	\$1,600	
Roof Modified Bitumen		Now netration, E n : Through	\$21,000 Extent : Moderate, A out	2030 rea Affe	* * cted : 20%			
Skylight, Metal/Glass	Location	n : Over Sta	\$16,800 Extent : Moderate, A ir eked, Extent : Mode					
	_	ı : Over Sta		,	33			
Skylight, Plastic	2% Water Per	Now	\$3,500 Extent : Light, Area	2038 Affected	**	1		

Interior

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

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

Asset #: 1572

Architecture		Current F	Repair	Futur	e Replacement	M	Maintenance	
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$30,900	
Ceramic Tile	10%		\$26,700	2034	* *	5	\$7,100	
	_	_	Extent: Light, Are	ea Affecte	ed : 10%			
	Location	ı : Through	out					
Quarry Tile	10%			2038	* *	5	\$21,200	
Terrazzo	5%	Now	\$32,000	LIFE	* *	5	\$5,500	
			Extent: Moderate	, Area Aj	ffected : 10%			
	Location	i: Lobby						
Vinyl Tile	10%	Now	\$117,100	2035	* *	3	\$5,300	
•	Adhesion	Failure, Ex	tent : Moderate, A	rea Affec	ted : 25%			
	Location	ı : First, Se	cond And Third Flo	oors				
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 50%			
	Location	ı : Second A	And Third Floors					
Vinyl Tile	55%			2030	* *	3	\$38,800	
Interior Walls								
Ceramic Tile	10%			2034	* *	5	\$24,700	
Concrete Masonry Unit	15%			LIFE	* *	5	\$14,800	
Glass: Single Pane	2%			LIFE	* *	5	\$3,700	
Gypsum Board	35%			LIFE	* *	5	\$51,900	
Marble Panels	3%			LIFE	* *			
Plaster	20%			LIFE	* *	5	\$14,800	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	15%		\$167,200	2045	* *	5	\$10,600	
		_	ents, Extent : Mod	erate, Ar	ea Affected : 50%			
	Location	ı : Third Fl	oor					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
	Location	ı : Third Fl	oor					
AcousTileSusp.Lay-In	15%			2038	* *	5	\$21,200	
AcousTileSusp.Lay-In	35%			2030	* *	5	\$49,400	
Exposed Concrete	15%			LIFE	* *	5	\$3,300	
Plaster	20%			LIFE	* *	5	\$17,600	

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2025	\$36,100	5	\$400	
	Other Observation, Extent : Moder	ate, Area Affect	ted : 100%			
	Location : Electrical Room					
	Explanation: 2-2000 Amps Main	n Disconnect Sw	vitch			

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

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

Asset #: 1572

Electrical		Current	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts									
Transformers									
Dry Type	100%			2023	\$15,400	5	\$300		
			Extent : Moderate, A	Area Affe	ected : 100%				
		: Electrica							
	Explana	tion : 2- 50	0 Kva 208pri-480/2	27/sec					
Switchgear / Switchboard	1.00/			2025	* *	-			
Fused Disc Sw	10%			2035		5	¢2.200		
Molded Case Bkrs	90%			2025	\$107,400	5	\$2,200		
Raceway	700/			2025	ф <i>с</i> 7, 700	1			
Conduit	70%			2025	\$67,700 * *	1			
Conduit	30%			2035	* *	1			
Panelboards	100/			2022	* *	_	<b>\$200</b>		
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	C00/	2.4	¢00 100	2050	* *	1			
Braided Cloth	60%	2-4	\$90,100	2050		1			
		_	ent : Moderate, Are out The Building	а Ајјесте	ea: 100%				
		i : Inrough	ош Тпе Бинату						
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	1000/				de de	_	<b>41.400</b>		
Generic	100%			LIFE	* *	5	\$1,400		
tand-by Power									
Transfer Switches	<b>500</b> /			2022	Φ <b>σ. σ. 0.</b>	1	¢14.500		
Automatic	50%			2023	\$5,500	1	\$14,500		
Automatic	50%			2030	* *	1	\$14,500		
Generators Diesel	50%			2021	\$43,100	1	\$18,300		
Diesei			Extent : Moderate, A			1	\$18,300		
		tervation, E 1 : Generat		<i>Агеа А</i> јје	eciea : 100%				
<b>5</b> : 1		tion : 1- 20	3 <b>K</b> W	2020	ale ale		<b>#10.200</b>		
Diesel	50%			2028	**	1	\$18,300		
			Extent : Moderate, A	Area Affe	ectea : 100%				
	Location	-	5 TZ						
Dattavias	Explana	tion : 1- 22	J KW						
Batteries	1000/			2010	¢1 500	-	<b>\$2.500</b>		
Lead/Acid	100%			2018	\$1,500	5	\$3,500		
Fuel Storage	2501			2024	<b>44.50</b> 0	~	<b># 4 400</b>		
Day Tank	25%			2024	\$1,700	5	\$4,400		
Day Tank	25%			2033	* *	5	\$4,400		
Main Tank	50%			2028	* *	5	\$1,400		

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

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

Asset #: 1572

Electrical	Current Re	pair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting									
Interior Lighting									
Fluorescent	10%		2020	\$151,300	10	\$8,600			
	Other Observation, Ext		rea Affe	cted : 100%					
	Location: Throughou	_							
	Explanation: T-12 La	ımps							
Fluorescent	78%		2025	\$1,180,300	10	\$67,400			
	Other Observation, Ext		rea Affe	cted : 100%					
	Location: Throughou	_							
	Explanation: T-8 Lan	nps							
Fluorescent	10%		2025	\$151,300	10	\$8,600			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Throughou	_							
	Explanation: Compac	ct Fluorescent La	mps						
HID	1%		2020	\$2,300	10				
Incandescent	1%		2020	\$15,100	2				
Egress Lighting									
Emergency, Service	45%		2025	\$20,400	1				
Emergency, Battery	5%		2025	\$6,200	10	\$1,100			
Exit, LED	50%		2053	* *	1				
Exterior Lighting									
HID	100%		2025	\$347,600	10	\$300			
Alarm									
Security System									
No Component	70%								
Generic	30%		2030	* *	1	\$10,600			
		Other Observation, Extent : Moderate, Area Affected : 30%							
	Location : Main Floor And Basement Levels								
	Explanation : Security	y Cameras							
Fire/Smoke Detection	1000/		2025	Φ0 <b>50 C</b> 00	1.0	Φ <b>5</b> 0.100			
Generic, Analog	100%		2025	\$953,300	1-3	\$58,100			
	Other Observation, Extent : Moderate, Area Affected : 100%  Location : Throughout								
	Explanation: Not Up		lards - I	ackina Purae Syst	em				
	Елрининон . 1101 Ор	10 Modern Stand	urus - L	mening I mige bysi	CIII				

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

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

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

Asset #: 1572

Mechanical		Current l	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Pres. Reducing Valve/LI Steam	P 100%			2028	* *	5	\$5,600	
	Location	ı : 6th Floo	Extent : Light, Area r East Mechanical at Exchangers		! : 50%			
Distribution Hot Wtr Piping/Pump Steam Piping/Pump	50% 50%			2033 2035	* *	4 4	\$2,300 \$3,500	
Terminal Devices							. ,	
Air Handler		lent, Extent	\$4,000 : Moderate, Area A ing From Ext. Ahu		\$198,500 - 20% 6th And 2nd Floor	1 Roofs	\$21,000	
Air Handler	Location	ed in Place, 1 : 2nd Floo	\$99,300 Extent : Severe, Ar or Mechanical Roo tent : Moderate, A	m #3		1	\$10,500	
	Location	ı : 2nd Floo	or Mechanical Roo	m #3				
Convector/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	R-134a R		Extent : Light, Arec Rasement	2028 a Affected	* * d : 50%	1	\$61,200	
Window/Wall Unit No Component	20% 20%		Basemeni	2018	\$37,800	1		
Distribution Chilled Wtr Pipe/Pump No Component	60%			2035	* *	4	\$4,200	
Terminal Devices Air Handler/Cool/Ht No Component	40% 60%			2025	\$125,100	1	\$23,300	
Heat Rejection Water Cooling Tower		, Extent : Se	\$34,200 evere, Area Affecte g Beams At Roof	2023 d : 30%	\$114,000	2	\$45,500	
No Component	40%							
Ventilation Distribution	1000/			LIEE	* *	2.5	Ø50 C00	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,600	
Exhaust Fans Interior Roof	80% 20%			2025 2020	\$65,700 \$14,600	2 2	\$2,300 \$600	
1001	2070			2020	Ψ14,000		φυυυ	

#### Plumbing

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

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

Mechanical	Current R	epair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
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		
	Damaged, Extent : Se						
	Location : Behind T	he Water Cooling	Tower, 6	th Floor And 2nd I	Floor Ro	ofs	
Sump Pump(s)							
Rigid Piping	100%		2033	* *	4	\$1,600	
Sewage Ejector(s)							
Electric	100%		2025	\$10,800	4	\$1,600	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	90%		LIFE	* *			
	Other Observation, E.		Affected	: 90%			
	<i>Location</i> : (1) C, B-6						
	Explanation: 3 Unit	ts					
Hydraulic	10%		LIFE	* *			
	Other Observation, E.	xtent : Light, Area	Affected	: 10%			
	Location: C - B						
	Explanation: 1 Unit						
Fire Suppression							
Standpipe							
Generic	100%		2045	* *	1-5	\$49,300	
Sprinkler	<u> </u>						
No Component	30%						
Generic	70%		2035	* *	1-2	\$18,500	
Fire Pump							
Generic	100%		2028	* *	1	\$17,600	

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

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

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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

Area Sq Ft : 28,600 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 18-Dec-2012 Landmark Status : NONE

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

Block : 1729 Lot : 27 BIN : 4042887

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$127,100	\$61,100	\$23,300	\$18,300
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			
Total	\$127,100	\$61,100	\$23,300	\$18,300



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

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

rchitecture	Current Repair Future Replacement Maintenance							
ystem Component Type		Date Es ears)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Cast in Place Concrete	5% N Cracking/Crun Location: W Painted Surfac Location: W	nbling, Ext est Facade es, Extent	e : Moderate, Ai		-	5	\$9,700	
Masonry: Brick	73% N Horizontal Cra Location : No Misaligned/Bu Location : No	icks, Exten orth And S lging, Exte	outh Facades			5	\$28,400	
Masonry: Granite	5%			LIFE	* *	5	\$1,500	
Masonry: Limestone	2%			LIFE	* *	5	\$600	
Masonry: Marble	5%			LIFE	* *	5	\$1,500	
Metal Panel	10%			2044	* *	5-10	\$26,700	
Windows								
Aluminum Bronze/Brass	95% 5% N		\$60,500	2040 2049	* *	5 5	\$10,100 \$1,700	
	Location: Bi Glazing Broker Location: Bi Thermally Inef Location: Bi	n/Cracked, ulkheads ficient, Ex			ea Affected : 15% cted : 100%			
Parapets								
Masonry: Brick	55%			LIFE	* *	5	\$3,000	
Masonry: Marble	Cracking/Crun Location : Co	pping				5	\$1,400	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%  Location : Coping  Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Co Staining/Disco Location : Co	loring, Ex	tent : Moderate	, Area Ą	ffected : 25%			
Metal Panel	5%			2044	* *	5	\$1,100	
Metal Rail	5%			2037	* *	5-10	\$4,900	
Metal: Cage/Fence	Corrosion/Rus Location : Lo	wer Roof				5	\$2,600	
	Deteriorated F Location : Lo		ent : Moderate,	Area Af	fected : 25%			

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

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

Asset #: 133

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Roof								
Modified Bitumen	95%		\$32,000	2029	* *			
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Over Third Floor							
		U	ings, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location	: Over Th	ird Floor					
Skylight, Metal/Glass	5%			2034	* *	10	\$4,900	
	Recent Re	Recent Repair Evident, Extent : Light, Area Affected : 20%						
	Location	i : Over Sta	iir					
nterior								
Floors								
Ceramic Tile	5%			2033	* *	5	\$1,900	
Terrazzo	15%		\$25,600	LIFE	* *	5	\$4,400	
	_	_	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	ı : Front Aı	ıd East Stairs					
Vinyl Tile	60%			2029	* *	3	\$8,500	
Vinyl Tile	20%			2032	* *	3	\$2,800	
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$2,400	
Glass: Single Pane	5%			LIFE	* *	5	\$1,800	
Gypsum Board	30%			LIFE	* *	5	\$8,500	
Gypsum Board	20%			LIFE	* *	5	\$5,700	
Metal Panel	5%			LIFE	* *			
Plaster	20%			LIFE	* *	5	\$2,800	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	20%			2037	* *	5	\$7,500	
AcousTileSusp.Lay-In	15%			2041	* *	5	\$5,600	
Gypsum Board	25%			LIFE	* *	5	\$11,700	
Plaster	40%			LIFE	* *	5	\$9,400	

Electrical	Current Repair	Future Repla	cement	Ma		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estima FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5	\$100	
	Other Observation, Extent : Modera	te, Area Affected : 1	00%			
	Location: Electrical Room					
	Explanation : Main Service Switch	Rated @ 2000 Amp	eres			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2044	* *	5	\$800	
Raceway						
Conduit	10%	2024	\$3,400	1		
Conduit	90%	2044	* *	1		

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

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

Asset #: 133

Electrical	Current Repair	Future Replacement	М	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost Prior				
Inder 600 Volts								
Panelboards								
Molded Case Bkrs	90%	2040 **	5	\$700				
Molded Case Bkrs	10%	2023 \$2,900	5	\$100				
Wiring								
Braided Cloth	10% 2-4 \$5,000	2049 **	1					
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location: Basement							
Thermoplastic	90%	2044 **	1					
Motor Controllers								
Locally Mounted	50%	2037 **	5	\$100				
Motor Control Center	50%	2037 **	5	\$400				
fround								
Grounding Devices								
Generic	100%	LIFE **	5	\$400				
ighting								
Interior Lighting								
Fluorescent	85%	2029 **	10	\$19,600				
	Other Observation, Extent: Moderate,	Area Affected : 100%						
	Location: Upper Floors							
	Explanation: T-8 Lamps							
Fluorescent	15%	2024 \$60,400	10	\$3,500				
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Basement							
	Explanation: T-12 Lamps							
Egress Lighting								
Emergency, Battery	40%	2029 **	10	\$2,400				
Exit, Service	60%	2029 **	1					
Exterior Lighting								
HID	100%	2024 \$105,500	10	\$100				
larm								
Security System	<b>5</b> 004							
No Component	70%							
Generic	30%	2024 \$25,400	1	\$3,200				
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Hallways, Entry And Exit Doors							
T: (0 1 5	Explanation: Intrusion Alarm System	n; Motions Sensors						
Fire/Smoke Detection	1000/	0004 0000 000	1.2	φ10. <b>3</b> 00				
Generic	100% 2024 \$289,300 1-3 \$18,200							
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation : Strobe Lights, Smoke I	Detectors, Horns And Manu	al Pull Ste	ations				

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

Heating

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

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

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

Asset #: 133

Mechanical		Current R	epair	Futur	e Replacement	Ma	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source									
Natural Gas	100%			2034	* *	1			
Conversion Equipment									
Steam Boiler	100%			2029	* *	1	\$24,900		
			xtent : Severe, Are	a Affecte	d : 100%				
		: Boiler Ro							
	Explana	tion : 2 Boil	ers + Summer Boi	ler For T	TB Clinic				
Distribution									
Steam Piping/Pump	100%			2034	* *	4	\$1,900		
Terminal Devices									
Air Handler	5%			2024	\$6,600	1	\$800		
Convector/Radiator	95%			2029	* *	1	\$7,700		
Air Conditioning									
Energy Source									
Electricity	100%			2040	* *	1			
Conversion Equipment									
Reciprocating	60%			2029	* *	1	\$7,000		
Compr/Chiller									
		_	ent : Light, Area A	ffected :	100%				
	Location	: Chillers C	On Roof						
Ext Pkg Unit -	30%			2029	* *	2	\$500		
Heating/Cooling									
Window/Wall Unit	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%					•	47,500		
Heat Rejection	1070								
Remote Air Cond	60%			2029	* *	2	\$10,500		
No Component	40%			202)		_	Ψ10,500		
Ventilation	1070								
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,000		
Exhaust Fans	20070						Ψ11,000		
Interior	40%			2024	\$10,800	2	\$300		
Roof	60%			2029	**	2	\$500		
Plumbing	0070			2027			Ψ300		
H/C Water Piping									
Galv Iron/Steel	100%			2029	* *	1			
Water Heater	100/0			2027					
Gas Fired	100%			2019	\$5,700	2	\$400		
Sanitary Piping	100/0			2017	Ψ2,700		ψ+00		
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	10070			LII.E		1			
Cast Iron	100%			LIFE	* *	1			
Cast HUII	100%			LII'E		1			

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

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

Mechanical	Current Repair	Future f	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
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%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, A	rea Affected : 1	100%			
	Location: Basement: 3rd Floor					
	Explanation: One Unit					
Fire Suppression						
Chemical System						
No Component	80%					
Generic	20%	2019	\$5,100	1-3	\$10,100	
	Other Observation, Extent : Light, A	rea Affected : 1	100%			
	Location: Throughout					
	Explanation: Fire Extinguishers					

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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

Area Sq Ft : 17,400 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 04-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1365 Lot : 9 BIN : 3036147

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$36,400	\$24,500	\$10,700	\$10,800
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	
Total	\$36,400	\$24,500	\$10,700	\$10,800



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

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

Asset #: 14331

rchitecture	Current l	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	20/ 4.	Φ <b>5</b> 400	LIDE	* *	_	¢1.000	
Exposed Struc: Steel	3% 4+ Corrosion/Rusting, E Location: Egress S	-	LIFE Affected		5	\$1,800	
Masonry: Brick	15% 4+	\$8,600	LIFE	* *	5	\$2,900	
	Efflorescence, Extens Location: North Fo		ted : 10%	%			
	Jnt Mortar Miss/Eroc Location : Through	_	ea Affec	ted : 15%			
Masonry: Limestone	32%		LIFE	* *	5	\$4,700	
Metal/Glass Curt Wall	42%		LIFE	* *	5	\$15,400	
Granite Panels	5%		LIFE	* *	5	\$700	
Window Wall	3%		2052	* *	5	\$2,200	
Windows							
Aluminum	40%		2042	* *	5	\$2,300	
	Recent Replace Evide Location : Basemen	_	Area Affe	ected : 100%			
Special Gauge/Ballistic	60%		LIFE	* *	1		
	Other Observation, E Location: Street Fo	acade	rea Affe	cted : 100%			
Parapets	Explanation : Bulle	i Proof Glass					
Metal Panel	5%		2052	* *	5	\$900	
Metal Rail	85% 2-4	\$9,700	2032	* *	5	\$26,600	
Metal Kall	Corrosion/Rusting, E Location: Through	xtent : Moderate, A			3	φ20,000	
	Other Observation, E Location : Through	out					
	Explanation : Infill	Panels For Metal I					
Metal: Cage/Fence	10%		2039	* *	5-10	\$3,400	
Roof	201		2025	de de			
Fiberglass Panel	3% Other Observation, E Location : Rear Yan		2035 Affected	: 100%	1		
	Explanation : Pane	ling Covering Egre	ss Stair				
Modified Bitumen	94% 0-2	\$2,600	2031	* *			
	Blisters, Extent : Mod Location : East Roo		d : 15%				
	Debris Present, Exter Location : At Roof		Affected	1:10%			
	Patching Evident, Ex Location: Through		ea Affeci	ted : 25%			
	U						

Interior

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

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

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

Asset #: 14331

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,500	
Ceramic Tile	5%			2035	* *	5	\$1,100	
Granite Panels	5%	Now	\$900	LIFE	* *	5	\$900	
		-	ents, Extent : Mode reshold To Rear Yo					
Vinyl Tile	65%			2031	* *	3	\$5,600	
Vinyl Tile	20%			2026	\$38,000	3	\$1,700	
Interior Walls								
Ceramic Tile	5%			2035	* *	5	\$1,400	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,100	
Glass: Single Pane	2%			LIFE	* *	5	\$400	
Gypsum Board	75%			LIFE	* *	5	\$12,900	
SGFT/Glazed Masonry	8%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	50%			2039	* *	5	\$14,300	
AcousTileSusp.Lay-In	45%			2039	* *	5	\$10,300	
	_		ent, Extent : Light, A out West Section	Area Affa	ected : 100%			
Gypsum Board	5%			LIFE	* *	5	\$1,400	

ectrical	Current Rep	air Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2052	* *	5	\$100	
	Other Observation, Exter	at : Moderate, Area Affe	cted : 100%			
	Location : Electrical Re	oom				
	Explanation : Main Ser	vice Switch Rated @ 160	00 Amperes			
Switchgear / Switchboard						
Fused Disc Sw	100%	2052	* *	5	\$100	
Raceway						
Conduit	100%	2052	* *	1		
Panelboards						
Fused Disc Sw	10%	2048	* *	5		
Molded Case Bkrs	90%	2048	* *	5	\$400	
Wiring						
Thermoplastic	100%	2052	* *	1		
Motor Controllers						
Locally Mounted	100%	2043	* *	5	\$100	

Ground

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

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

Asset #: 14331

Electrical	Current Repair	Current Repair Future Replacem		nent Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
	Other Observation, Extent : Moderate	, Area Affec	rted : 100%			
	Location : Basement					
C. 11 D	Explanation : Water Main					
Stand-by Power Transfer Switches						
Automatic	100%	2043	* *	1	\$5,400	
Generators	100/0	2043		1	Ψ5,400	
Natural Gas	100%	2039	* *	1	\$6,700	
Tutturur Gus	Other Observation, Extent : Moderate		rted : 100%	•	φο,700	
	Location: Outside The Building	,				
	Explanation : Natural Gas Genset R	ated @ 25 I	Kw			
Batteries						
Lead/Acid	100%	2021	\$1,500	5	\$600	
Lighting						
Interior Lighting						
Fluorescent	100%	2034	* *	10	\$14,000	
	Other Observation, Extent: Moderate	, Area Affec	rted : 100%			
	Location: Throughout The Building					
Egrass Lighting	Explanation: T-8 Lamps					
Egress Lighting Emergency, Battery	50%	2034	* *	10	\$1,800	
Exit, LED	50%	2061	* *	10	\$1,600	
Exterior Lighting	3070	2001		1		
HID	20%	2031	* *	10		
No Component	80%	2001		10		
Alarm						
Security System						
No Component	80%					
Generic	20%	2034	* *	1	\$1,300	
	Other Observation, Extent: Moderate	, Area Affec	ted : 100%			
	Location : Hallways					
	Explanation : Intrusion Alarm System	m Only. Mo	tion Sensors In Th	ie Hallw	ays	
Fire/Smoke Detection	0004					
No Component	80%	2024	<b>.</b>	1.2	<b>#2.100</b>	
Generic, Analog	20%	2034	**	1-3	\$2,100	
	Other Observation, Extent: Moderate Location: Throughout The Building	, Area Affec	rea : 100%			
	Explanation: Strobe Lights, Manual	Dull Ctatia	n And Smake Dat	aator		
-	Explanation . Strobe Lights, Manual	i un Starto	п мни зтоке Дет	ccior		

Mechanical	Currer	t Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Electricity	100%		2052	* *	1		

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

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

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

Asset #: 14331

Mechanical	Curre	nt Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
<b>Heating</b>							
Conversion Equipment							
Hot Water Boiler	Location: Baser	n, Extent : Light, Area nent Gas Fired Hot Water .		* * : 100%	1	\$7,600	
Distribution	Explanation . 2	Ous Fireu Hoi water	Doners				
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	
Air Conditioning							
Energy Source							
Electricity	100%		2048	* *	1		
Conversion Equipment							
Ext Pkg Unit - Heating/Cooling	67%		2031	* *	2	\$600	
	Other Observation Location: Roof	n, Extent : Light, Area	Affected	: 100%			
	Explanation: 5	Units					
Split Unit	33%		2031	* *			
	R-22 Refrigerant, Location : Roof	Extent : Light, Area A	ffected :	100%			
	Other Observation Location: Roof	n, Extent : Light, Area	Affected	: 100%			
	Explanation: 5	Units					
Terminal Devices	1						
Direct Expansion	33%		2034	* *	1		
No Component	67%						
Heat Rejection							
Air Condenser Unit	33%		2031	* *	2	\$3,500	
	Other Observation	n, Extent : Light, Area	Affected	: 100%			
	Location: Roof						
	Explanation: 4	Units					
No Component	67%						
ventilation Tentilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,500	
Exhaust Fans							
Roof	100%		2031	* *	2	\$500	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2052	* *	1		

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

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Current Repair	Future Re	Future Replacement		Maintenance	
% of Fail Date Estimated ( Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
			2	\$200	
=	Area Affected : 100	0%			
Explanation: 2 Units (175 Gallos	ns Each)				
1000/		de de			
100%	LIFE	* *	1		
100-1					
100%	LIFE	* *	1		
400-1				<b>** * * * * * * * * *</b>	
100%	2034	* *	4	\$2,500	
400-1				***	
100%	2031	**	1	\$1,100	
1000/					
100%					
1000/	LIEE	sle sle			
=		070			
Explanation : 1 Onti - New Door.	s On Existing Cab				
100%	2052	* *	1_2	\$4.300	
			1-2	φ <del>4</del> ,300	
		. 100/0			
		essible Ry Fire	e Denarti	mont	
	% of Fail Date Estimated (Total (Years)  100%  Other Observation, Extent: Light, Location: Basement Explanation: 2 Units (175 Gallo)  100%  100%  100%  100%  Other Observation, Extent: Light, Location: Basement To Second HExplanation: 1 Unit-New Doors  100%  Other Observation, Extent: Moder Location: Right Side Of Structure	100% 2024  Other Observation, Extent: Light, Area Affected: 100 Location: Basement Explanation: 2 Units (175 Gallons Each)  100% LIFE  100% 2034  100% 2031  100% 2031  100% 2031  100% LIFE  100% 2031  100% 2031	Year   Estimated Cost   Year   Estimated Cost   FY	Nof Total   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle   FY	Note   Fail Date   Estimated Cost   Year   Estimated Cost   (Yrs)   Estimated Cost   Total   (Years)   FY   Estimated Cost   (Yrs)   Estimated Cost   (Yrs)

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#### 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

Area Sq Ft : 47,468 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 07-Jun-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4

Block : 1640 Lot : 147 BIN : 1052229

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$238,400	\$15,400	\$18,800	\$22,600
Importance Code A	\$50,700	\$4,700	\$4,700	\$4,700
Importance Code B	\$183,800	\$10,700	\$14,100	\$17,900
I	4.000			
Importance Code C	\$3,900			



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

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

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%		\$92,700	LIFE	* *	5	\$62,900	
			: Moderate, Area	Affected .	: 5%			
		ı : Bulkhea						
			xtent : Light, Area	Affected	: 10%			
		ı : Through	out					
Masonry: Granite	5%			LIFE	* *	5	\$6,300	
Masonry: Limestone	5%			LIFE	* *	5	\$6,300	
Stucco Cement	15%			2032	* *	5	\$31,500	
Windows								
Aluminum	100%			2043	* *	5	\$12,100	
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	\$35,700	
Masonry: Limestone	5%			LIFE	* *	5-10	\$3,500	
Metal Rail	5%			2032	* *	5-10	\$5,200	
Roof								
Modified Bitumen	95%			2032	* *	10	\$39,800	
Skylight, Metal/Glass	5%			2047	* *	10	\$7,000	
nterior								
Floors	1.007	3.7	<b>#0.700</b>	LIDE	ale ale	_	<b>#20 600</b>	
Cast in Place Concrete	10%		\$9,500	LIFE	**	5	\$20,600	
			Extent : Light, Are	ea Affecto	ed : 10%			
		i : Through	oui xtent : Light, Area	A CC 4 - A	. 100/			
		ieiraiion, E i : Through		Ајјестеа	: 10%			
	-			• • • • •	de de		* · = 0 0	
Ceramic Tile	10%		\$53,400	2030	**	5	\$4,700	
		Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 30%			
Terrazzo	10%	0-2	\$21,300	LIFE	* *	5	\$7,300	
	_	_	Extent : Moderate ! And Lobby	, Area Aj	ffected : 5%			
Vinyl Tile	30%			2027	\$234,100	3	\$14,100	
Vinyl Tile 9" X 9"	40%	Now	\$80,900	2027	\$404,400	3	\$14,100	
•		Crumbling, 1 : Through	Extent : Moderate	, Area Aj	ffected : 30%		•	

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

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

Asset #: 1998

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Interior Walls									
Ceramic Tile	10%	Now	\$139,100	2030	* *	5	\$6,500		
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	fected : 50%				
	Location	: Through	out						
Glass: Single Pane	3%			LIFE	* *	5	\$5,800		
Marble Panels	2%			LIFE	* *	10	\$1,000		
Plaster	70%	Now	\$70,800	LIFE	* *	5	\$27,100		
	Cracking/Crumbling, Extent: Light, Area Affected: 10%								
	_	: Through	_						
	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%				
	Location	: Through	out						
SGFT/Glazed Masonry	15%	Now	\$36,600	LIFE	* *				
•	Cracking/0	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%				
	Location	: Through	out						
Ceilings									
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		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 5%								
	Location	: Stairwell	Y	,	•				

Electrical		Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of 1 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts	•							
Service Equipment								
Fused Disc Sw	100%			2027	\$8,100	5	\$200	
	Other Obse	rvation, E.	xtent : Moderate, A	rea Affe	ected : 100%			
	Location	: Basemen	t / Boiler Room					
	Explanati	on : Main	Service Disconnec	t Switch	Rated @ 800 Amp	eres.		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$95,500	5	\$1,300	
Raceway								
Conduit	80%			2027	\$40,100	1		
Conduit	15%			2037	* *	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	\$4,400	5	\$100	
Fused Toggle Switch	30%	2-4	\$13,100	2052	* *	5	\$200	
	On Extende	d Life, Ext	ent : Severe, Area	Affected	! : 100%			
	Location	: Througho	out The Building					
Molded Case Bkrs	5%			2049	* *	5	\$100	
Molded Case Bkrs	55%			2026	\$24,100	5	\$700	

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

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

Asset #: 1998

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts								
Wiring								
Braided Cloth	30% Insulation	2-4 Aged, Exte	\$22,600 ent : Severe, Area A	2052 ffected :	**	1		
	Location	: Through	out The Building					
Thermoplastic	10%			2037	* *	1		
Thermoplastic	55%			2027	\$41,400	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers								
Locally Mounted	70%			2025	\$63,900	5	\$200	
Locally Mounted	30%	2-4	\$27,400	2047	* *	5		
Ž	On Extend	led Life, Ex	tent : Severe, Area	Affected	: 100%			
	Location	: Mechani	ical Room					
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	* *	5	\$700	
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	d : 100%		·	
	Location	: Basemen	nt					
	Explana	tion : Corre	oded					
ighting	<u> </u>							
Interior Lighting								
Fluorescent	98%			2035	* *	10	\$42,700	
	T-8 Lamps	And Fixtu	res, Extent : Light,	Area Afj	fected : 100%			
	Location	: Through	out The Building					
LED	2%			2035	* *			
Egress Lighting	270			2000				
Emergency, Battery	40%			2027	\$25,000	10	\$4,600	
Emergency, Battery	10%			2035	**	10	\$1,100	
Exit, Service	30%			2027	\$4,600	1	φ1,100	
Exit, Service	20%			2035	**	1		
Exterior Lighting	2070			2033				
HID	20%			2035	* *	10		
No Component	80%			2033		10		
Alarm	0070							
Security System								
No Component	70%							
Generic	30%			2027	\$42,100	1	\$5,300	
Generic		ervation F	Extent : Moderate, A			1	φ3,300	
			Dutside, Entry And					
			Surveillance Came			stom		
Fire/Smoke Detection	Блршпа	ion . CCIV	survemance came	ius Ana	im usion Aurin Sy	sieni		
Generic, Digital	100%			2032	* *	1-3	\$29,200	
Generic, Digital		ervation L	Extent : Light, Area			1-3	φ <b>∠</b> 9, <b>∠</b> 00	
			xtent : Lignt, Area out The Building	лујестеа	. 10070			
		_	out The Builaing e Lights, Horns, M		11.6 41	D 11 A	10 1	

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

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

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source Natural Gas	100%	2037	* *	1		
Conversion Equipment Steam Boiler	100% Other Observation, Extent: Light, Area Location: Basement Explanation: 2 Natural Gas Fired St			1	\$47,000	
Distribution	1					
Steam Piping/Pump	75% On Extended Life, Extent : Moderate, A Location : Beyond The Boiler Room	2027 Area Affecte	\$242,800 ed: 90%	4	\$2,600	
Steam Piping/Pump	25%  Recent Installation, Extent : Light, Are Location : Basement Level	2057 a Affected :	* *	4	\$600	
Terminal Devices Convector/Radiator	100% On Extended Life, Extent : Moderate, A Location : Throughout	2025 Area Affecte	\$437,900 ed:100%	1	\$15,300	
ir Conditioning						
Energy Source Electricity	100%	2035	* *	1		
Conversion Equipment Window/Wall Unit No Component	80% 20%	2025	\$76,200	1		
entilation T						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$41,900	
Exhaust Fans Interior	100% On Extended Life, Extent : Moderate, A Location : 4th Floor Mechanical Equ			2	\$1,500	
lumbing H/C Water Piping Brass/Copper	100%	2037	* *	1		
Water Heater Gas Fired	100%	2022	\$10,800	2	\$700	
Sanitary Piping Cast Iron	100%  On Extended Life, Extent : Moderate, E  Location : Throughout	LIFE	* *	1	7.30	

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

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

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

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Plumbing						
Storm Drain Piping						
Cast Iron	75%	LIFE	* *	1		
	On Extended Life, Extent : M Location : Throughout	Ioderate, Area Affect	ted : 100%			
Cast Iron	25% Now	\$16,200 LIFE	* *	1		
	Blockage /Clogged, Extent:	Severe, Area Affecte	d : 25%			
	Location : Throughout Bas Corrosion			Heavy In	ternal Pipe	
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	* *			
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: B-3					
	Explanation: 1 Unit					

#### 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

Area Sq Ft : 41,800 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 11-Dec-2012 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,ph

Block : 2079 Lot : 21 BIN : 3058406

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$69,700	\$96,900	\$40,500	\$27,300
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			



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

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

Asset #: 1981

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
ystem	% of	Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component	Total	(Years)		FY		(Yrs)		
Type								
xterior Exterior Walls								
	80%			LIFE	* *	5	\$64,200	
Masonry: Brick Masonry: Brick	3%	Now	\$7,100	LIFE	* *	5 5	\$2,400	
Masonry. Brick			\$7,100 Extent : Moderate, A			3	\$2,400	
			xieni . Moderdie, F gional Director Off					
Manager		i. Over Re	gionai Director Ojj		**		¢2.000	
Masonry: Limestone	5%			LIFE	* *	5	\$3,000	
Metal Panel	7%	NT	фо <b>2 2</b> 00	2044	* *	5-10	\$38,600	
Granite Panels	5%	Now	\$83,200	LIFE		5	\$3,000	
	_	_	, Extent : Moderate	, Area A	ffectea : 20%			
		: At Ramp			A.CC . 1 250/			
			d, Extent : Moderat	e, Area 1	Affected: 25%			
		ı : Below R	•		c . 1 100/			
	_		Extent : Moderate,	Area Afj	tected: 10%			
**** 1	Location	ı : At Entra	тсе					
Windows	0001			20.40	* *	~	<b>#1</b> < 000	
Aluminum	90%			2040		5	\$16,900	
Metal Louvers	5%		<b>4.5</b> 000	2027	\$27,300	10	\$5,900	
Steel	5%	Now	\$47,900	2049	**	5	\$5,900	
			Extent : Moderate, A	Area Affe	ected : 25%			
		ı : Penthou						
			cked, Extent : Mode	rate, Are	ea Affected : 15%			
		ı : Penthou						
	-		, Extent : Moderate	, Area A	ffected : 50%			
	Location	ı : Penthou	se					
Parapets	0.007			r ree	ale ale	_	<b>#4.200</b>	
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	1.000/			2020	* *	10	Φ <b>Q</b> 4 100	
Modified Bitumen	100%			2029	* *	10	\$24,100	
terior								
Floors  Cost in Place Consents	1.00/			T TEE	* *	_	¢11 400	
Cast in Place Concrete	10%			LIFE	* *	5	\$11,400	
Ceramic Tile	13%			2033	* *	5	\$6,800	
Terrazzo	10%			LIFE	* *	5	\$4,100	
Vinyl Tile	62%			2029	* *	3	\$12,100	
Under Construction	5%							
Interior Walls	1.007			2022	* *	_	ቀር ርርር	
Ceramic Tile	10%			2033	* *	5	\$8,800	
Concrete Masonry Unit				LIFE	* *	5	\$3,500	
Gypsum Board	35%			LIFE	* *	5	\$18,500	
Marble Panels	3%			LIFE		~	Φ. <b></b>	
Plaster	20%			LIFE	* *	5	\$5,300	
SGFT/Glazed Masonry	15%			LIFE	* *	~	ф <b>д</b> 400	
Wood	2%			LIFE	* *	5	\$7,100	
Under Construction	5%							

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

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

Asset #: 1981

	Current	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
<b>5.5</b> 0/			2027	ماه ماه	~	ф <b>2</b> 0. <b>7</b> 00	
					5	\$28,700	
				* *	5	\$800	
				* *		7000	
				* *	5	\$6,500	
				* *			
				* *			
						72,233	
	Current	Penair	Eutur	re Penlacement	M	aintonanco	
0/ 6							D
		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Total	(Tears)		F 1		(118)		
				* *	5	\$200	
Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
Location	ı : Electrice	al Room					
Explana	tion : One	2000 Amps Main D	isconnec	et Switch			
					_		
100%			2044	* *	5	\$200	
10%			2044	* *	1		
20%			2040	* *	5	\$200	
2004	2.4	\$15,100	2040	* *	1		
					1		
	-		и Ајјесте	zu . 100/0			
			2024	sk &	1		
20%			2044	4° 4°	1		
0.50/			2020	sk sk	=	<b>0000</b>	
						\$200	
15%			2022	\$13,700	5		
1000/			i inn	おみ	F	<b>\$</b>	
100%		Extent Mederal	LIFE	* *	5	\$600	
Other Obs		Extent : Moderate, 1			5	\$600	
	Total	% of   Fail Date   Total   (Years)	Total (Years)  55%  Water Penetration, Extent: Moderate, A. Location: Regional Directors Office of 10% 5% 10% 5% 10% 5% 10% 5% 10% 6 Fail Date Estimated Cost Total (Years)  100%  Other Observation, Extent: Moderate, A. Location: Electrical Room Explanation: One 2000 Amps Main D  100%  90% 10% 40% 40% 40% 20%  20% 2-4 \$15,100  Insulation Aged, Extent: Moderate, Are Location: Basement 60% 20%	Soft   Total   Soft   Cyears   Soft   Soft	% of Total   Total   Fail Date   Estimated Cost   FY	Solution	No of Total   Fail Date   Estimated Cost   Year   Estimated Cost   (Yrs)   Estimated Cost   (Yrs)

Lighting

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

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

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

Asset #: 1981

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	20%	2029	* *	10	\$6,400	
	Other Observation, Extent : Modera		cted : 100%			
	Location: Throughout The Building	ig				
	Explanation: T-8 Lamps					
Fluorescent	40%	2019	\$223,900	10	\$12,800	
	Other Observation, Extent : Modera	te, Area Affe	cted : 100%			
	Location: Throughout The Buildin	ig				
	Explanation: T-8 Lamps					
Fluorescent	30%	2024	\$167,900	10	\$9,600	
	Other Observation, Extent : Modera	te, Area Affe			. ,	
	Location: Throughout The Buildin	ıg				
	Explanation: T-8 Lamps					
Incandescent	10%	2024	\$56,000	2	\$100	
Egress Lighting						
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		
Exterior Lighting						
HID	100%	2019	\$154,200	10	\$100	
Alarm						
Security System						
No Component	70%					
Generic	30%	2024	\$37,100	1	\$4,700	
Fire/Smoke Detection						
No Component	70%					
Generic	30%	2024	\$126,800	1-3	\$8,000	
			*			

Mechanical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
Energy Source						
Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Hot Water Boiler	10%	2029	* *	1	\$1,700	
	Other Observation, Extent: Light, Are	a Affected : 100%	ó			
	Location : Sub-basement Boiler Room	n, Penthouse				
	Explanation: 3 Units (Summer Boile	r)				
Steam Boiler	90%	2037	* *	1	\$31,100	
	Other Observation, Extent: Light, Area	a Affected : 75%			,	
	Location : Sub-basement Boiler Room	n				
	Explanation: 2 Units					

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

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

Asset #: 1981

Mechanical		Current l	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
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	
Convector/Radiator	75%			2029	* *	1	\$8,500	
Air Conditioning								
Energy Source	400							
Electricity	100%			2032	* *	1		
Conversion Equipment							*	
Centrifugal, Elec Chiller				2027	\$36,700	1	\$15,100	
	-	_	tent : Light, Area Ą	ffected :	100%			
	Location	ı : One Chii	ller On Roof					
Int Pkg Unit -	20%	Now	\$13,600	2025	\$135,600	2	\$300	
Heating/Cooling								
			t : Severe, Area Aff	ected : 1	0%			
	Location	ı : 4th Floo	or X - Ray Room					
	Other Ob:	servation, E	Extent : Light, Area	Affected	! : 100%			
	Location	ı : 2nd Floo	or					
	Explana	tion : Unde	er Construction					
Window/Wall Unit	20%			2019	\$14,000	1		
No Component	20%							
	Other Ob:	servation, E	Extent : Light, Area	Affected	!: 0%			
	Location	ı:						
	Explana	tion : 3rd A	and Half Of The 4th	Floor A	C System Is Resp	onsibility	Of Another	
	Tenant							
Distribution								
Chilled Wtr Pipe/Pump	40%			2044	* *	4	\$700	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%		\$900	2029	* *	1	\$7,800	
		-	Extent : Moderate,					
	Location	ı : 5th Floo	r - Air Handlers Ar	e In The	Penthouse			
No Component	60%							
Heat Rejection								
Remote Air Cond	40%			2029	* *	2	\$9,700	
No Component	60%							
Ventilation								
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	
	Noisy/Vib	rating, Exte	ent : Moderate, Are	a Affecte	ed : 5%			
		ı:Roof						

#### Plumbing

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

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

Mechanical	Current Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing							
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%						
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent : Light, Area	a Affected	: 100%				
	Location : (2) B-5, Sub B-1						
	Explanation: 3 Units						
Fire Suppression							
Sprinkler							
Under Construction	100%						
Fire Pump							
Under Construction	100%						
Chemical System							
Dry	10%	2022	\$2,600	1-3	\$5,100		
No Component	70%						
Generic	20%	2022	\$5,100	1-3	\$10,100		
	Other Observation, Extent : Light, Area	a Affected	: 100%				
	Location: Throughout						
	Explanation: Fire Extinguishers						

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

<sup>\*\*</sup> 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

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

Date of Survey : 04-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 6821 Lot : 142 BIN : 3184035

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$51,900	\$11,100	\$9,900	\$69,700
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	
Total	\$51.900	\$11.100	\$9.900	\$69.700



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

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

Asset #: 13729

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls							
Masonry: Brick	75% 2-4 Efflorescence, Exten Location: Street F		LIFE Affected .	* *	5	\$13,600	
Masonry: Brick Cavity	20% Recent Replace Evia Location : Upper I	_	LIFE Area Affe	* * ected : 100%	5	\$3,600	
Masonry: Limestone	5%		LIFE	* *	5	\$700	
Windows							
Aluminum	25% Other Observation, Location: Street L Explanation: Prot			* *	5	\$1,600	
Glass Block	3%		LIFE	* *	5	\$100	
Steel	72% Now Corrosion/Rusting, I Location: Through Deteriorated Finish, Location: Through Thermally Inefficien Location: Through	nout Extent : Moderate, nout t, Extent : Moderate	Area Aff	ected : 50%	5	\$29,500	
Parapets							
Masonry: Brick Cavity	95% 2-4 Efflorescence, Exten Location: Interior Recent Replace Evia Location: Through	Wall Of Upper Par lent, Extent : Light,	rapet		5	\$4,300	
Masonry: Limestone	5% Recent Repair Evide Location: Coping	nt, Extent : Light, A	LIFE rea Affec	* ** rted : 100%	5	\$300	
Roof							
Modified Bitumen	Ponding, Extent: M	per Above Entrance oderate, Area Affec Roof - Improper Pi lent, Extent : Light,	ted : 2% tch				
Skylight, Metal/Glass	3% Recent Repair Evide Location : Through	nt, Extent : Light, A	2046 rea Affec	* * rted : 100%	10	\$1,800	

Interior

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

Asset #: 13729

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors	70/			T TEE	ماه ماه	~	Φ2.000	
Cast in Place Concrete	7%		14 1 . A	LIFE	**	5	\$3,800	
		ting, Extent n : Basemen	: Moderate, Area 1	Affectea	: 20%			
			T					
Ceramic Tile	8%			2035	* *	5	\$2,000	
Mosaic Tile	3%			2031	* *	5	\$1,900	
Terrazzo	5%			LIFE	* *	5	\$1,000	
Vinyl Tile	17%		\$7,100	2026	\$35,300	3	\$1,600	
			tent : Moderate, A	rea Affec	ted : 25%			
		n : 2nd Floo			2.50 (			
			: Moderate, Area	Affected	: 25%			
		n : 2nd Floo	r Offices					
Vinyl Tile	50%			2031	* *	3	\$4,700	
Vinyl Tile 9" X 9"	10%		\$2,700	2021	\$26,900	3	\$900	
	_	_	Extent : Moderate	, Area A	ffected : 20%			
	Location	n : Through	out Basement					
Interior Walls								
Ceramic Tile	7%			2035	* *	5	\$1,600	
Glass Block	3%			LIFE	* *			
Gypsum Board	15%		\$700	LIFE	* *	5	\$2,000	
			ents, Extent : Seve		Affected : 5%			
	Location	n : Gas Mai	n Room - Basemen	t				
Plaster	75%		\$13,200	LIFE	* *	5	\$5,100	
		_	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	n : Staircase	?					
Ceilings								
AcousTileSusp.Lay-In	15%			2039	* *	5	\$3,700	
Gypsum Board	10%			LIFE	* *	5	\$3,100	
Plaster	75%		\$4,800	LIFE	* *	5	\$11,700	
	Water Penetration, Extent: Moderate, Area Affected: 5%							
	Location	n : Second F	loor Stairwell					

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

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

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

Asset #: 13729

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	70%			2025	\$20,400	5	\$300	
Molded Case Bkrs	30%			2034	* *	5	\$100	
Wiring								
Braided Cloth		2-4 Aged, Exte : Basemen	\$2,600 ent : Moderate, Are nt	2051 a Affecte	* * ed : 100%	1		
Thermoplastic	20%			2036	* *	1		
Thermoplastic	65%			2026	\$11,100	1		
Motor Controllers								
Locally Mounted	100%			2024	\$36,500	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
	Location	: Water M	Extent : Moderate, A Iain vected With Main W	55				
Lighting	· <b>T</b>			<u>r</u>	-			
Interior Lighting								
Fluorescent	100%			2036	* *	10	\$15,300	
	Location	: Through	Extent : Moderate, A out g T-8 Lamps	Area Affe	ected : 100%			
Egress Lighting								
Emergency, Service	50%			2026	\$4,000	1		
Exit, LED	30%			2054	* *	1		
Exit, Service	20%			2021	\$1,100	1		
Exterior Lighting								
HID	20%			2026	\$12,300	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2026	\$9,900	1	\$1,300	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2031	* *	1-3	\$2,100	

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

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

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

Asset #: 13729

Mechanical		Current Repair	Future Replacement		Maintenance					
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Heating										
Conversion Equipment										
Steam Boiler	100%		2039	* *	1	\$16,500				
	Other Obse	rvation, Extent : Light, Area	Affected .	: 100%						
	Location	: Basement Boiler Room								
	Explanati	on: 2 Units								
Distribution										
Steam Piping/Pump	100%		2046	* *	4	\$1,200				
Terminal Devices						· · · · · · · · · · · · · · · · · · ·				
Convector/Radiator	100%		2031	* *	1	\$5,400				
Air Conditioning						72,100				
Energy Source										
Electricity	100%		2042	* *	1					
Conversion Equipment	10070		2012							
Exterior Pkg Unit -	20%		2026	\$15,000	2	\$200				
Cooling	2070		2020	\$13,000	2	\$200				
Window/Wall Unit	60%		2021	\$20,100	1					
No Component	20%		2021	\$20,100	1					
	20%									
Ventilation										
Distribution	1.000/		LIDD	* *	2.5	¢0.200				
Ductwork/Diffusers	100%		LIFE		2-5	\$9,300				
Exhaust Fans	1.000/		2021	ф12 000	2	<b>6500</b>				
Roof	100%		2021	\$13,000	2	\$500				
Plumbing										
H/C Water Piping	1.000/		2020	ate ate						
Galv Iron/Steel	100%		2039	* *	1					
Water Heater										
Gas Fired	100%		2024	\$3,800	2	\$200				
		Other Observation, Extent : Moderate, Area Affected : 100%								
		: Basement								
	Explanati	on : 1 Unit 75 Gal								
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	* *						
11) diadile		rvation, Extent : Light, Area		: 100%						
	Location	_	JJ 1000							
		on : One Unit								
Fire Suppression	ьлринин	on. One omi								

### $Fire \, \overline{Suppression}$

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

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

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

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

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

#### 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

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

Date of Survey : 03-Jun-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4

Block : 9756 Lot : 6 BIN : 4208836

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$174,000	\$40,600	\$33,100	\$39,200
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			
Total	\$174,000	\$40,600	\$33,100	\$39,200



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

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

Architecture		Current	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Exterior Walls									
Glazed Ceramic Panel	5%			LIFE	* *	5	\$25,500		
Masonry: Brick	90%			LIFE	* *	5	\$98,000		
		pair Evidei 1 : Through	nt, Extent : Light, A cout2015	rea Affe	cted : 66%				
Granite Panels	5%			LIFE	* *	5	\$4,100		
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
	Location	a : Front Fo	acade						
Windows									
Aluminum	95%			2043	* *	5	\$17,400		
Glass Block	5%	Now	\$4,500	LIFE	* *	5	\$600		
	_	roken/Crac ı : West Fa	cked, Extent : Mode cade	rate, Are	ea Affected : 10%				
Parapets									
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		
Roof									
Single Ply Membrane	70%			2027	\$113,300	10	\$34,500		
Skylight, Metal/Glass	30%			2047	* *	10	\$49,300		
nterior Floors									
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	\$372,200	3	\$22,400		
Interior Walls									
Glazed Ceramic Panel	10%			LIFE	* *	10	\$6,500		
Gypsum Board	25%			LIFE	* *	5-10	\$30,700		
Gypsum Board	30%			LIFE	* *	5-10	\$36,800		
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Annex Building								
Plaster	25%			LIFE	* *	5-10	\$15,300		
SGFT/Glazed Masonry	10%	4+	\$13,700	LIFE	* *				
,		Discoloring 1 : Basemer	, Extent : Moderate	, Area Ą	ffected : 10%				
	Worn/Ero	ded, Extent	: Light, Area Affec	ted : 5%					
		ı : Basemer							

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

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

Asset #: 1979

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	50% 2-4	\$13,600	2040	* *	5	\$17,200	
	Misaligned/Bulging, I	Extent : Moderate,	Area Aff	fected : 5%			
	Location: Throughout	out					
	Staining/Discoloring,	Extent : Light, Are	a Affect	ed : 5%			
	Location : Through	out					
AcousTileSusp.Lay-In	30%		2044	* *	5	\$20,700	
1 ,	Recent Replace Evide	nt, Extent : Light, A	Area Affe	ected : 100%		,	
	Location : Annex Bu						
Exposed Concrete	10%		LIFE	* *	5-10	\$8,600	
Plaster	10%		LIFE	* *	5-10	\$11,900	

lectrical	Current Repair	Futur	e Replacement	М	aintenance					
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
nder 600 Volts										
Service Equipment Air Circuit Breaker	50% Other Observation, Extent :	2047	**	5	\$100					
	Location : Electrical Room	-	. 100/0							
	Explanation : Main Service	ce Disconnect Service	Switch Rated @ 2	2000 Ami	oeres.					
Fused Disc Sw	50%	2037	* *	5	\$100					
	Other Observation, Extent :	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Electrical Room	Location: Electrical Room  Explanation: Main Service Disconnect Switch For The Annex Rated @ 400 Amperes.								
TD C	Explanation : Main Service	ce Disconnect Switch	For The Annex Ra	ted @ 40	00 Amperes.					
Transformers	100%	2040	* *	5	0002					
Dry Type		_0.0		5	\$200					
	Other Observation, Extent : Light, Area Affected : 100%  Location : Electrical Room									
	Explanation: 112.5kva, 2									
Switchgear / Switchboard	2.47.0	00, 100, 2, , , , , , , , , ,								
Molded Case Bkrs	100%	2047	* *	5	\$1,400					
Raceway					•					
Conduit	30%	2053	* *	1						
Conduit	50%	2047	* *	1						
Conduit	20%	2027	\$10,000	1						
Panelboards										
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					

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

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

Asset #: 1979

Electrical	Currer	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Wiring	50/ 2.4	¢2 000	2052	* *	1		
Braided Cloth	5% 2-4	\$3,800 Extent : Severe, Area A	2052		1		
	Location : Basen		ујестеа :	100%			
Thermoplastic	30%		2053	* *	1		
Thermoplastic	25%		2027	\$18,800	1		
Thermoplastic	40%		2047	* *	1		
Motor Controllers							
Locally Mounted	50%		2032	* *	5	\$200	
Locally Mounted	20%		2025	\$21,900	5	\$100	
Locally Mounted	30%		2040	* *	5	\$100	
Grounding Devices							
Grounding Devices Generic	1000/		LIFE	* *	5	¢1 500	
	100%		LIFE		5	\$1,500	
Lighting Interior Lighting							
Fluorescent	60%		2032	* *	10	\$25,400	
Tuorescent		, Extent : Light, Area		: 100%	10	Ψ25,100	
		ghout The Building	33				
	Explanation: T-						
Fluorescent	5%	1	2022	\$37,000	10	\$2,100	
		, Extent : Moderate, A				7-,	
		ghout The Building	33				
	Explanation: T-	12 Lamps					
Fluorescent	5%		2032	* *	10	\$2,100	
		ent Light, Extent : Lig		Affected : 100%		, ,	
	Location : Throu	ghout The Building					
Fluorescent	5%		2035	* *	10	\$2,100	
		ent Light, Extent : Lig		Affected : 100%		7-,	
	Location : Throu	ghout The Annex Buil	lding				
Fluorescent	25%		2035	* *	10	\$10,600	
	T-8 Lamps And Fi.	xtures, Extent : Light,	Area Af	fected : 100%		, ,	
		ghout The Annex Buil					
Egress Lighting							
Emergency, Battery	35%		2032	* *	10	\$3,900	
Emergency, Battery	15%		2035	* *	10	\$1,700	
Exit, LED	15%		2062	* *	1		
Exit, Service	35%		2032	* *	1		
Exterior Lighting							
Fluorescent	5%		2027	\$8,100	10	\$200	
	-	ent Light, Extent : Mo	oderate, 1	Area Affected : 100	0%		
	Location : Rear	Of Main Building					
HID	15%		2035	* *	10		
No Component	80%						

Alarm

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

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

Asset #: 1979

Electrical	Current Repair	Future Repla	acement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2035	* *	1	\$5,800	
	Other Observation, Extent : Lig	ght, Area Affected : 100%	ó			
	Location: Outside And Entry	And Exit Doors				
	Explanation: Cctv Surveillan	nce Camera And Intrusion	n Alarm Sys	tem		
Fire/Smoke Detection						
Generic, Digital	100%	2035	* *	1-3	\$31,800	
	Other Observation, Extent : Lig	ght, Area Affected : 100%	ó			
	Location: Throughout The B	uilding				
	Explanation : Strobe Lights, l Horns	Manual Pull Stations, Ala	rm Bells, S	moke De	tectors And	

echanical	Current Repair	Future Re	placement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nting						
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, Are	a Affected : 10	%			
	Location: Boiler Room					
	Explanation: Four Hot Water Conve	erter Observed				
Hot Water Boiler	10%	2044	* *	1	\$2,300	
	Other Observation, Extent : Light, Are	a Affected : 100	0%			
	Location : Annex Third Floor Equip	nent Room				
	Explanation : 1 Natural Gas Fired H		r			
Steam Boiler	35%	2032	* *	1	\$16,000	
	Other Observation, Extent : Light, Are		0%		+,	
	Location : Boiler Room	35				
	Explanation : 2 Natural Gas Fired S	team Boilers				
Distribution	1					
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	
Convector/Radiator	50%	2040	* *	1	\$7,400	
No Component	25%				, , , , , ,	
r	Other Observation, Extent : Light, Are	a Affected : 0%	ó			
	Location: Roof	55				
	Explanation: The Remaining Space Conversion Equipment Section	Heating Is Acco	ounted For Ur	ider The	Heating	

#### Air Conditioning

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

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

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

Asset #: 1979

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2027	\$91,600	1	\$12,800	
	R-22 Refra	gerant, Ex	tent : Light, Area A	ffected :	100%			
	Location	: Chillers						
Ext Pkg Unit -	40%			2035	* *	2	\$1,100	
Heating/Cooling								
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	
			Extent : Light, Area	Affected	: 100%			
		: Mechani						
	Explana	tion: 2 Un	its					
Sanitary Piping	CO01			TIPE	<b>.</b>	1		
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Storm Drain Piping	<b>2001</b>			LIDE	ماء ماء	1		
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Sump Pump(s)	100			2025	440.000		φο ποο	
Rigid Piping	100%			2027	\$10,800	4	\$2,500	
Backflow Preventer	1000			2025	ala -l-	1	<b>#2</b> 000	
Generic	100%			2035	* *	1	\$2,800	
Fixtures	1000							
Generic Vertical Transport	100%							

Vertical Transport

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

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

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Vertical Transport							
Elevators							
Geared Traction	80%	LIFE	* *				
	Other Observation, Extent : Light, Area	Affected	: 70%				
	Location: B-4						
	Explanation: Two Passenger Units						
Hydraulic	20%	LIFE	* *				
-	Other Observation, Extent : Light, Area Affected : 30%						
	Location: Sub-basement - 1 And 1-3						
	Explanation: One Freight Unit And	One Pass	enger Elevator In	The Anne	2 <i>x</i>		

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

Area Sq Ft : 13,716 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 26-Nov-2013 Landmark Status : NONE

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

Block : 9756 Lot : 6 BIN :

#### **CAPITAL**

**Total** 

Importance Code

**Total** 

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$22,100	\$5,900	\$6,700	\$8,200
Importance Code A	\$9,800	\$700	\$700	\$700
Importance Code B	\$11,200	\$5,300	\$6,100	\$7,600
Importance Code C	\$1,100			
Total	\$22,100	\$5,900	\$6,700	\$8,200



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

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

Asset #: 14734

rchitecture	Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Cast in Place Concrete	3%		LIFE	* *	5	\$4,000	
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$10,500	
	Other Observation, E		Area Affe	ected : 100%			
	Location : First Flo		11 4 1	17			
	Explanation: This	Component Is Actu				444.500	
Masonry: Brick Cavity	60%	. 16 1	LIFE	**	5	\$16,200	
	Efflorescence, Extent Location: West Fa		Affected .	: 5%			
		саае					
Masonry: Brick Cavity	30%	T	LIFE	**	5	\$8,100	
	Recent Construction,		a Affecte	ed: 100%			
	Location: Third Fl		una Affa	ata 1 . 1000/			
	Other Observation, E Location: Third Fl		rea А <del></del> IJе	стеа : 100%			
	Explanation : New		, 2011				
Magangu Limagtana	2%	rioor Completed II	LIFE	* *		\$400	
Masonry: Limestone Windows	Δ%0		LIFE		5	\$400	
Aluminum	100%		2047	* *	5	\$8,000	
Alumnum	Recent Installation, I	Extent : Light, Area		: 100%	3	ψ0,000	
	Location : Through	_	55				
Parapets							
Concrete Masonry Unit	45%		LIFE	* *	5	\$1,700	
·	Recent Construction,	Extent : Light, Are	a Affecte	ed: 100%			
	Location: Interior	Face					
Masonry: Brick Cavity	50%		LIFE	* *	5	\$1,700	
,	Recent Construction,	Extent : Light, Are	a Affecte	ed: 100%			
	Location : Through	out					
Masonry: Limestone	3%		LIFE	* *	5	\$100	
Pre-Cast Concrete	2%		LIFE	* *	5	\$400	
Roof							
Single Ply Membrane	100% Now	\$9,100	2033	* *			
	Drains Inad/Misposn		-				
	Location : Drains A						
	Recent Installation, I Location: Through	_	Affected	: 100%			
	Water Penetration, E						
	Location : Third Fl	oor Corridor Near	Elevator	, Staff Restroom, F	Rooms 30	2, 303	

Interior

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

Asset #: 14734

Architecture	Current Re	epair	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Floors							
Cast in Place Concrete	5% Now	\$1,000	LIFE	* *	5	\$2,200	
	Other Observation, Ex						
	Location : Stairs Bet	ween Second And	Third Fl	oors			
	Explanation: Non Sl	ip Material Impro	perly Ins	talled			
Ceramic Tile	5%		2038	* *	5	\$1,000	
Terrazzo	10%		LIFE	* *	5	\$1,600	
Vinyl Tile	80%		2033	* *	3	\$8,200	
•	Recent Installation, Ex	tent : Light, Area	Affected	: 100%			
	Location: Throughou	ut					
Interior Walls							
Ceramic Tile	5%		2038	* *	5	\$2,300	
Glass: Single Pane	10%		LIFE	* *	5	\$3,400	
Gypsum Board	85%		LIFE	* *	5	\$23,200	
V-	Recent Installation, Ex Location: Throughou	_	Affected	: 100%			
Ceilings							
AcousTileSusp.Lay-In	85%		2042	* *	5	\$17,500	
	Recent Installation, Ex	tent : Light, Area	Affected	: 100%		,	
	Location: Throughou	_					
	Water Penetration, Ext		rea Affe	cted : 15%			
	Location : Corridor l				303		
Gypsum Board	15%		LIFE	* *	5	\$3,800	

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2051	* *	1		
Panelboards						
Molded Case Bkrs	100%	2047	* *	5	\$400	
Wiring						
Thermoplastic	100%	2051	* *	1		
Lighting						
Interior Lighting						
Fluorescent	90%	2033	* *	10	\$11,300	
	T-8 Lamps And Fixtures, Exte Location : Throughout The I	. 55	ed : 100%			
Fluorescent	10%	2033	* *	10	\$1,300	
	Compact Fluorescent Light, E	xtent : Moderate, Area Afj	ected : 100	0%		
	Location : Hallways					
Egress Lighting						
Emergency, Battery	50%	2033	* *	10	\$1,700	
Exit, LED	50%	2060	* *	1		

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

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

Asset #: 14734

Electrical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estimat	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
HID	100%	2033	* *	10		
Alarm						
Security System						
No Component	60%					
Generic	40%	2033	* *	1	\$2,100	
	Other Observation, Extent:	Moderate, Area Affected: 10	0%			
	Location : Hallways And (	Outside				
	Explanation: CCTV Su	rveillance Camera				
Fire/Smoke Detection						
Generic, Digital	100%	2033	* *	1-3	\$8,700	
Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Throughout The	e Building				
	Explanation : Smoke Dete	ctor, Strobe Lights, Manual P	ull Statio	n		

Mechanical	Current Repair	Future Repla	acement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2051	* *	1		
Conversion Equipment						
Furnace	80%	2033	* *	1	\$5,400	
	Other Observation, Extent : Light, Area	a Affected : 80%				
	Location: Roof					
	Explanation: 4 Package Units					
Hot Water Boiler	20%	2042	* *	1	\$1,400	
	Other Observation, Extent : Light, Area	a Affected : 20%				
	Location : 3rd Floor Boiler Room					
	Explanation: 1 Unit					
Terminal Devices						
Convector/Radiator	20%	2042	* *	1	\$900	
No Component	80%					
ir Conditioning						
Energy Source						
Electricity	100%	2047	* *	1		
Conversion Equipment						
Ext Pkg Unit -	100%	2033	* *	2	\$800	
Heating/Cooling						
	R-134a Refrigerant, Extent: Light, Are	a Affected : 100%	6			
	Location: 4 Units, Roof					
entilation entilation						
Distribution						
Ductwork/Diffusers	100% Now \$2,300	LIFE	* *	2-5	\$7,600	
	Unbalanced System, Extent: Moderate	, Area Affected :	30%			
	Location: Various Locations					

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

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

Current Repair	Futur	e Replacement	М	aintenance	
% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
100%	2033	* *	2	\$400	
100%	2051	* *	1		
100%					
	a Affected	: 0%			
Location: Administration Building					
Explanation: Hot Water Coming Fro	om Adjace.	nt Building			
100%	LIFE	* *	1		
100%	LIFE	* *	1		
100%					
Other Observation, Extent : Light, Area	a Affected	: 0%			
Location: Administration Building					
Explanation : Water Main Is In Adjac	ent Build	ing			
100%					
100%	LIFE	* *			
Other Observation, Extent : Light, Area	a Affected	: 100%			
<i>Location</i> : 1, 2, 3	-				
	% of Fail Date Estimated Cost Total (Years)  100%  100%  Other Observation, Extent: Light, Area Location: Administration Building Explanation: Hot Water Coming From 100%  100%  Other Observation, Extent: Light, Area Location: Administration Building Explanation: Water Main Is In Adjace 100%  100%  Other Observation, Extent: Light, Area Location: Administration Building Explanation: Water Main Is In Adjace 100%  Other Observation, Extent: Light, Area	Wof Total (Years)   Year FY	Wof Total   Estimated Cost   Year   Estimated Cost   FY	Year   Estimated Cost   Year   Estimated Cost   Cycle   (Yrs)	% of Total (Years)   Estimated Cost   Year   Estimated Cost   Cycle   (Yrs)

#### 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

Area Sq Ft : 15,347 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 19-May-2014 Landmark Status : NONE

Areas Surveyed : Floors 1,2

Block : 1681 Lot : 37 BIN : 1052845

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$44,800	\$6,000	\$23,300	\$7,100
Importance Code A	\$16,800	\$800	\$2,000	\$1,200
Importance Code A Importance Code B	\$16,800 \$27,800	\$800 \$5,300	\$2,000 \$21,300	\$1,200 \$5,900
•	, -,			, ,



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

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

Asset #: 13721

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior	•			•				•
Exterior Walls								
Concrete Masonry Unit	95%			LIFE	* *	5	\$16,300	
		l Cracks, E ı : Through	xtent : Light, Area out	Affected	: 15%			
Masonry: Brick	3%	Now	\$2,400	LIFE	* *	5	\$800	
	Int Morta	r Miss/Erod	l, Extent : Moderai	te, Area A	Affected : 40%			
	Location	ı : Through	out Garage, North	And Sou	th Facade			
Metal Coiling Doors	2%			2030	* *	5	\$1,700	
Windows								
Aluminum	88%			2041	* *	5	\$800	
Glass Block	10%			LIFE	* *	5	\$100	
Metal Louvers	2%			2028	* *	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%		\$53,500	2035	* *			
	_	_	Extent : Severe, A	rea Affec	eted : 20%			
		ı : Through		A CC	1 200/			
		ietration, E i : 4 Units	xtent : Severe, Are	а Ајјесте	a : 20%			
Sloped Glazing	2%			LIFE	* *	5	\$6,600	
terior								
Floors								
Cast in Place Concrete	75%			LIFE	* *	5	\$37,700	
Quarry Tile	10%	0-2	\$12,900	2030	* *	5	\$1,700	
	_	Crumbling, 1 : Through	Extent : Severe, A out	rea Affec	eted : 10%			
Traffic Topping	15%			2035	* *	5	\$4,300	
		stallation, E 1 : Through	Extent : Light, Area out	Affected	! : 100%			
Interior Walls								
Concrete Masonry Unit	_		\$51,800 Extent : Light, Are	LIFE ea Affecte	* * ed : 10%	5	\$9,500	
	Water Per		xtent : Light, Area	Affected	: 10%			
Plaster	5%	0-2	\$200	LIFE	* *	5	\$400	
-	Cracking/		Extent : Light, Are		ed : 10%	-	7 - 50	

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

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

Asset #: 13721

Architecture	Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
Exposed Concrete	70%		LIFE	* *	5	\$2,500	
Gypsum Board	10% Now	\$2,300	LIFE	* *	5	\$2,900	
	Town Now \$2,500 EHTE \$3 \$2,500 Cracking/Crumbling, Extent: Light, Area Affected: 10%  Location: Throughout  Water Penetration, Extent: Light, Area Affected: 10%  Location: Throughout						
Plaster	20% Now Cracking/Crumbling, Ext Location: Throughout Water Penetration, Exte Location: Throughout	\$5,900 ktent : Severe, A. t nt : Severe, Area	55		5	\$2,900	

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2051	* *	5	\$100	
	Other Observation, Extent : Mo	derate, Area Affected : 1	00%			
	Location: Electrical Room					
	Explanation: 1-1200 Amps M	Iain Disconnect Switch				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2051	* *	5	\$400	
Raceway						
Conduit	50%	2051	* *	1		
Conduit	50%	2045	* *	1		
Panelboards						
Fused Disc Sw	5%	2047	* *	5		
Molded Case Bkrs	60%	2047	* *	5	\$200	
Molded Case Bkrs	35%	2041	* *	5	\$100	
Wiring						
Thermoplastic	50%	2051	* *	1		
Thermoplastic	50%	2045	* *	1		
Motor Controllers						
Locally Mounted	100%	2042	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						

Lighting

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

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

Asset #: 13721

Current Repair Future Replacement		Ma						
% of Fail Date Estimated ( Total (Years)	Cost Year Estima	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
50%	2033	* *	10	\$7,000				
1	Location : Throughout The Building							
50%	2030	* *	10	\$7,000				
•	. 55	rted : 100%	<u> </u>					
50%	2030	* *	10	\$1,900				
50%	2030	* *	1					
20%	2033	* *	10	\$300				
1		ected : 100	)%					
80%	2033	* *	10					
50%								
50%	2033	* *	1	\$2,900				
100%	2033	* *	1-3	\$9,700				
	50%  T-8 Lamps And Fixtures, Extent: Location: Throughout The Build 50%  T-12 Lamps And Fixtures, Extent: Location: Throughout The Build 50%  50%  20%  Compact Fluorescent Light, Extent Location: Throughout The Build 80%	% of Fail Date Estimated Cost Total (Years)  50% 2033  T-8 Lamps And Fixtures, Extent: Moderate, Area Affect Location: Throughout The Building  50% 2030  T-12 Lamps And Fixtures, Extent: Moderate, Area Affect Location: Throughout The Building  50% 2030  T-12 Lamps And Fixtures, Extent: Moderate, Area Affect Location: Throughout The Building  50% 2030  20% 2033  Compact Fluorescent Light, Extent: Moderate, Area Aff Location: Throughout The Building  80% 2033	% of Total         Fail Date (Years)         Estimated Cost FY         Estimated Cost FY           50%         2033         **           T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Throughout The Building         2030         **           T-12 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Throughout The Building         2030         **           50%         2030         **           50%         2030         **           Compact Fluorescent Light, Extent: Moderate, Area Affected: 100 Location: Throughout The Building         80%         2033         **           50%         2033         **         *           50%         2033         **	No of Total   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle   (Yrs)	% of Total   Fail Date   Estimated Cost   Year   Estimated Cost   (Yrs)			

Mechanical	Cu	ırrent Repair	Futur	e Replacement	M	aintenance		
System Component Type		Date Estimated Cost (ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Energy Source								
Natural Gas	100%		2035	* *	1			
Conversion Equipment								
Furnace	85%		2030	* *	1	\$6,500		
	Other Observa	ution, Extent : Light, Area	Affected	: 85%				
	Location: Ro	oof						
	Explanation	: 4 Roof Top Package Uni	its					
Hot Water Boiler	15%	)-2 \$5,100	2045	* *	1	\$1,000		
	Other Observation, Extent: Light, Area Affected: 15%							
	Location: 1s	st Floor Boiler Room						
	Explanation	: 1 Obsolete Unit						
Distribution								
Hot Wtr Piping/Pump	15%		2033	* *	4	\$100		
No Component	85%							
Terminal Devices								
Fan Coil Unit/Heat	15%		2030	* *	1	\$700		
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	100%		2041	* *	1			

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

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

Mechanical	Cı	Current Repair		Future Replacement		Maintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%		2030	* *	2	\$900	
	Other Observa Location : Ro	ation, Extent : Light, Area	Affected	: 100%			
		ı : 4 Roof Top Package Uni	ts Using	407c Refrigerant			
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,600	
Exhaust Fans							
Roof	100%		2030	* *	2	\$500	
Plumbing H/C Water Piping Brass/Copper		Now \$900 tent : Severe, Area Affected	2035 d:3%	* *	1		
	Location : W	Vater Main Valve, 1st Floo	r				
Water Heater							
Gas Fired	100%		2020	\$3,500	2	\$200	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIEE	* *			
Cast Iron	100%		LIFE	4. 4.	1		
Backflow Preventer Generic	100%		2025	\$1,500	1	\$900	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observa Location : 1-	ation, Extent : Light, Area -2	Affected	: 100%			
	Explanation	e: 1 Unit					

<sup>\*\*</sup> 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

Area Sq Ft : 15,260 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 18-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1983 Lot : 3 BIN : 1059720

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$129,100	\$7,600	\$7,200	\$9,600
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	
Total	\$129,100	\$7,600	\$7,200	\$9,600



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

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

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

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

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

Asset #: 13728

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

ectrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2036	* *	5	\$100	
	Other Observation,	Extent : Moderate, A	rea Affe	cted : 100%			
	Location : Basem	ent					
	Explanation: 400	) Amps					
Switchgear / Switchboard							
Fused Disc Sw	100%		2036	* *	5	\$100	
Raceway							
Conduit	50%		2052	* *	1		
Conduit	50%		2036	* *	1		
Panelboards							
Molded Case Bkrs	100%		2048	* *	5	\$400	
Wiring							
Thermoplastic	50%		2052	* *	1		
Thermoplastic	50%		2036	* *	1		
Motor Controllers							
Locally Mounted	60%		2043	* *	5	\$100	
Locally Mounted	40%		2031	* *	5		

Ground

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

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

Asset #: 13728

Electrical	Current Re	epair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
	Other Observation, Ex	tent : Moderate, A	rea Affe	cted : 100%			
	Location: Basement						
	Explanation: Water	Main					
Lighting							
Interior Lighting	700		2024	يار دا.	1.0	<b>#0.000</b>	
Fluorescent	70%	16 1	2034	**	10	\$9,800	
	Other Observation, Ex		rea Affe	cted : 100%			
	Location: Throughou						
	Explanation: T-8 An						
Fluorescent	30% Now	\$73,500	2036	* *			
	T-12 Lamps And Fixtu		, Area A	ffected : 20%			
	Location : Limited A	reas					
Egress Lighting							
Exit, LED	70%		2061	* *	1		
No Component	30%						
Exterior Lighting							
HID	10%		2031	* *	10		
No Component	90%						
Alarm							
Security System							
No Component	80%						
Generic	20%		2031	* *	1	\$1,100	
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2034	* *	1-3	\$1,900	

Mechanical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2046	* *	1		
Conversion Equipment						
Steam Boiler	100%	2039	* *	1	\$15,100	
	Other Observation, Extent : Light, A	Area Affected : 10	0%			
	Location: Basement					
	Explanation: 2 Units					
Distribution						
Steam Piping/Pump	100%	2046	* *	4	\$1,100	
Terminal Devices						
Convector/Radiator	100%	2039	* *	1	\$4,900	
Air Conditioning						
Energy Source						
Electricity	100%	2042	* *	1		

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

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

Asset #: 13728

Mechanical	Current Repair Future Replacement		Replacement	M			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Conversion Equipment							
Window/Wall Unit	50%		2024	\$15,300	1		
No Component	50%						
Terminal Devices							
Fan Coil - Cooling	50%		2031	**	1	\$2,500	
	Other Observation, E		Affected :	50%			
	Location : 2nd Floo						
	Explanation: 9 Spl	it Dx System Units	1				
No Component	50%						
Heat Rejection	<b>500</b> ′		2021	* *	2	<b># 2 2 2 2 2 2 2 2 2 2</b>	
Air Condenser Unit	50%	T. I. A	2031		2	\$5,300	
	Other Observation, E	xtent : Light, Area	Affected :	50%			
	Location: Roof		OC C1:4 C	S			
N. C	Explanation : 9 Con	idenser Units Part	Of Split S	ystem			
No Component	50%						
Ventilation							
Distribution	200/		LIDD	* *	2.5	¢1 700	
Ductwork/Diffusers	20% 80%		LIFE	4-4-	2-5	\$1,700	
No Component Exhaust Fans	80%						
Roof	20%		2026	\$2,400	2	\$100	
No Component	80%		2020	\$2,400	2	\$100	
Plumbing	0070						
H/C Water Piping							
Brass/Copper	20%		2046	* *	1		
Galv Iron/Steel	80%		2039	* *	1		
Water Heater							
Gas Fired	100%		2024	\$3,500	2	\$200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Basemen						
<u> </u>	Explanation : One U	Unit					

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

<sup>\*\*</sup> 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 : MORRISANIA DISTRICT HEALTH CTR.
Address : 1309 FULTON AVENUE @E. 169 STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 51,434 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 08-Jun-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5

Block : 2925 Lot : 80 BIN : 2009620

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$241,100	\$21,300	\$24,300	\$25,300
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			
Total	\$241,100	\$21,300	\$24,300	\$25,300



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

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

Asset #: 2645

chitecture	Current F	Repair	Futur	e Replacement	ent Maintenance		
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior	•						
Exterior Walls							
Masonry: Brick	80% Now Cracking/Crumbling, Location: Through Efflorescence, Extent Location: East Fact Water Penetration, E. Location: Through	out : Moderate, Area ade Of Bulkhead xtent : Light, Area	Affected	: 10%	5	\$79,000	
Masonry: Granite	5% Now Int Mortar Miss/Eroa Location : Through	_	LIFE rea Affec	* * ted : 10%	5	\$3,700	
Masonry: Limestone	10% Now  Int Mortar Miss/Eroa  Location : Through		LIFE e, Area A	* * Affected : 10%	5	\$7,400	
Window Wall	5%		2037	* *	5	\$18,500	
Windows Aluminum	98% Now Ctrwt/Balnc Not Fund Location: Throught Caulking Deteriorate Location: Through	out d, Extent : Light, A			5	\$11,300	
Metal Louvers	2% Now Broken/Missing Elem Location: Through	_	2036 t, Area A	* * ffected : 20%			
Parapets							
Masonry: Brick	80% Now Cracking/Crumbling, Location: Throughe Water Penetration, E. Location: Through	out xtent : Moderate, A	·	•	5	\$5,300	
Masonry: Limestone	10% Cracking/Crumbling, Location: Throught Water Penetration, E. Location: Through	out xtent : Moderate, A	_	-	5-10	\$8,100	
Metal Rail	10%		2032	* *	5-10	\$12,000	
Roof						•	
Modified Bitumen	100% Now Blisters, Extent: Ligh Location: Through Water Penetration, E. Location: Through	out xtent : Moderate, A		* * cted : 5%			

Interior

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

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

Asset #: 2645

rchitecture	Current Repair		re Replacement	M		
ystem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior Floors						
Cast in Place Concrete	10% Now Cracking/Crumbling, Exte Location: Throughout	\$6,500 LIFE nt : Light, Area Affec	* * ted : 20%	5	\$14,000	
Ceramic Tile	5% Now Cracking/Crumbling, Exte Location: Throughout	\$6,100 2030 nt : Moderate, Area A	* * Affected : 20%	5	\$1,600	
Terrazzo	10% Now  Jnt Mortar Miss/Erod, Ext  Location: Throughout	\$14,600 LIFE ent : Light, Area Affe	* * cted : 10%	5	\$5,000	
Vinyl Tile	55% Now Cracking/Crumbling, Exte Location: Throughout	\$58,700 2032 nt : Light, Area Affec	* * ted : 20%	3	\$13,200	
Vinyl Tile	5% Recent Replace Evident, E Location : Throughout 4.		* * fected : 100%	3	\$1,200	
Vinyl Tile 9" X 9"	15% Now Cracking/Crumbling, Exte Location: Throughout	\$20,700 2022 nt : Moderate, Area A	\$103,600 Affected : 20%	3	\$3,600	
Interior Walls						
Ceramic Tile	10% Now Cracking/Crumbling, Exte Location: Throughout	\$58,500 2030 nt : Light, Area Affec	* * ted : 20%	5	\$5,400	
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 Cracking/Crumbling, Exte Location: Throughout Water Penetration, Extent Location: Throughout			5	\$9,800	
SGFT/Glazed Masonry	20%	LIFE	* *	10	\$10,800	
Ceilings AcousTileSusp.Lay-In	30% Now Loose/Delam Surface, Externation: Throughout Staining/Discoloring, Externation: Throughout Water Penetration, Extent Location: Throughout	\$45,700 2040 ent : Moderate, Area ent : Moderate, Area	Affected : 10%	5	\$9,600	
Plaster	70% Now Cracking/Crumbling, Exte Location: Throughout Water Penetration, Extent Location: Throughout		Affected : 5%	5	\$28,100	

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

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

Asset #: 2645

Electrical		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2047	* *	5	\$1,400	
			Extent : Light, Area	Affected	: 100%			
		: Electrica						
	Explana	tion : Main	Service Disconnec	t Switch	Rated @ 1200 Am	peres.		
Switchgear / Switchboard	0.007			2027	фод <b>г</b> оо	~	<b>#200</b>	
Air Circuit Breaker	98%			2027	\$93,500	5	\$300	
Molded Case Bkrs	2%			2027	\$1,900	5		
Raceway	0.00/			2027	¢40,100	1		
Conduit	80%			2027 2047	\$40,100	1		
Conduit	20%			2047		1		
Panelboards Fused Disc Sw	10%			2026	\$6,600	5	\$100	
Fused Disc Sw Fused Disc Sw	2%			2026	\$0,000 * *	5	\$100	
Molded Case Bkrs				2043	* *	5 5	0002	
Molded Case Bkrs	18%			2043		<i>5</i>	\$200 \$900	
	70%			2020	\$46,000	3	\$900	
Wiring Braided Cloth	50%	2-4	\$37,600	2052	* *	1		
Braided Ciour			ent : Severe, Area A			1		
		-	out The Building	ујестей.	10070			
Tile and and and		. Inrough	our The Burtaing	20.47	* *	1		
Thermoplastic	20% 30%			2047 2027		1		
Thermoplastic  Motor Controllers	30%			2027	\$22,600	1		
	500/			2025	\$54,900	5	\$200	
Locally Mounted	50% 40%			2023	\$54,800 * *	5 5	\$200 \$100	
Locally Mounted				2040	* *	3	\$100	
Variable Frequency Drive	10%			2040				
round								
Grounding Devices								
Generic Generic	100%			LIFE	* *	5	\$1,500	
ighting	10070			LII L			Ψ1,500	
Interior Lighting								
Fluorescent	10%			2032	* *	10	\$3,900	
11001000110		ervation, E	Extent : Light, Area		: 100%	10	42,200	
			r, Tb Clinic	55				
		tion : T-5 L						
Fluorescent	40%		1	2032	* *	10	\$15,700	
Trasfescent		s And Fixtu	res, Extent : Light,		ected : 100%	10	Ψ15,700	
	-		out The Building	33				
Fluorescent	30%			2022	\$206,600	10	\$11,800	
Tuorescent		os And Fixt	ures, Extent : Mode				\$11,000	
	-		ures, Extent . Mode r And 3rd Floor	u.c., 111	. 1990 ica . 100/0	•		
Eluorosaaat		15, 1 ,00		2022	* *	10	Φ2 ΩΩΩ	
Fluorescent	10%	Eluorosoco	tlight Extent . 1:	2032		10	\$3,900	
	-	าเนอrescen เ : 4th Floo	t Light, Extent : Lig r	m, Area	Ајјества : 100%			
LED		. <del>7</del> 111 1 100	•	2025	* *			
LED	10%			2035	* *			

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

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

Asset #: 2645

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Egress Lighting							
Emergency, Battery	50%		2032	* *	10	\$5,200	
Exit, LED	10%		2055	* *	1		
Exit, Service	40%		2032	* *	1		
Exterior Lighting							
HID	19%		2032	* *	10		
Incandescent	1%		2027	\$1,600	2		
No Component	80%						
Alarm							
Security System							
No Component	70%						
Generic	30%		2032	* *	1	\$5,800	
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Outside, Hallways, Lobby,	Staircase	2			
	Explana	tion : Cctv Surveillance Came	era				
Fire/Smoke Detection							
Generic, Digital	100%		2035	* *	1-3	\$31,700	
-	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Throughout The Building					
	Explana	tion : Strobe Lights, Manual I	Pull Stati	on, Alarm Bells, H	orns And	Smoke Detector	

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2047	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2040	* *	1	\$21,200	
	Other Observation	, Extent : Light, Area	Affected	: 100%			
	Location: Basen	nent Boiler Room					
	Explanation: 3 1	Natural Gas Fired Ho	t Water I	Boilers			
Distribution							
Hot Wtr Piping/Pump	100%		2043	* *	4	\$3,200	
Terminal Devices							
Air Handler	30%		2032	* *	1	\$8,000	
Convector/Radiator	70%		2025	\$277,000	1	\$9,700	
	On Extended Life,	Extent : Moderate, Ar	ea Affec	ted : 100%			
	Location: Throu	ghout					
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment							
Reciprocating	30%		2032	* *	1	\$6,000	
Compr/Chiller							
Window/Wall Unit	70%		2022	\$60,300	1		

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

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

Asset #: 2645

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ir Conditioning								
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%							
entilation								
Distribution	1000/			LIEE	* *	2.5	¢27.000	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,900	
Exhaust Fans	400/			2022	¢10 500	2	<b>\$500</b>	
Interior Roof	40% 30%			2022 2032	\$18,500 * *	2 2	\$500 \$400	
				2032		2	\$400	
No Component	30%	amation I	Extent : Light, Area	Affactad	. 00%			
			xieni . Ligni, Area oor Mechanical Eq					
			e Components Are	-		lar Tha C	Caaling Section Of	
	This Rep		e Components Are I	ниешиу А	ссоинеа ғот Она	ier The C	cooling Section Of	
lumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater	1000			2026	<b>0.50</b>	•	φ	
Gas Fired	100%			2026	\$9,700	2	\$600	
Sanitary Piping	1.000/			LIEE	* *	1		
Cast Iron	100%	11.0		LIFE		1		
		-	tent : Moderate, A	rea А <del></del> ЈЈес	tea : 100%			
g. D.: D::	Location	: Through	ош					
Storm Drain Piping	1.000/			LIDE	* *	1		
Cast Iron	100%	ad I ifa Ex	tent : Moderate, A	LIFE		1		
		ea Lije, Ex : Through		геи Ајјес	iea . 10070			
Comman December (a)	Locuiton	. Inrough	Oui					
Sump Pump(s) Rigid Piping	100%			2027	\$10,800	4	\$2,500	
Rigid Fipilig		ervation E	Extent : Light, Area			4	\$2,300	
		: Boiler R		Пусстей	. 10/0			
		ion : Boile						
Backflow Preventer	Блрини	ion . Done						
Generic	100%			2037	* *	1	\$2,600	
Concre		ervation. F	Extent : Light, Area		: 100%	1	Ψ2,000	
			at Boiler Room	- 255 00000				
			y Installed Reduce	Pressure	Zone Device			
Fixtures			,		= 2,,000			
Generic	100%							
ertical Transport								

Vertical Transport

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

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

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

Asset #: 2645

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

Vertical Transport

Elevators

Geared Traction 100% LIFE \*\*

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

Location: B-5

Explanation: Two Units

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

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$428,000	\$450,400	\$469,200	\$323,800
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			
Total	\$428,000	\$450,400	\$469,200	\$323,800



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

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

Asset #: 14212

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
xterior								
Exterior Walls								
Masonry: Granite	5%			LIFE	* *	5	\$21,700	
Metal/Glass Curt Wall	25%			LIFE	* *	5	\$271,000	
Metal Panel	20%			2052	* *	5-10	\$795,100	
Metal Sect. OHD	5%			2039	* *	5	\$90,300	
Pre-Cast Concrete	45%			LIFE	* *	5	\$845,700	
Windows								
Metal Louvers	10%			2035	* *	10		
No Component	90%							
Parapets								
Concrete Masonry Unit				LIFE	* *	5	\$7,200	
	Other Ob:	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
		ı : Various						
	Explana	tion : Rubb	er Membrane Ran .	All The V	Vay Up This Portio	on Of Pai	rapet	
Metal/Glass Curt Wall	30%	4+	\$7,200	2052	* *	5	\$12,300	
	Corrosion	/Rusting, E	Extent : Light, Area	Affected	: 10%			
	Location	ı : 14th Flo	or Roof Deck At Co	ooling To	wer			
Metal Panel	40%			2052	* *	5	\$32,800	
Roof								
IRMA/Protected Membrane	100%	Now	\$10,500	2034	* *			
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Under C	Cooling Tower					
	Explana	tion : Drai	n Basket Missing O	n One Di	rain, Also Clogged	l With Dr	rinking Cans	
nterior Floors								
Carpet	39%			2025	\$2,751,800	3	\$331,100	
Carpet			: Light, Area Affec			3	φ331,100	
		аеа, Ехіені 1 : Through		ieu . 257	<i>o</i>			
Contin Disco Communic				LIEE	* *		¢<1,000	
Cast in Place Concrete	5%		\$5,700	LIFE		5	\$61,900	
			Extent : Moderate, A		стеа : 10%			
			or Mechanical Roc					
Ceramic Tile	5%			2039	* *	5	\$28,300	
Raised Access Floor	1%			2039	* *	5	\$21,200	
Terrazzo	30%			LIFE	* *	5	\$132,700	
Vinyl Tile	20%		\$18,800	2026	\$940,000	3	\$42,500	
			: Moderate, Area	Affected :	: 25%			
	Location	ı : Through	out					

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

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

Asset #: 14212

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$7,600	
Glass: Single Pane	15%			LIFE	* *	5	\$42,900	
Gypsum Board	55%	Now	\$17,000	LIFE	* *	5	\$125,800	
			xtent : Moderate, A 95, 3rd Floor Office	00				
Masonry: Limestone	15%			LIFE	* *			
	Location	: Through	Extent : Light, Area out ully Artificial 'coria					
Metal Panel	5%			LIFE	* *			
Wood	5%			LIFE	* *	5	\$76,300	
Ceilings								
AcousTileSusp.Lay-In	60%			2043	* *	5	\$339,600	
Gypsum Board	20%	Now	\$22,400	LIFE	* *	5	\$141,500	
• •	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Store Ro	om S2-05 From Tr	ench Dro	ain Above			
Metal Panel	20%			LIFE	* *	5	\$141,500	

lectrical	Current Rep	pair Fut	ure Replacement	М	aintenance			
rstem Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
der 600 Volts								
Service Equipment								
Air Circuit Breaker	2%	2052	**	5				
Fused Disc Sw	98%	2052	**	5	\$1,600			
	Other Observation, Exte	nt : Moderate, Area A <u>f</u>	fected : 100%					
	Location: Switchgear	Room						
	Explanation: One 6000 Amps East							
	one 6000 Amps. North							
	five 6000 Amps.							
	1200 Amps. Fire Pump							
Transformers	1600 Amps. For 9th Fl	oor						
	100%	2043	* *	5	¢1 400			
Dry Type			,	3	\$1,400			
	Other Observation, Exte Location : Switchgear			al Class	4			
	Explanation: 500 Kva			ai Ciosei	•			
Switchgear / Switchboard	-							
Fused Disc Sw	100%	2052	**	5	\$1,600			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Switchgear	Room						
	Explanation: One 6000 Amps East							
	one 6000 Amps. North	-						
	five 6000 Amps.							
	1200 Amps. Fire Pump	).						
	1600 Amps.							

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

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

Asset #: 14212

<b>lectrical</b>	Current Repair	Future Re	placement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Raceway						
Conduit	100%	2052	* *	1		
Panelboards						
Fused Disc Sw	30%	2048	* *	5	\$2,600	
Molded Case Bkrs	70%	2048	* *	5	\$7,000	
Wiring Thermoplastic	100%	2052	* *	1		
Motor Controllers						
Locally Mounted	70%	2043	* *	5	\$1,800	
	Other Observation, Extent: Mode Location: Mechanical Spaces.					
	Explanation : Variable Frequen	cy Drive Controller	·S.			
Motor Control Center	30%	2043	* *	5	\$3,100	
	Other Observation, Extent: Mode	rate, Area Affected	: 100%			
	Location: 15, 14, 9 Floors And					
	Explanation: Normal Motor Co	ntrol Center And Ei	nergency Mot	or Contr	ol Center @ 14a	
round						
Grounding Devices	1000/		de de	_	Φ	
Generic	100%	LIFE	**	5	\$5,600	
	Other Observation, Extent : Mode Location : Basement	rate, Area Affected	: 100%			
-	Explanation : Water Main					
and-by Power						
Transfer Switches	050/	2042	* *	1	¢110 500	
Automatic	95% Other Observation, Extent: Mode Location: Transfer Switch Roon			1	\$110,500	
	Explanation: A. T. S1 1000 A ats -2 2000 Amps. ats - 3 800 Amps. ats - 4 260 Amps. ats - 5 260 Amps.					
Automatic	5%	2043	* *	1	\$5,800	
	Other Observation, Extent: Mode	rate, Area Affected	: 100%			
	Location: 15 Floor (Equipment	Room)				
<u> </u>	Explanation: 2 Ats 15 A/b @ 26	60 Amps.				
Generators						
Diesel	100%	2039	* *	1	\$146,500	
	Other Observation, Extent : Mode		: 100%			
	Location: 14 Th Floor Generate	or Room				
	Explanation: 2400 Kw					
Batteries	1000/	2020	Φ1 <b>7</b> 00	~	<b>#</b> 44.000	
Lead/Acid	100%	2020	\$1,500	5	\$14,000	

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

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

Asset #: 14212

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

Mechanical	Curre	nt Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost (s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%		2052	* *	1		

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

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

Asset #: 14212

Mechanical	Current Repair		Future Replacement		М			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment	500/			2020	* *	1	фод <b>5</b> 00	
Heat Exchanger	50%		Forting of Links Amon	2039		1	\$93,500	
			Extent : Light, Area ical Equipment Roc		: 100%			
			icai Equipmeni Roc es Reheat System Ai		otor Hoat			
Duca Daducina Valva/I I		iion . Serve	es Keneui Sysiem Ai	2039	* *	5	\$11,200	
Pres. Reducing Valve/LI Steam	30%			2039		3	\$11,200	
Distribution								
Hot Wtr Piping/Pump	50%			2048	* *	4	\$9,300	
Steam Piping/Pump	50%			2052	* *	4	\$9,300	
Terminal Devices	3070			2032		•	Ψ2,500	
Air Handler	50%			2034	* *	1	\$116,900	
Convector/Radiator	25%			2043	* *	1	\$30,500	
Fan Coil Unit/Heat	25%			2034	* *	1	\$30,500	
2 <b>u</b> m 2011 2 111		ervation, E	Extent : Light, Area		: 100%	-	φεσ,εσσ	
		: Through	_	55				
		_	V Boxes With Hot W	ater Reh	neat			
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2039	* *	1	\$368,300	
	R-134a Re	frigerant,	Extent : Light, Ared	ı Affected	d: 100%			
		: Chillers						
			Extent : Light, Area		: 100%			
			chanical Equipmen	t Room				
	Explana	tion : 3 Ch	illers					
Int Pkg Unit -	10%			2030	* *	2	\$2,300	
Heating/Cooling								
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	
			Extent : Light, Area	Affected	: 20%			
	Location	-	. Il. E					
Vantilation	Explana	tion : Basii	n Leak Evident					
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2.5	¢210 000	
	100%			LIFE		2-5	\$210,900	
Exhaust Fans Interior	100%			2034	* *	2	¢11 600	
Plumbing	100%			2034			\$11,600	

Plumbing

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

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

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

Asset #: 14212

Mechanical	Current Repair	Future Replace	ement	М		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimat FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
lumbing H/C Water Piping Brass/Copper	100%	2052	* *	1		
	Other Observation, Extent: Light, Ar Location: Sub-basement 1 Explanation: Triplex House Pumps					
HW Heat Exchanger						
Low Temp	100% Other Observation, Extent: Light, Arc Location: 9th Mechanical Equipme Explanation: 2 Units - Instantaneou	nt Room	* *	4	\$37,400	
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	
	Other Observation, Extent: Light, Art Location: S B 2 Explanation: 2 Duplex Units	ea Affected : 100%				
Sewage Ejector(s)	Explanation . 2 Duplex Ontis					
Electric	100% Other Observation, Extent: Light, Art Location: S B 2 Explanation: Duplex Unit	2034 ea Affected : 100%	* *	4	\$2,500	
Backflow Preventer						
Generic	100% Other Observation, Extent: Light, Arc Location: Various Locations Explanation: Multiple Devices For		* * er, And L	1 abratory	\$23,200 Water Supply	
Fixtures						
Generic	100%					
ertical Transport Elevators						
Geared Traction	70% Other Observation, Extent: Light, Ar. Location: (1) S-2 To 15. (6) S-1 To Explanation: 7 Units		* *			
Hydraulic	30%	LIFE	* *			
·	Other Observation, Extent: Light, Arc Location: (2) G To 2, (1) S-2 To 2 Explanation: 3 Units	ea Affected : 100%				
ire Suppression						
Standpipe	1000	2072			ф400 <b>—</b> 0-	
Generic	100%	2052	* *	1-5	\$190,700	
Sprinkler Generic	100%	2052	* *	1-2	\$105,900	

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

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

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

Asset #: 14212

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

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

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
Total	\$40,100	\$4,600	\$3,600	\$5,800
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			
Total	\$40,100	\$4,600	\$3,600	\$5,800



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

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

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

Asset #: 13730

Architecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
xterior								
Exterior Walls								
Glass Block	5%		LIFE	* *	5	\$800		
		Extent : Moderate, A	00					
	Location : West I	Facade At Fascia Par	iel And Wi	indow Sill				
Masonry: Brick	90%		LIFE	* *	5	\$24,300		
Metal Panel	5%		2046	* *	5-10	\$9,300		
	Water Penetration, Extent : Moderate, Area Affected : 15% Location : West Facade							
	Other Observation	, Extent : Light, Area	Affected:	100%				
	Location: At Roo	f						
	Explanation : Fa	scia Panel						
Windows								
Aluminum	100% Now	\$3,500	2042	* *	5	\$800		
	Broken/Missing El	ements, Extent : Ligh	t, Area Afj	fected : 5%				
	Location : Mezza	nine Offices						
Roof								
Modified Bitumen	100% Now	\$10,100	2031	* *				
		Extent : Moderate, A						
	Location : Roof I	Penetrations - Above	Shipping I	Dock And Office I	Bathroon	ıs		
erior								
Floors								
Carpet	15%		2025	\$38,200	3	\$4,600		
Ceramic Tile	85% Now	\$16,400	2035	* *	5	\$8,700		
		ng, Extent : Moderate	, Area Aff	ected : 20%				
	Location: Throu	ghout						
Interior Walls								
Cast in Place Concrete	5%		LIFE	* *				
Concrete Masonry Unit	90% Now	\$6,900	LIFE	* *	5	\$6,400		
	Diagonal Cracks,	Extent : Moderate, Ai	ea Affecte	ed : 10%				
	Location : Above	Receiving Dock And	Various L	Locations				
Gypsum Board	5%		LIFE	* *	5	\$500		
Ceilings								
AcousTileSusp.Lay-In	5%		2039	* *	5	\$1,000		
Fiber Board	95%		2031	* *				
	Other Observation	, Extent : Light, Area	Affected:	100%				
	Location: Throu							
	Explanation : Fil	berglass Reinforced F	Panels					

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

Under 600 Volts

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

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

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

Asset #: 13730

Electrical	Current Rep	pair Futu	re Replacement	М		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Exte Location : Electrical F	Room		5	\$100	
Switchgear / Switchboard	Explanation : One 800	Amps Main Disconnec	t Switch			
Fused Disc Sw	100%	2052	* *	5	\$100	
Raceway Conduit	100%	2052	* *	1		
Panelboards Fused Disc Sw Molded Case Bkrs	5% 95%	2048 2048	* *	5 5	\$300	
Wiring Thermoplastic	100%	2052	* *	1		
Motor Controllers Locally Mounted	100%	2043	* *	5	\$100	
Ground Grounding Devices Generic Gtand-by Power	100%	LIFE	* *	5	\$200	
Transfer Switches Automatic	100%	2046	* *	1	\$4,200	
Generators Diesel	100% Other Observation, Exte Location : Generator F Explanation : One 125	Room Roof	* * ected : 100%	1	\$5,300	
Batteries Nickel Cadmium	100%	2022	\$1,500	5	\$3,000	
Fuel Storage Day Tank	50% Other Observation, Exte Location : Generator F	2051 ent : Moderate, Area Aff	* *	5	\$1,300	
Main Tank	Explanation : One 100 50% Other Observation, Exte	2066 ent : Moderate, Area Aff	* * ected : 100%	5	\$200	
ighting	Explanation : One 350	) Gallons				
ighting Interior Lighting Fluorescent	99% Other Observation, Exte Location : Throughout		* * ected : 100%	10	\$12,400	
HID	Explanation : T-12 La.	mps 2034	* *	10		
	1 70	2034		10		

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

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

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

		Asset # : 13	3730				
Electrical		Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Egress Lighting							
Emergency, Service	60%		2034	* *	1		
Exit, Service	40%		2034	* *	1		
Exterior Lighting							
HID	30%		2034	* *	10		
No Component	70%						
Alarm							
Security System							
No Component	90%						
Generic	10%		2036	* *	1	\$500	
Fire/Smoke Detection							
No Component	50%						
Generic, Digital	50%		2034	* *	1-3	\$4,200	
Mechanical		Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	_	•				
Energy Source						
Natural Gas	100%	2046	* *	1		
Conversion Equipment						
Furnace	100%	2031	* *	1	\$6,700	
	Other Observation, Extent : Light	t, Area Affected : 100	0%			
	Location: Roof					
	Explanation : 2 - Gas Fired Pac Serving Warehouse Space	ckaged Air Condition	ning Units, Ga	s Fired S	Space Heater	
Air Conditioning	3 1					
Energy Source						
Electricity	100%	2042	* *	1		
Conversion Equipment						
Ext Pkg Unit -	50%	2031	* *	2	\$400	
Heating/Cooling						
Split Unit	20%	2036	* *			
	Recent Installation, Extent : Ligh	t, Area Affected : 100	0%			
	Location: 1st Floor					
Window/Wall Unit	5%	2024	\$1,400	1		
No Component	25%		, ,			
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,600	
Exhaust Fans						
Roof	100%	2031	* *	2	\$400	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2046	* *	1		
Water Heater						
Electric	100%	2025	\$2,100	4	\$100	

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset #: 13730

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$400	LIFE	* *	1		
	Leak Evide	nt, Extent	: Light, Area Affec	ed : 5%				
	Location	: Warehou	ise Roof, Possible I	eak Fro	m Roof Drain Pipe	?		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2046	* *	1-2	\$3,800	

<sup>\*\*</sup> 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 : PUBLIC HEALTH LABORATORY BLDG.

Address : 455 FIRST AVENUE @E. 26 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 353,000 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 21-May-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11,13,14

Block : 932 Lot : 17 BIN : 1020610

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
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
Total	\$12,426,200	\$7,064,300
Importance Code A	\$4,187,700	\$421,800
Importance Code B	\$7,938,100	\$6,468,500
Importance Code C	\$300,400	\$174,000
Total	\$12.426.200	\$7.064.300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$298,900	\$300,600	\$376,200	\$289,400
Importance Code A	\$13,200		\$79,600	\$16,600
Importance Code B	\$285,700	\$300,600	\$296,700	\$272,800
Importance Code C				
Total	\$298,900	\$300,600	\$376,200	\$289,400



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

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

Asset #: 1574

Architecture	Curi	ent Rep	oair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail l Total (Yea		stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls Cast in Place Concrete	3% No Cracking/Crumb Location: Thr	ling, Ex		LIFE ea Affecte	* * ed : 10%	5	\$47,200	
	Water Penetrati Location : Thr			Affected	: 10%			
Masonry: Brick	87% No Cracking/Crumb Location : Thr Water Penetrati Location : Thr	oling, Ex oughout on, Exte	nt : Light, Area			5	\$273,700	
Granite Panels	5% No Jnt Mortar Miss Location : Thr	Erod, E		LIFE rea Affec	* * ted : 10%	5	\$11,800	
Window Wall	5%			2045	* *	5	\$59,000	
Windows Aluminum Aluminum	15% 85% 0-2	2	\$2,919,500	2041 2050	* *	5	\$12,600 \$35,700	
	Air Infiltration, Location : Thr Water Penetrati Location : Thr	oughout on, Exte	nt : Light, Area					
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$4,300	
Masonry: Brick	70%			LIFE	* *	5	\$7,700	
Metal Panel Metal: Cage/Fence	5% 20%			2045 2038	* *	5	\$2,100 \$17,100	
Roof	2070			2030		3-10	φ17,100	
Asphalt Macadam	10% No Water Penetrati Location : Ove	on, Exte		2030 Area Affe	* * cted : 5%	5	\$3,200	
Built-Up (BUR)	10% No Blisters, Extent Location: Ove	Moder		2035 red : 10%	* *			
	Worn/Eroded, E Location : Ove			Affected .	50%			
Built-Up (BUR)	15%			2025	\$65,200	10	\$14,600	
Modified Bitumen	30% Other Observati Location : Thr	oughout				10	\$29,200	
		Over 14	th Floor And Pe					
Skylight, Metal/Glass Spray-on Foam	5% 30% Other Observati	on, Exte	nt : Light. Area	2035 2030 Affected	* * : 100%	10	\$16,200 \$38,900	
	Location : Thr Explanation :	oughout	_ :	JJ				

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

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

Asset #: 1574

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete	15%	Now	\$38,200	LIFE	* *	5	\$164,700	
			Extent : Light, Area	Affected	: 5%			
	Location	: Through	out					
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	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%			
	Location	: Through	out					
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$59,000	
Gypsum Board	5%			LIFE	* *	5	\$17,700	
Metal Panel	5%			LIFE	* *			
Plaster	65%	0-2	\$300,400	LIFE	* *	5	\$115,000	
	Water Pen	etration, E	Extent : Light, Area	Affected	: 5%			
	Location	: At Winde	ows Throughout					
Ceilings								
AcousTileConcealSpLn	25%	0-2	\$99,100	2030	* *	5	\$78,400	
		Crumbling, : Through	Extent : Light, Are	ea Affecto	ed : 10%			
AcousTileSusp.Lay-In	5%			2038	* *	5	\$25,100	
Exposed Concrete	35%	Now	\$276,000	LIFE	* *	5	\$27,500	
1	Water Pen	etration, E	Extent : Moderate, A	Area Affe	cted : 10%		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Location	: Loading	Dock					
Metal Panel	15%	Now	\$736,700	LIFE	* *	5	\$94,100	
Wictai I alloi			ets, Extent : Modera		Affected: 25%	3	ψ,100	
	-	: Corrido		,	- 9,5			
			ents, Extent : Mod	erate. Ar	rea Affected : 25%			
		: Corrido			ca.13,5 ca.ca. 1 20 7 0			
Plaster	20%	Now	\$128,700	LIFE	* *	5	\$62,700	
riastei			\$128,700 Extent : Light, Are			3	\$02,700	
	_	: Through	_	и пујеси	си. 10/0			
			oui Extent : Light, Area	Affected	. 10%			
		etration, E : Through	_	изрестеи	. 10/0			
	Locuiton	. Inrough	Oui					

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

Under 600 Volts

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

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

Asset #: 1574

Electrical	Current	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment Fused Disc Sw	50% Other Observation, I Location : Electric		2055 Area Affe	* * *cted : 100%	5	\$800	
	Explanation: 2-50		onnect S	witch			
Fused Disc Sw	25%	OO Amps Muin Dic	2051	**	5	\$400	
Fused Disc Sw	25% Other Observation, I Location : Electric				3	\$ <del>4</del> 00	
	Explanation: 1-16	600 Amps Main Disc	connect S	Switch For Fire Pu	mp		
Fused Disc Sw	25%		2051	* *	5	\$400	
	Other Observation, I Location : Electric	al Room					
	Explanation: 1-12	200 Amps Main Disc	connect S	Switch For Emerge	псу		
Transformers Dry Type	100%		2042	* *	5	\$1,300	
Diy Type	Other Observation, I	Extent : Moderate, A		cted : 100%	J	Ψ1,500	
	Location : Generat		00				
	Explanation : 1-50 kva And 1-225 Kva						
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	\$800	
Fused Disc Sw	5%		2041	* *	5	\$400	
Molded Case Bkrs	60%		2024	\$280,300	5	\$5,600	
Molded Case Bkrs	25%		2041	* *	5	\$2,300	
Wiring Braided Cloth	50% 2-4	\$380,700	2050	**	1		
	Insulation Aged, Ext Location : Through		a Affecte	ed : 100%			
Thermoplastic	50%		2051	* *	1		
Motor Controllers							
Locally Mounted	20%		2038	* *	5	\$500	
Locally Mounted	5%		2023	\$11,200	5	\$100	
Motor Control Center	15%		2038	**	5	\$1,400	
Motor Control Center	60%		2023	\$846,400	5	\$5,800	
Ground						. , , , , , , , , , , , , , , , , , , ,	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$5,200	
Stand-by Power							
Transfer Switches							
Automatic	100%		2042	* *	1	\$108,600	

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

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

Asset #: 1574

Electrical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power							
Generators	1000/		2020	ale ale		Φ126 <b>7</b> 00	
Diesel	100%	Entant Madanata	2038	**	1	\$136,700	
	Location : Gener	, Extent : Moderate, A	<b>Are</b> a Ајје	ciea : 100%			
	Explanation: 1-						
Batteries	Ехрининон . 1	2000 1111					
Lead/Acid	100%		2020	\$1,500	5	\$13,100	
Fuel Storage						•	
Day Tank	50%		2047	* *	5	\$31,100	
Main Tank	50%		2060	* *	5	\$4,900	
	Other Observation Location : Gener Explanation : 1-		Area Affe	cted : 100%			
Lighting							
Interior Lighting							
Fluorescent	30%		2033	* *	10	\$92,300	
	_	xtures, Extent : Moder ghout The Building	rate, Are	a Affected : 100%			
Fluorescent	50%		2030	* *	10	\$153,800	
		s, Extent : Moderate, A ghout The Building 8 Lamps	Area Affe	cted : 100%			
Fluorescent	20%		2030	* *	10	\$61,500	
	_	xtures, Extent : Mode ghout The Building	rate, Are	a Affected : 100%			
Egress Lighting							
Emergency, Service	10%		2033	* *	1		
Emergency, Service	40%		2030	* *	1		
Exit, Service	40%		2020	\$35,300	1		
Exit, Service	10%		2030	* *	1		
Exterior Lighting Fluorescent	200/		2030	* *	10	¢6 500	
Fluorescent	20%  Compact Fluoresc  Location : Outside	ent Light, Extent : Mo de			10	\$6,500	
HID	80%		2025	\$1,041,600	10	\$900	
Alarm	2070			Ψ1,3 11,000		Ψ, 30	
Security System							
No Component	70%						
Generic	30%		2030	* *	1	\$39,600	
Fire/Smoke Detection							
No Component	60%						
Generic, Digital	40%		2030	* *	1-3	\$89,600	

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

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

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

Asset #: 1574

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Utility Steam	100%			2035	* *	1		
		servation, E n : Basemen	Extent : Light, Area	Affected	: 100%			
			u n From Con Edisor					
Conversion Equipment	Ехріана	nion . Siean	n From Con Eaisor	ı				
Pres. Reducing Valve/LP Steam	100%			2021	\$203,200	5	\$19,900	
	Other Ob	servation, E	Extent : Light, Area	Affected	: 60%			
	Location	ı : Basemer	nt					
	Explana	tion : 3 Ola	l Steam To Hot Wa	ter Conv	erters			
Distribution	-0	3.7	<b>440.70</b> 0	2022	ati e		<b>*</b> 0.053	
Hot Wtr Piping/Pump			\$19,700 Extent : Moderate, at	2033 Area Aff	* * fected : 10%	4	\$9,900	
Steam Piping/Pump	40%			2025	\$914,800	4	\$6,600	
Terminal Devices								
Air Handler	80%			2020	\$1,412,800	1	\$165,900	
Convector/Radiator	20%			2023	\$618,800	1	\$21,700	
Air Conditioning								
Energy Source Electricity	65%			2033	* *	1		
Steam/HW System	35%			2035	* *	1		
Conversion Equipment	3370			2033				
Absorption	40%			2028	* *	1	\$145,200	
Chiller/Steam/HW							, -,	
Centrifugal, Elec Chiller	40%			2028	* *	1	\$145,200	
	-	igerant, Ex 1 : 14th Flo	tent : Light, Area A or	ffected :	40%			
Reciprocating	20%			2030	* *	1	\$31,100	
Compr/Chiller	D 124 D	- C:	Enterna Liela Anno	. A CC 4 -	1.200/			
	Location		Extent : Light, Arec	і Ајјестес	a : 20%			
Distribution Chilled Wtr Pipe/Pump	100%			2035	* *	4	\$24,800	
Terminal Devices	100%			2033		- 4	\$24,800	
Air Handler/Cool/Ht	100%			2020	\$1,391,200	1	\$207,400	
Heat Rejection								
Air Condenser Unit	20%			2030	* *	2	\$46,700	
Water Cooling Tower	80%			2023	\$752,100	2	\$270,000	
Ventilation								
Distribution Ductwork/Diffusers	1000/	Now	\$141,300	l lee	* *	2.5	¢197 000	
	100%		\$141,300 nt : Severe, Area A	LIFE ffected:		2-5	\$187,000	
			nı . severe, Area A ıt - Interior Exhaus	-				

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

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

Asset #: 1574

Mechanical	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation							
Exhaust Fans	0004	<b>44.500</b>	2020	<b>4200 500</b>	•	<b>4</b>	
Interior	80% Now Other Observation, E Location : Through Explanation : Diffe	out			2 s Contan	\$6,600	
Roof	20% Now Other Observation, E Location : Through Explanation : Redes Contamination	out			2 event Bac	\$1,600	
Plumbing							
H/C Water Piping Brass/Copper	100% Now Corroded, Extent : Se Location : Basemen		2035 d:30%	**	1		
HW Heat Exchanger							
Low Temp	100% Other Observation, E Location : 14th Flo Explanation : 2 Uni	or	2035 Affected	**: 100%	4	\$49,700	
Sanitary Piping	Emplement 2 on						
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% Obsolete Fixtures, Ex Location : Through		Affected	1 : 100%			
Vertical Transport Elevators							
Geared Traction	100% Other Observation, E Location : Pass C-1 Explanation : 4 Pas	3 Freight C-14	LIFE Affected	**			
Fire Suppression	Expression : 71 as	, 21/0/8/11					
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	

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

<sup>\*\*</sup> 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 : QUEENS OCME DNA LAB

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

Borough : QUEENS Agency's Number : N/A

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

Date of Survey : 14-Jan-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 6858 Lot : 1 BIN : 4854226

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

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
Total	\$33,900	\$37,900	\$56,800	\$72,100
Importance Code A	\$1,500	\$200	\$20,600	\$38,200
Importance Code B	\$32,400	\$37,700	\$36,200	\$33,800
Importance Code C				
Total	\$33,900	\$37,900	\$56,800	\$72,100



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

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

Asset #: 14654

rchitecture		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	\$29,600	
			Extent : Light, Are					
	Location	ı: Through	out. New Building	Complet	ed In 2006			
Metal Panel	27%			2050	* *	5-10	\$110,000	
Metal Coiling Doors	3%			2041	* *	5	\$5,600	
Pre-Cast Concrete	5%			LIFE	* *	5	\$9,600	
Window Wall	15%			2050	* *	5	\$33,300	
Windows							· / /	
Aluminum	95%			2046	* *	5	\$11,900	
1 110111111111			Extent : Moderate, A		cted : 100%	Č	Ψ11,500	
		ı: Through		33				
		tion : Fixed						
Metal Louvers	5%			2037	* *	10	\$3,900	
Parapets	370			2031		10	Ψ5,700	
Masonry: Brick	35%			LIFE	* *	5	\$2,700	
Metal Panel	25%			2050	* *	5	\$7,400	
Metal Rail	15%			2041	* *	5-10	\$20,700	
Metal Rail	20%			2041	* *	5-10	\$20,700	
Wictar Ran			Extent : Moderate, A			3-10	\$27,000	
	Location	ı : Over Se	cond Floor Roof At al Rail With Glass					
Pre-Cast Concrete	5%		\$1,300	LIFE	* *	5	\$2,400	
	Jnt Morta	r Miss/Ero	d, Extent : Moderai	e, Area A	Affected : 25%			
	Location	ı : Coping						
	Caulking	Deteriorate	ed, Extent : Modera	te, Area	Affected : 25%			
	Location	ı: Coping						
Roof								
Single Ply Membrane	100%			2032	* *	10	\$63,800	
erior								
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							1 - 7	
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	* *	5	Ψ2,700	
Ceilings	23/0			LHL				
Acous Tile Susp. Lay-In	40%			2041	* *	5	\$22,600	
Exposed Struc: Steel	20%			LIFE	* *	5	φ44,000	
-					* *	5	\$3,500	
Cuncum Doord								
Gypsum Board Metal Panel	5% 35%			LIFE LIFE	* *	5	\$24,700	

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

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

Asset #: 14654

Electrical	Current Repair		Futur	e Replacement	Maintenance				
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Inder 600 Volts									
Service Equipment									
Fused Disc Sw	100%		2050	* *	5	\$200			
		, Extent : Moderate, A	Area Affe	ected : 100%					
	Location : Electr								
	Explanation : Mo	iin Service Switch Ra	ted @ 40	000 Amperes					
Transformers	1000/		20.41	* *	~	ф100			
Dry Type	100%	Estant Malanata	2041		5	\$100			
		, Extent : Moderate, A	Area А <u></u> ijе	естеа : 100%					
	Location : Electrical Room Explanation : 112.5 Kva, 480/277/120 Volts								
Switchgear / Switchboard	Explanation . 11.	2.3 Kva, 400/ 277/120	vous						
Fused Disc Sw	100%		2050	* *	5	\$200			
Raceway	10070		2030			Ψ200			
Conduit	100%		2050	* *	1				
Panelboards	10070		2000						
Fused Disc Sw	15%		2046	* *	5	\$100			
Molded Case Bkrs	85%		2046	* *	5	\$800			
Wiring						,			
Thermoplastic	100%		2050	* *	1				
Motor Controllers									
Locally Mounted	100%		2041	* *	5	\$300			
round									
Grounding Devices									
Generic	100%		LIFE	* *	5	\$600			
tand-by Power									
Transfer Switches									
Automatic	100%		2041	* *	1	\$11,600			
Generators									
Diesel	100%		2037	* *	1	\$14,600			
		, Extent : Moderate, A	Area Affe	ected : 100%					
	Location: Roof	n 10.00							
	Explanation : Ge	nerator Rated @ 600	Kw						
Batteries	1000/		2010	Φ1 <i>E</i> ΩΩ	-	ΦΩ 4ΩΩ			
Nickel Cadmium	100%		2019	\$1,500	5	\$8,400			
Fuel Storage	500/		2046	* *	5	\$2.500			
Day Tank	50%	Extent : Moderate	2046		5	\$3,500			
	Other Observation, Extent : Moderate, Area Affected : 100%  Location : Roof								
	•	5 Gallon Capacity							
Main Tank	50%	Занон Сирисну	2059	* *	5	\$600			
Main Tank		, Extent : Moderate, A			3	\$600			
	Location : Basen		пен Аује	. н. н. 100/0					
	Locunon Dusen	vru							

Lighting

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

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

Asset #: 14654

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ighting								
Interior Lighting								
Fluorescent	2%		2032	* *	10	\$700		
	Other Observation,		rea Affe	ected : 100%				
	Location : Halway							
	Explanation: Con	ıpact Fluorescent Li	ght Fixti	ıres				
Fluorescent	80%		2032	* *	10	\$27,700		
	T-5 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%							
	Location: Throug	hout The Building						
Fluorescent	18%		2032	* *	10	\$6,200		
	T-8 Lamps And Fixt	ures, Extent : Moder		a Affected : 100%		7 - 7		
	Location : Baseme			55				
Egress Lighting								
Emergency, Service	50%		2032	* *	1			
Exit, LED	50%		2059	* *	1			
Exterior Lighting								
HID	100%		2032	* *	10	\$100		
.larm								
Security System								
No Component	70%							
Generic	30%		2032	* *	1	\$4,200		
	Other Observation, Location : Hallwa		rea Affe	ected : 100%				
	Explanation: C C T V Surveillance Cameras							
Fire/Smoke Detection	1							
Generic	100%		2032	* *	1-3	\$23,200		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Building							
	ē	be Lights, Manual F	ull Stati	ons, Alarm Bells. S	moke De	tectors		

Mechanical	Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Campus Steam	100%		2050	* *	1		
	Other Observation, E	xtent : Moderate, A	rea Affe	cted : 100%			
	Location: QHC						
	Explanation: From	Queens Hospital C	enter				
Conversion Equipment							
Heat Exchanger	10%		2037	* *	1	\$1,900	
Pres. Reducing Valve/LP	90%		2037	* *	5	\$2,000	
Steam							
Distribution							
Hot Wtr Piping/Pump	10%		2046	* *	4	\$300	
Steam Piping/Pump	90%		2050	* *	4	\$2,500	

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

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

Asset #: 14654

Mechanical	Current	Repair	Future F	eplacement	М	aintenance	
System	% of Fail Date	<b>Estimated Cost</b>	Year E	stimated Cost	Cycle	<b>Estimated Cost</b>	Priority
Component Type	Total (Years)		FY		(Yrs)		
Heating Terminal Devices							
Air Handler	90%		2032	* *	1	\$21,000	
Fan Coil Unit/Heat	10%		2032	* *	1	\$1,200	
Air Conditioning	1070		2032		1	Ψ1,200	
Energy Source							
Steam/HW System	100%		2050	* *	1		
Conversion Equipment							
Absorption	100%		2037	* *	1	\$40,800	
Chiller/Steam/HW							
	Other Observation, E	Extent : Light, Area	Affected: 1	00%			
	Location: Basemer	ıt					
	Explanation: 2 Un	its, Using Lithium I	Bromide Ref	rigerant			
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	4.0.0			de de		44.500	
Roof	100%		2032	* *	2	\$1,200	
Plumbing							
H/C Water Piping	1000/		2050	* *			
Brass/Copper	100%		2050	* *	1		
HW Heat Exchanger	1000/		2050	* *	4	Φ <b>5</b> (00	
Low Temp	100%		2050		4	\$5,600	
Sanitary Piping Cast Iron	1000/		LIFE	* *	1		
	100%		LIFE		1		
Storm Drain Piping  Cast Iron	100%		LIFE	* *	1		
	100%		LIFE		1		
Sump Pump(s) Submersible	100%		2019	\$6,500	4	\$2,500	
Sewage Ejector(s)	100%		2019	\$0,500		\$2,300	
Electric	100%		2032	* *	4	\$1,600	
Backflow Preventer	100/0		2032		<u>-T</u>	Ψ1,000	
Generic	100%		2032	* *	1	\$2,300	
Fixtures	100/0		2032			Ψ2,500	
Generic	100%						
Vertical Transport	20070						
Elevators							
Hydraulic	100%		LIFE	* *			
•	Other Observation, E	Extent : Light, Area		00%			
	Location: B: 2nd	_	·=				
	Explanation: One	I Init					

#### Fire Suppression

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

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

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

Asset #: 14654

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location: Througho	out					
	Explanation : Fire E	Extinguishers					

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

Area Sq Ft : 35,813 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 13-Dec-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4,ph

Block : 9 Lot : 9 BIN : 5000089

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$82,200	\$58,400	\$14,400	\$17,800
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			
Total	\$82,200	\$58,400	\$14,400	\$17,800



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

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

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

Asset #: 1983

rchitecture	Curre	Current Repair Future Replacement				Maintenance		
rstem Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior								
Exterior Walls								
Masonry: Brick	70% Now		LIFE	* *	5	\$37,700		
		ent : Moderate, Area	Affected:	30%				
	Location : North		A A CC -	-4-1-250/				
		Erod, Extent : Severe, de Along Stuyvesant	Агеа Ајјес	ctea : 25%				
		ae Atong Stuyvesam Severe, Area Affected	1 . 300%					
		severe, Area Affected ous Locations Throug						
		n, Extent : Severe, Are		1 - 300%				
		i, Exiem . Severe, Art nouse, East And North		1.30/0				
Macangu Cranita	5%	Lust III I I I I I I I I I I I I I I I I I	LIFE	* *	5	\$2,000		
Masonry: Granite Pre-Cast Concrete	25% Now	\$130,400	LIFE	* *	5 5	\$43,700		
		\$150,400 ing, Extent : Moderat			3	\$43,700		
	Location : Wind		e, 111eu 11jj	Jecieu . 5070				
Windows								
Steel	100% Now	\$725,400	2049	* *	5	\$88,900		
		xtent : Moderate, Are	a Affected	: 30%		, ,		
	Location : Thro	<i>ighout</i>						
	Broken/Missing E	lements, Extent : Mod	derate, Are	ea Affected : 25%				
	Location : At Fi	fth Floor						
	Corrosion/Rusting	g, Extent : Moderate,	Area Affec	cted : 35%				
	Location: Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 35%							
	Location: Throughout							
	-	Extent : Severe, Area	Affected :	75%				
-	Location : Thro	ıghout						
Parapets					_			
Masonry: Brick	85% Now	1 ,	LIFE	* *	5	\$4,600		
		Erod, Extent : Modera		ffected : 30%				
	Location: Various Locations Throughout							
	Miss/Damaged Flashings, Extent: Moderate, Area Affected: 30%							
	Location: Throughout							
	Spalling, Extent: Moderate, Area Affected: 30%							
	Location : Interior Face Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Abov		ей Аујестей	1.23/0				
Pre-Cast Concrete	15% Now		LIFE	* *	5	\$5,100		
r 16-Cast Colletete		هج.,700 lements, Extent : Mod			3	\$3,100		
		rative Molding Arour						
		ing, Extent : Moderat						
	_	rative Molding Arour						

<sup>\*\*</sup> 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						
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
exterior Roof									
Modified Bitumen	100% Now	\$84,400	2029	* *			1		
	Blisters, Extent : Mo								
	Location: Through	hout							
	Ridging, Extent: Mo	oderate, Area Affect	ed : 35%						
	Location: Throughout								
	Seams Open/Split, Extent : Moderate, Area Affected : 35%								
	Location: Through								
	Water Penetration, I			: 20%					
	Location : Over Pe	enthouse And X-ray	Koom						
nterior Floors									
Carpet	5% Now	\$29,300	2026	\$29,300	3	\$3,500			
Сагрес	Staining/Discoloring				J	Ψ2,200			
		Location : Penthouse							
	Worn/Eroded, Exten	t : Moderate, Area	Affected :	100%					
	Location : Penthoi	ise							
Cast in Place Concrete	10%		LIFE	* *	5	\$10,300			
Ceramic Tile	5% 4+	\$4,500	2027	\$44,500	5	\$1,200			
	Punct/Tear/Impact I	_	oderate, A	rea Affected : 15%	%				
	Location : Bathroo	oms							
Terrazzo	15%		LIFE	* *	5	\$5,500			
Vinyl Tile	65% Now	\$76,200	2019	\$253,900	3	\$11,500			
	Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 30%								
	Location : Throughout Other Observation, Extent : Severe, Area Affected : 100%								
	Location: Through		и Ајјестеи	. 100/0					
	Explanation: 9 X								
Interior Walls	1								
Ceramic Tile	5% 4+	\$7,900	2033	* *	5	\$1,500			
	Punct/Tear/Impact I	Damage, Extent : M	oderate, A	rea Affected : 20%	%				
	Location: Through	hout							
Marble Panels	5%		LIFE	* *					
Plaster	75% Now	\$138,600	LIFE	* *	5	\$13,300			
		Cracking/Crumbling, Extent: Severe, Area Affected: 30%							
	Location: 4th Floor And Penthouse								
	Paint Peeling, Extent: Moderate, Area Affected: 15%								
	Location: 2nd Floor  Punct/Tear/Impact Damage Extent: Moderate Area Affected: 10%								
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%  Location : Throughout							
	Water Penetration, Extent: Moderate, Area Affected: 15%								
		or, Penthouse And C			ocations				
SGFT/Glazed Masonry	15%		LIFE	* *					

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

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

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

Asset #: 1983

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTile, Adhered	10%			2029	* *	5	\$4,700	
Plaster	90%	0-2	\$108,500	LIFE	* *	5	\$26,500	
	Cracking/C	Crumbling, .	Extent : Moderate	, Area Aj	ffected : 15%			
	Location	: 4th Floor	Rooms 415 And 4	18				
Staining/Discoloring, Extent: Moderate, Area Affected: 15%								
	Location	: Various L	ocations Through	out				

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent . Location : Boiler Room	2050 : Moderate, Area Affe	* * cted : 100%	5	\$200	
	Explanation: One 800 Amps Main Disconnect Switch					
Switchgear / Switchboard Fused Knife Sw	100% 0-2 Obsolete Equipment, Exten Location: Boiler Room On Extended Life, Extent: Location: Electrical Roo	Moderate, Area Affec		5	\$100	
Raceway						
Conduit	85%	2034	* *	1		
Conduit	5%	2050	* *	1		
Conduit	10%	2044	* *	1		
Panelboards Fused Toggle Switch	85% 0-2 On Extended Life, Extent: Location: Throughout	\$37,200 2049 Moderate, Area Affec	* * ted : 100%	5	\$300	
Molded Case Bkrs	15%	2032	* *	5	\$100	
Wiring Braided Cloth	85% 2-4 Insulation Aged, Extent : M Location : Throughout	\$42,700 2049	* * d : 100%	1	,	
Thermoplastic	5%	2050	* *	1		
Thermoplastic	10%	2034	* *	1		
Motor Controllers						
Locally Mounted	70%	2022	\$51,100	5	\$200	
Locally Mounted	30% 0-2 On Extended Life, Extent: Location: Mechanical Ro	==	* * ted : 100%	5		
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$500	

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

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

Asset #: 1983

Electrical	Current Repair Future Replacemen		Future Replacement		aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	88%	2029	* *	10	\$25,400	
	Other Observation, Extent : Mo	derate, Area Affe	cted : 100%			
	Location : Throughout					
	Explanation: Using T-12 Lan	ıps				
Fluorescent	10%	2029	* *	10	\$2,900	
	Other Observation, Extent : Mo	derate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation : Using T-8 Lamp	os.				
Incandescent	2%	2019	\$10,100	2		
Egress Lighting						
Emergency, Battery	50%	2024	\$20,700	10	\$3,800	
Exit, Service	50%	2024	\$5,100	1		
Exterior Lighting						
HID	100%	2024	\$132,100	10	\$100	
Alarm						
Fire/Smoke Detection						
No Component	65%					
Generic	35%	2032	* *	1-3	\$7,700	

Mechanical	Current Repair	Futu	re Replacement	М	aintenance	
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Energy Source						
Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Steam Boiler	100%	2037	* *	1	\$31,100	
	Other Observation, Extent: Light, Area	Affected	! : 100%			
	Location: Basement Boiler Room					
	Explanation : 2 Natural Gas Steam B	oilers				
Distribution						
Steam Piping/Pump	80%	2024	\$171,400	4	\$1,200	
	On Extended Life, Extent : Moderate, A	rea Affec	rted : 100%			
	Location : Beyond Boiler Room, Stean Approaching Their Useful Life Cycle		ondensate Return P	iping Are	e At Or	
Steam Piping/Pump	20%	2044	* *	4	\$300	
Terminal Devices						
Convector/Radiator	100%	2022	\$289,900	1	\$10,200	
	On Extended Life, Extent : Moderate, A	rea Affec	rted : 100%			
	Location: Throughout, The Radiators	Are At C	Or Approaching Th	eir Usefu	ıl Life Cycle Limit	
ir Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		

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

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

Mechanical	Current Repair	rrent Repair Future Replacement		М	Maintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Conversion Equipment						
Window/Wall Unit	85%	2019	\$53,600	1		
No Component	15%					
	Other Observation, Extent: Light,		0%			
	Location: Communication Room					
	Explanation: Installation Of Air	Conditioning U	nit In Communic	ation Ro	om Is	
Ventilation	Recommended					
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$3,500	
No Component	80%	En E		2 5	ψ3,500	
Exhaust Fans	3070					
Roof	20%	2019	\$4,900	2	\$200	
1001	On Extended Life, Extent : Modera			2	Ψ200	
	Location : The Rooftop Exhaust			eful Life	Cvcle Limit	
No Component	80%	TI				
Plumbing	8070					
H/C Water Piping						
Galv Iron/Steel	100%	2029	* *	1		
Water Heater						
Gas Fired	100%	2022	\$7,100	2	\$500	
Sanitary Piping			1 2 7 2 2			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
No Component	80%					
Generic	20%	2029	* *	1	\$400	
	Other Observation, Extent: Mode	rate, Area Affect	ed : 100%			
	Location: Boiler Room					
	Explanation: Boiler Only					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light,	Area Affected :	100%			
	Location: (1) B-4 (1) B-3					
	Explanation: 2 Units					

<sup>\*\*</sup> 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 : RIVERSIDE HEALTH CENTER

Address : 160 WEST 100TH STREET @AMSTERDAM AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 34,000 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 18-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 1852 Lot : 49 BIN : 1055906

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$17,800	\$17,200	\$20,500	\$60,200
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
Total	\$17,800	\$17,200	\$20,500	\$60,200



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

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

Asset #: 1984

rchitecture	Current Repair Future Replaceme		ment Maintenance		
stem Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cos FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior					
Exterior Walls Glazed Ceramic Panel	5% Recent Replace Evident, Extent : Lig Location : Throughout	LIFE * : ht, Area Affected : 100%	* 5	\$10,800	
Masonry: Brick	95% Recent Repair Evident, Extent : Ligh Location : Throughout	LIFE * * * t, Area Affected : 66%	\$ 5	\$43,900	
Windows					
Aluminum	100% Recent Replace Evident, Extent : Lig Location : Throughout	2051 * * † ht, Area Affected : 100%	* 5	\$12,700	
Parapets					
Masonry: Brick	95% Recent Repair Evident, Extent : Ligh Location : Throughout	LIFE * : t, Area Affected : 66%	\$ 5	\$6,100	
Pre-Cast Concrete	5% Recent Repair Evident, Extent : Ligh Location : Throughout	LIFE * <sup>* †</sup> t, Area Affected : 66%	\$ 5	\$2,000	
Roof					
Modified Bitumen	100% Now \$200,40 Recent Replace Evident, Extent : Lig Location : Throughout		k		
erior					
Floors	<b>7</b> 0.	T TEN		<b>* * * * * * * * * *</b>	
Cast in Place Concrete	5% Recent Repair Evident, Extent : Ligh Location : Throughout	LIFE * : t, Area Affected : 66%	° 5	\$4,900	
Sheet Vinyl/Rubber	5%	2036 * *	۶ 5	\$3,400	
Terrazzo	25%	LIFE * *		\$8,700	
	Recent Replace Evident, Extent : Lig Location : Throughout	ht, Area Affected : 100%		•	
Wood	65% Recent Installation, Extent : Light, A Location : Throughout	2066 * * rea Affected : 100%	* 5	\$54,400	
Interior Walls					
Cast in Place Concrete	5% Recent Repair Evident, Extent : Ligh Location : Throughout	LIFE * * st, Area Affected : 66%	k		
Ceramic Tile	5% Recent Replace Evident, Extent : Lig Location : Throughout	2041 * : ht, Area Affected : 100%	\$ 5	\$2,800	
Gypsum Board	90%  Recent Installation, Extent: Light, A  Location: Throughout	LIFE * : rea Affected : 100%	* 5	\$30,200	

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

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

Asset #: 1984

Architecture	Current Repair Future Replacement		M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	5%	2046	* *	5	\$2,200	
	Recent Installation, Extent: Light, Are	ea Affected : 100%				
	Location: Throughout					
Exposed Concrete	65%	LIFE	* *	5	\$4,500	
•	Recent Repair Evident, Extent: Light,	Area Affected : 66%	6			
	Location : Throughout					
Gypsum Board	30%	LIFE	* *	5	\$16,700	
	Recent Installation, Extent : Light, Are	ea Affected : 100%				
	Location : Throughout					

Electrical	Current Repair Future Replacement Maintenance		Future Replacement		Current Repair Future Replacement Maintenanc		aintenance	се	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estima FY	nted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2056	* *	5	\$100				
	Other Observation, Extent : Moder	ate, Area Affected : 10	00%						
	Location: Electrical Room								
	Explanation: 1600 Amps Main D	Disconnect Switch							
Switchgear / Switchboard									
Molded Case Bkrs	100%	2056	* *	5	\$900				
Raceway									
Conduit	100%	2056	* *	1					
Panelboards									
Molded Case Bkrs	100%	2051	* *	5	\$900				
Wiring									
Thermoplastic	100%	2056	* *	1					
Motor Controllers									
Locally Mounted	100%	2046	* *	5	\$200				
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$500				
	Other Observation, Extent: Light,	Area Affected : 100%							
	Location: Boiler Room								
	Explanation: Water Main								
Stand-by Power									
Transfer Switches									
Automatic	100%	2046	* *	1	\$10,500				
Generators					•				
Diesel	100%	2041	* *	1	\$13,200				
Batteries					· · · · · · · · · · · · · · · · · · ·				
Not Accessible	100%								

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

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

Asset #: 1984

Electrical	ical Current Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage						
Day Tank	20%	2051	* *	5	\$1,100	
	Other Observation, Extent :	Light, Area Affected	: 20%			
	Location : Roof					
	Explanation : 100gal					
Main Tank	80%	2066	* *	5	\$700	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: 275gal					
Lighting						
Interior Lighting						
Fluorescent	100%	2036	* *	10	\$27,400	
	Other Observation, Extent :	Moderate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: T8 And T5 A	nd Compact Lamps				
Egress Lighting						
Exit, LED	100%	2066	* *	1		
Exterior Lighting						
HID	20%	2036	* *	10		
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2036	* *	1	\$2,500	
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2036	* *	1-3	\$4,300	

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
Energy Source						
Natural Gas	100%	2046	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2046	* *	1	\$14,800	
	Other Observation, Extent : Light,	Area Affected: 100%	6			
	Location: Boiler Room					
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2051	* *	4	\$2,200	
1 0 1	Recent Installation, Extent : Light,	Area Affected: 100%	6			
	Location : Roof					

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

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

Asset #: 1984

Mechanical	Curre	ent Repair	Future Replacement		M	Maintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Terminal Devices							
Air Handler	20% Other Observatio Location: Roof Explanation: 1		2036 Affected	* * : 100%	1	\$3,700	
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	\$6,800	2	\$400	
Sanitary Piping	400						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		TIPE	* *	1		
Cast Iron	100%		LIFE	* *	1		
Fixtures Generic	1000/						
	100%						
Vertical Transport Elevators							
Geared Traction	100% Other Observatio Location : B-3	n, Extent : Light, Area	LIFE Affected	* *			
	Explanation: 2	Unit					
Fire Suppression Standpipe							
Generic	100%		2056	* *	1-5	\$15,000	
Sprinkler Generic	100%		2056	* *	1-2	\$8,400	
Chemical System Not Accessible	100%		2000			\$0,100	

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

<sup>\*\*</sup> 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

Area Sq Ft : 41,894 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 06-Jun-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4

Block : 2945 Lot : 18 BIN : 2009891

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$309,000	\$165,400
Interior Architecture	\$63,400	\$415,300
Electrical		\$38,400
Mechanical		\$495,200
Total	\$372,500	\$1,114,200
Importance Code A	\$309,000	\$165,400
Importance Code B		\$854,900
Importance Code C	\$63,400	\$94,000
Total	\$372.500	\$1,114,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$198,300	\$22,800	\$29,200	\$29,000
Importance Code A	\$57,000	\$2,100	\$2,100	\$2,100
Importance Code A Importance Code B	\$57,000 \$127,600	\$2,100 \$20,700	\$2,100 \$22,200	\$2,100 \$26,900
•	1 7	, ,	, ,	



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

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

Asset #: 1977

Architecture	Current Repa	ir	Future	Replacement	M	aintenance	
system Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls		<b></b>			_	<b></b>	
Cast in Place Concrete	5% Now Cracking/Crumbling, Exte Location : Throughout	\$15,100 ent : Light, Are	LIFE ea Affected	* * l : 10%	5	\$13,700	
Masonry: Brick	80% Now Corrosion/Rusting, Extent Location: Throughout Cracking/Crumbling, Exte	_			5	\$43,900	
	Location: Throughout						
Masonry: Limestone	15% Now Cracking/Crumbling, Exte Location: Throughout Jnt Mortar Miss/Erod, Ext Location: Throughout	_			5	\$6,200	
Windows							
Aluminum	90% 0-2 Air Infiltration, Extent: M Location: Throughout Ctrwt/Balnc Not Funct, Ex Location: Throughout				5	\$3,200	
Steel	10% Now Corrosion/Rusting, Extent Location: Throughout Ctrwt/Balnc Not Funct, E. Location: Throughout	_			5	\$4,400	
Parapets	Location: Intoughout						
Cast Stone/Terra Cotta	10% Now Cracking/Crumbling, Exte Location: Throughout Water Penetration, Extent Location: Throughout	_			5	\$8,500	
Masonry: Brick	90% Now Cracking/Crumbling, Exte Location: Throughout Water Penetration, Extent Location: Throughout	_			5	\$9,900	
Roof						•	
Modified Bitumen Skylight, Metal/Glass	95% 5%		2027 2037	\$121,500	10 10	\$21,400 \$3,700	

Interior

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

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

Asset #: 1977

Architecture	Current Repair		Future Replacement		Maintenance			
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
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	
		Crumbling, : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 20%			
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$9,800	
Gypsum Board	80%	Now	\$63,400	LIFE	* *	5	\$94,000	
	Location Water Pen	: Through	xtent : Light, Area					
Granite Panels	5%			LIFE	* *	10	\$3,900	
SGFT/Glazed Masonry	10%			LIFE	* *	10	\$9,800	
Ceilings	1070						Ψ>,000	
AcousTileSusp.Lay-In	75%	0-2	\$19,100	2040	* *	5	\$24,200	
ricoustricousp.zuy in	Loose/Del Location Staining/L	am Surface : Through Discoloring,	e, Extent : Moderate out Extent : Moderate	e, Area A		3	Ψ2 1,200	
	Location	: Through	out					
Exposed Concrete	5%			LIFE	* *	5-10	\$4,000	
Gypsum Board	10%			LIFE	* *	5-10	\$22,200	
Plaster	10%			LIFE	* *	5-10	\$11,100	

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

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

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

Asset #: 1977

Electrical	Current Repair	Future Repla	cement	Maintenance				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	nted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts		•				•		
Panelboards								
Fused Disc Sw	5%	2043	* *	5				
Molded Case Bkrs	95%	2043	* *	5	\$1,000			
Wiring								
Thermoplastic	100%	2047	* *	1				
Motor Controllers	100-1	-0.40		_	4.00			
Locally Mounted	100%	2040	* *	5	\$300			
Ground								
Grounding Devices	1000/	LIDE	* *	_	¢1 200			
Generic	100% Other Observation, Extent : I	LIFE		5	\$1,200			
	Location: Basement	ngni, Areu Ajjecieu . 100/0						
	Explanation: Connected To	Metal Water Pine						
Lighting	Explanation : Connected 10	metat water 1 tpe						
Interior Lighting								
Fluorescent	10%	2032	* *	10	\$3,800			
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location: Throughout The	Building						
Fluorescent	90%	2032	* *	10	\$34,600			
	T-8 Lamps And Fixtures, Exte	ent : Light, Area Affected : I	100%					
	Location: Throughout The	Building						
Egress Lighting								
Emergency, Battery	50%	2032	* *	10	\$5,100			
Exit, LED	50%	2055	* *	1				
Exterior Lighting								
HID	20%	2032	* *	10				
No Component	80%							
Alarm								
Security System	700/							
No Component	70%	2022	* *	1	¢4.700			
Generic	30% Other Observation Extent : I	2032	* *	1	\$4,700			
		Other Observation, Extent : Light, Area Affected : 100%  Location : Lobby, Entry And Exit Doors						
	Explanation: Cctv Surveilla Panic Bars		Alarm Sys	tem. Moi	tion Sensors And			
Fire/Smoke Detection	<u> </u>							
Generic, Digital	100%	2032	* *	1-3	\$25,800			
	Other Observation, Extent : L	ight, Area Affected : 100%						
	Location: Throughout The Building							
	Explanation : Manual Pull S Lights	Stations, Alarm Bells, Horn.	s, Smoke L	etectors	And Strobe			

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

Heating

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

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

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

Asset #: 1977

Mechanical	Current F	Repair	Futur	e Replacement	nent Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating			l				
Energy Source							
Natural Gas	100%		2037	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2032	* *	1	\$20,700	
	Other Observation, E.	xtent : Light, Area	Affected	: 100%		. ,	
	Location : Basemen	t Boiler Room					
	Explanation: 8 Nat	ural Gas Fired Mo	dular Ho	ot Water Boilers			
Distribution							
Hot Wtr Piping/Pump	100%		2035	* *	4	\$3,100	
Terminal Devices							
Convector/Radiator	50%		2040	* *	1	\$6,800	
Fan Coil Unit/Heat	50%		2027	\$306,300	1	\$6,800	
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location : Through	out Air Distribution	n System				
	Explanation : Vav B	oxes With Reheat	Coils In T	The Ductwork			
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	100%		2027	\$188,800	2	\$2,600	
Cooling							
Ventilation							
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%						
	Other Observation, E.	xtent : Light, Area	Affected	: 0%			
	Location: Roof						
	Explanation: Comp	onent Accounted F	For Unde	r The Cooling Sec	tion Of T	his Report	
Plumbing							
H/C Water Piping	400			de de			
Brass/Copper	100%		2047	* *	1		
Water Heater	400-			<b></b>	_		
Gas Fired	100%		2026	\$9,500	2	\$600	
Sanitary Piping	1000/			de de			
Cast Iron	100%	16 1 4	LIFE	**	1		
	On Extended Life, Ext		rea Affec	ted: 100%			
G	Location : Through	Эш					
Storm Drain Piping	1000/		TIPE	* *	1		
Cast Iron	100%	( ( . M - 1	LIFE		1		
	On Extended Life, Ext		rea Affec	tea : 100%			
	Location : Through	Эит —					
Sump Pump(s)	1000/		2025	<b>#</b> 40.000		A	
Rigid Piping	100%		2027	\$10,800	4	\$2,500	

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

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

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

Mechanical	Current Repair Future Replacemen		acement	М		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Backflow Preventer						
Generic	100%	2032	* *	1	\$2,600	
	Other Observation, Extent : L	ight, Area Affected : 100%	6			
	Location : 1st Floor					
	Explanation : Rpz					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	75%	LIFE	* *			
	Other Observation, Extent : L		6			
	Location: Basement To The	5th Floor				
	Explanation: Two Units					
	One Of Two Units With Def					
Hydraulic	25%	LIFE	* *			
	Other Observation, Extent : L	0	6			
	Location: Basement To The	1st Floor				
	Explanation : 1 Unit					
Fire Suppression						
Standpipe						
No Component	50%					
Generic	50%	2047	* *	1-5	\$10,600	
Sprinkler						
Generic	100%	2047	* *	1-2	\$11,700	

<sup>\*\*</sup> 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

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

Date of Survey : 07-Jun-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,p

Block : 2138 Lot : 24 BIN : 1063379

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$316,500	\$24,500	\$45,700	\$24,600
Importance Code A	\$16,200			\$1,200
Importance Code B	\$230,100	\$24,500	\$45,700	\$23,400
Importance Code C	\$70,200			
Total	\$316,500	\$24,500	\$45,700	\$24,600



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

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

Asset #: 1999

rchitecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls		<b>*</b>			_	***	
Masonry: Brick	Location : Throi Jnt Mortar Miss/E Location : Throi	rod, Extent : Modera Ighout Moderate, Area Affec	ite, Area A	Affected : 15%	5	\$88,300	
Masonry: Limestone	5% Now		LIFE	* *	5	\$4,100	
	Vertical Cracks, E Location : Wind	Extent : Moderate, Ard ow Sills	ea Affecte	d : 30%			
Metal Panel	15%		2037	* *	5-10	\$113,800	
Windows		<b></b>	26:5	* *	_	<b>***</b> 2.5	
Aluminum	Location : Thro	rated, Extent : Moder		! : 70%	5	\$13,000	
Steel	10% Now	\$147,400	2052	* *	5	\$18,100	
	Location: Penth Corrosion/Rusting Location: Penth	g, Extent : Moderate, couse ent, Extent : Moderat	Area Affe	cted : 25%			
Parapets							
Masonry: Brick	Location : Throi Jnt Mortar Miss/E Location : Throi	rod, Extent : Modera Ighout Moderate, Area Affec	ite, Area A	Affected : 10%	5	\$3,600	
Masonry: Limestone	Location : Thro	, Extent : Moderate, .		-	5	\$600	
Pre-Cast Concrete	Location: Copin	ing, Extent : Moderat ig Grod, Extent : Modera		-	5	\$2,800	

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

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

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$3,900	2027	\$78,100			
		etration, E : Through	xtent : Light, Area out	Affected	: 5%			
nterior								
Floors	<b>5</b> 0/			LIDE	* *	_	¢10.200	
Cast in Place Concrete	5%	NT.	¢0.400	LIFE	**	5	\$19,300	
Ceramic Tile	10%	Now	\$8,400	2036		5	\$4,400	
	_	ะrumอแกฐ, : Through	Extent : Light, Are	га Ајјеси	ea : 5%			
Quarry Tile	5%			2040	* *	5	\$6,600	
Terrazzo	5%	0-2	\$10,000	LIFE	* *	5	\$3,400	
	_	Crumbling, : Stairwel	Extent : Moderate ls	, Area A	ffected : 5%			
Vinyl Tile	10%			2027	\$73,300	3	\$4,400	
Vinyl Tile 9" X 9"	10%	Now	\$28,500	2027	\$95,000	3	\$3,300	
,		Crumbling, : Through	Extent : Moderate	, Area A			. ,	
Wood	55%			2055	* *	5	\$91,100	
5.55		ervation, E	Extent : Moderate, A		ected : 100%		77 -,-00	
			6th And 7th Floor	33				
			nated Wood					
Interior Walls								
Concrete Masonry Unit	15%	Now	\$10,600	LIFE	* *	5	\$3,900	
	_	_	Extent: Light, Are	ea Affecto	ed : 10%			
		: Through						
			xtent : Light, Area	Affected	: 10%			
	Location	: Through	out					
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	
			Extent : Moderate	, Area Aj	ffected : 30%			
	Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 30%							
		: Through		i, cu rijje	c.ca . 50/0			
SGFT/Glazed Masonry	10%			LIFE	* *	10	\$3,300	
SOF I/Olazeu Masolify	10%			LIFE		10	\$5,500	

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

Asset #: 1999

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$17,400	2040	* *	5	\$13,800	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecto	ed : 20%			
	Location	: Through	out					
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	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 5%			
	Location	i : Stairwell	!					
	Paint Peel	ling, Extent	: Moderate, Area	Affected	: 30%			
	Location	: Stock Ro	om					
	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%			
	Location	: Through	out					

lectrical		Current F	Repair	Futur	re Replacement	Maintenance		
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	* *	5	\$200	
	Other Obse	ervation, E	xtent : Moderate, A	rea Affe	ected : 100%			
	Location	: Electrica	ıl Room					
	Explanat	ion : Main	Service Disconnec	t Switch	Rated @ 2000 Am	peres.		
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	* *	5	\$200	
Raceway								
Conduit	30%			2037	* *	1		
Conduit	65%			2027	\$32,600	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Toggle Switch	35%	2-4	\$15,300	2052	* *	5	\$200	
	On Extende	ed Life, Ex	tent : Severe, Area	Affected	l : 100%			
	Location	: Basemen	t 1,2,3,4 Stairway					
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		
	Insulation .	Aged, Exte	ent : Severe, Area A	ffected :	100%			
		_	out The Building					
Thermoplastic	30%			2027	\$22,600	1		
Thermoplastic	5%			2053	* *	1		
Thermoplastic	30%			2037	* *	1		

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

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

Asset #: 1999

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts		•			•
Motor Controllers					
Locally Mounted	45%	2025 \$41,100	5	\$100	
Locally Mounted	5% Now \$4,600		5		
	Not Functioning, Extent : Severe, Area Location : Roof	a Affected : 100%			
Variable Frequency Drive	50%	2032 **			
Ground					
Grounding Devices					
Generic	100% 0-2 \$9,300		5	\$600	
	Other Observation, Extent : Severe, A. Location : Basement Explanation : Corroded	rea Affected : 100%			
Lighting					
Interior Lighting					
Fluorescent	30%	2035 * *	10	\$11,600	
	T-8 Lamps And Fixtures, Extent: Ligh Location: Throughout The Building				
Fluorescent	50%	2027 \$337,100	10	\$19,300	
	T-8 Lamps And Fixtures, Extent : Mod Location : Throughout The Building				
Fluorescent	5%	2022 \$33,700	10	\$1,900	
	T-12 Lamps And Fixtures, Extent : Mo Location : 1st Floor Office			, ,	
Fluorescent	15%	2027 \$101,100	10	\$5,800	
	Compact Fluorescent Light, Extent : M Location : Hallways And Staircase	' '		70,000	
Egress Lighting					
Emergency, Battery	50%	2032 **	10	\$5,100	
Exit, LED	10%	2055 **	1		
Exit, Service	40%	2032 **	1		
Exterior Lighting				4400	
Fluorescent	3%	2027 \$3,900	10	\$100	
	Compact Fluorescent Light, Extent : M Location : Outside	Moderate, Area Affected : 100	0%		
HID	15%	2027 \$23,200	10		
Incandescent	2%	2022 \$2,600	2		
No Component	80%				
Alarm					
Security System					
No Component	80%		_		
Generic	20%	2035 **	1	\$3,100	
	Other Observation, Extent: Light, Are				
	Location: 1st Floor, 4th Floor, Hali	· · · · · · · · · · · · · · · · · · ·			
	Explanation : Cctv Surveillance Can	nera			

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

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

Asset #: 1999

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

Mechanical	Current Repair			e Replacement	Ma		
System Component Type	% of Fail Date Total (Years)		ear FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Campus Steam	100%		037	* *	1		
	Other Observation, Ex						
	Location : Columbia	• •	t Buil	ding			
	Explanation : From 6	Outside Source					
Conversion Equipment							
Pres. Reducing Valve/Ll	P 100%	2	036	* *	5	\$2,500	
Steam							
Distribution							
Steam Piping/Pump	100%		027	\$286,400	4	\$3,100	
	On Extended Life, Exte Location : Throughout		Affec	ted : 100%			
Terminal Devices							
Air Handler	40%	2	032	* *	1	\$10,400	
Convector/Radiator	60%		025	\$232,500	1	\$8,100	
	On Extended Life, Exte Location : Throughout		Affec	ted : 100%			
Air Conditioning							
Energy Source							
Electricity	100%	2	043	* *	1		
Conversion Equipment							
Int Pkg Unit - Heating/Cooling	20%	2	025	\$163,400	2	\$500	
	Other Observation, Ex	tent : Light, Area Aff	ected	: 100%			
	Location: First Floo	r					
	Explanation: This U	nit Serves The First I	Floor				
Reciprocating Compr/Chiller	40%	2	027	\$55,700	1	\$7,800	
Window/Wall Unit	40% Now	\$3,400 2	022	\$33,700	1		
	Loose, Extent : Modere	1 - 7		, ,			
	Location: 1st And 21						
Distribution							
Chilled Wtr Pipe/Pump	40%	2	037	* *	4	\$800	
No Component	60%						

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

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

Asset #: 1999

lechanical	Current Repa	air Futur	Replacement	Maintenance			
vstem Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priori	
r Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	40%	2027	\$69,700	1	\$10,400		
No Component	60%						
entilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$37,100		
Exhaust Fans							
Interior	10% 0-2	\$4,500 2037	* *	2	\$100		
	Unit Inoperable, Extent:						
	Location : Penthouse M Mechanical And Or Ele		oom, House Gener	al Exhai	ist Fan Multiple		
Interior	20%	2022	\$9,100	2	\$300		
Roof	30%	2027	\$9,800	2	\$400		
No Component	40%						
	Other Observation, Exten	t : Light, Area Affected	: 0%				
	Location: 1st, 4th Floo	r And Penthouse Mecha	nical Equipment F	Room			
	Explanation : These Co. Report	mponents Are Accounted	d For Under The C	Cooling S	Section Of This		
umbing	•						
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			
	On Extended Life, Extent	: Moderate, Area Affect	ed : 100%				
	Location: Throughout						
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
	On Extended Life, Extent	: Moderate, Area Affect	ed : 100%				
	Location: Throughout						
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		
	Malfunctioning, Extent:	Moderate, Area Affected	! : 100%				
	Location: Basement, M	alfunctioning Pump Co.	ntrols				
Backflow Preventer							
Generic	100%	2027	\$4,000	1	\$2,600		
	Other Observation, Exten	t : Light, Area Affected	: 100%				
	Location: Basement						
	Explanation : Item Loca	stad In Water Meter De	1111				
	Ехріананоп . нет Loca	ilea in waler meier Koc	·///				
Fixtures	Ехрипиноп . нет Loca	nea in water Meter Roc	m.				

Vertical Transport

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

<sup>\*\*</sup> 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			Futur	re Replacement	M		
System Component Type	% of Fail D Total (Yea		<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Vertical Transport

Elevators

Geared Traction 100% LIFE \*\*

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

Location: B-7

Explanation: Two Units, Maintained By Columbia University

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

Area Sq Ft : 35,461 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 10-Jun-2016 Landmark Status : NONE

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

Block : 3986 Lot : 34 BIN : 2041911

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

Total	\$182.300	\$10.700	\$30,000	\$37.100
Importance Code C	\$59,700			
Importance Code B	\$106,000	\$8,900	\$28,200	\$15,600
Importance Code A	\$16,600	\$1,800	\$1,800	\$21,500
Total	\$182,300	\$10,700	\$30,000	\$37,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$16,000	\$4,300	\$8,000	\$10,000
Electrical	\$41,100	\$2,400	\$3,100	\$2,800
Interior Architecture	\$106,400		\$14,900	\$700
Exterior Architecture	\$14,800			\$19,800
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Exterior Walls	1000/		<b>4100 700</b>		* *	_	Ф22 000		
Masonry: Brick	100%	Now	\$188,700	LIFE		5	\$32,000		
		Miss/Erod : Through	l, Extent : Moderat	e, Area A	Affectea : 30%				
			ж xtent : Moderate, A	noa Affo	atad + 200/				
		: Through		теи Ајје	ciea . 50%				
Windows									
Aluminum	100%	Now	\$129,200	2035	* *	5	\$7,900		
	Water Pene	etration, E.	xtent : Moderate, A	rea Affe	cted : 30%				
	Location	: Through	out						
Parapets									
Cast Stone/Terra Cotta	10%	Now	\$11,300	LIFE	* *	5	\$3,500		
	_	-	Extent: Moderate	, Area A	ffected : 20%				
		: Through							
			xtent : Moderate, A	rea Affe	cted : 20%				
		: Through							
Masonry: Brick	90%	Now	\$46,100	LIFE	* *	5	\$4,100		
			Extent : Moderate	, Area A	ffected : 20%				
		: Through							
			l, Extent : Moderat	e, Area A	Affected : 20%				
	Location	: Through	out						
Roof  Modified Bitumen	<b>5</b> 0/	NT.	¢2.500	2027	¢7.100				
Modified Bitumen	5% Water Bone	Now	\$3,500 xtent : Moderate, A	2027	\$7,100				
		etration, E. : Through		rea Ajje	ciea : 50%				
D II D C		. Inrough	)ui	2026	Φ07. <b>7</b> 00		ф20. <u>700</u>		
Roll Roofing Interior	95%			2026	\$95,500	5	\$39,500		
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		
			Extent : Light, Are		ed : 5%	=	+ - ,		
	_	: Stairwell	_	00					
Vinyl Tile	45%			2032	* *	3	\$9,000		
Vinyl Tile	10%			2027	\$44,100	3	\$2,700		

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

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

Asset #: 1978

Architecture	nitecture Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$7,700	2030	* *	5	\$1,400	
	Cracking/	Crumbling,	Extent: Light, Are	ea Affecto	ed : 10%			
	Location	: Through	out					
Concrete Masonry Unit	15%			LIFE	* *	5	\$6,900	
Plaster	35%	Now	\$15,700	LIFE	* *	5	\$6,000	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 10%		. ,	
	_	: Through	_					
	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%			
		: Through	=					
SGFT/Glazed Masonry	35%			LIFE	* *	10	\$10,000	
Wood	10%			LIFE	* *	5	\$45,800	
Ceilings								
AcousTile,Adhered	10%			2032	* *	5	\$5,300	
AcousTileSusp.Lay-In	25%			2040	* *	5	\$13,300	
Plaster	65%	Now	\$22,100	LIFE	* *	5	\$21,600	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 5%			
	Location	: Through	out					
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 10%			
		: Through						

ectrical		Current Repair			e Replacement	Maintenance			
stem Component Type		Fail Date Est (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2047	* *	5	\$200		
	Other Obse	rvation, Exten	t : Light, Area	Affected	: 100%				
	Location :	Electrical Ro	oom						
	Explanation	on : Main Ser	vice Disconnec	t Switch	Rated @ 1200 Am	peres.			
Switchgear / Switchboard									
Molded Case Bkrs	100%			2047	* *	5	\$900		
Raceway									
Conduit	90%			2027	\$31,000	1			
Conduit	10%			2047	* *	1			
Panelboards									
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		
Wiring									
Braided Cloth	50%	2-4	\$25,100	2052	* *	1			
	Insulation A	Aged, Extent:	Severe, Area A	ffected :	100%				
	Location :	Throughout T	The Building						
Thermoplastic	50%			2047	* *	1			

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

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

Asset #: 1978

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•	•				•
Motor Controllers						
Locally Mounted	50%	2040	* *	5	\$100	
Locally Mounted	40%	2032	* *	5	\$100	
Locally Mounted	10%	2025	\$7,300	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,000	
Lighting						
Interior Lighting	<b>#</b> 00/	2022	* *	4.0	<b>41.5.200</b>	
Fluorescent	50% T-8 Lamps And Fixtures, E. Location : Throughout Th			10	\$16,300	
Fluorescent	40%	2022	\$227,700	10	\$13,000	
	T-12 Lamps And Fixtures, I Location : Throughout Th			i		
Fluorescent	9%	2035	* *	10	\$2,900	
	T-5 Lamps And Fixtures, E. Location: 1st Floor	xtent : Light, Area Aff	ected : 100%			
Fluorescent	1%	2032	* *	10	\$300	
	Compact Fluorescent Light Location : Elevator Cars	, Extent : Light, Area	Affected : 100%			
Egress Lighting						
Emergency, Battery	50%	2032	* *	10	\$4,300	
Exit, Service	50%	2032	* *	1		
Exterior Lighting						
HID	20%	2032	* *	10		
No Component	80%					
Alarm						
Security System	700/					
No Component	70%	2022	* *	1	¢4.000	
Generic	30%	2032		1	\$4,000	
	Other Observation, Extent : Light, Area Affected : 100% Location : Hallways, Staircases, Outside Explanation : Cctv Surveillance Camera					
Fire/Smoke Detection	Espianarion . Cerv burver	mance Cumera				
Generic, Digital	100%	2032	* *	1-3	\$21,900	
Generic, Digital	Other Observation, Extent . Location : Throughout Th	Light, Area Affected e Building				
	Explanation : Alarm Bells Lights	s, Manual Pull Station	s, Smoke Detector	s, Horns	And Strobe	

Mechanical	Current Repair			Futu	re Replacement	M		
System Component Type	% of Fail I Total (Yea		<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

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

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

Asset #: 1978

Mechanical	Current	Repair	Futur	e Replacement	M				
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating									
Energy Source	400								
Natural Gas	100%		2037	* *	1				
Conversion Equipment	1000/		2022	* *	1	Φ1 <b>7</b> . <b>5</b> 00			
Hot Water Boiler	100%	Entant Light Anga	2032		1	\$17,500			
	Other Observation, Location : Baseme	_	Ајјестеа	: 100%					
		rni вонег коот utural Gas Fired Sec	ational U	ot Water Poilors					
Distribution	Explanation . 2 No	uurai Gas Firea sec	nonai 11	oi water Botters					
Hot Wtr Piping/Pump	20%		2043	* *	4	\$500			
Hot Wtr Piping/Pump	80%		2035	* *	4	\$2,100			
Terminal Devices	0070		2033			Ψ2,100			
Convector/Radiator	100%		2025	\$327,100	1	\$11,500			
Convector, Rudiator	On Extended Life, E	xtent : Moderate, A			1	Ψ11,500			
	Location : Throug								
Air Conditioning									
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			
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: First Floor And Basement Level								
	Explanation: Inte	rior Portion Of Split	Unit						
No Component	70%								
Heat Rejection									
Air Condenser Unit	30%		2032	* *	2	\$7,400			
	Other Observation,	_	Affected	: 100%					
	Location: Court Y	=							
	Explanation : Exte	ernal Portion Of Spl	it Unit						
No Component	70%								
Ventilation									
Distribution									
Ductwork/Diffusers	100% Now	\$6,000	LIFE	* *	2-5	\$19,800			
	Obsolete Equipment	_							
	Location : Baseme	ent Mechanical Equi	pment Re	oom					
Exhaust Fans	4.00-1		<b>.</b>		_				
Interior	100%		2022	\$38,300	2	\$1,100			
	On Extended Life, E								
DI 1:	Location : Penthol	use Mechanical Equ	ipment R	oom					
Plumbing									
H/C Water Piping	1000/		2022	* *	1				
Galv Iron/Steel	100%		2032	-1. 4·	1				

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

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

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Water Heater						
Gas Fired	100%	2026	\$8,100	2	\$500	
	Recent Installation, Extent : Light, A Location : Basement Boiler Room	rea Affected :	100%			
Sanitary Piping						
Cast Iron	2% Now \$1,50  Leak Evident, Extent : Moderate, Are  Location : Boiler Room		* *	1		
Cast Iron	98%	LIFE	* *	1		
	On Extended Life, Extent : Moderate Location : Throughout	, Area Affecte	ed : 100%			
Storm Drain Piping						
Cast Iron	5% Now \$2,40 Blockage/Clogged, Extent: Modera Location: Backyard Leaders		* * cted : 5%	1		
Cast Iron	95%	LIFE	* *	1		
	On Extended Life, Extent : Moderate Location : Throughout	, Area Affecte	ed : 100%			
Sump Pump(s)						
Submersible	100%	2021	\$6,500	4	\$2,500	
Backflow Preventer		,				
Generic	100%	2032	* *	1	\$2,200	
	Other Observation, Extent : Moderat Location : First Floor					
	Explanation : Component Observed	d In Closet Oi	n The First Floor			
Fixtures	100-1					
Generic	100%	4 4 66	1 500/			
	Obsolete Fixtures, Extent : Moderate Location : Throughout	?, Area Affecto	ed : 50%			
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, A. Location : B-3	rea Affected :	100%			
	Explanation : One Unit one Defective Elevator Controller					

<sup>\*\*</sup> 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 : WILLIAMSBURG DISTRICT HEALTH CTR
Address : 151 MAUJER STREET (NEAR GRAHAM AVE.)

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 27,172 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 14-Dec-2012 Landmark Status : NONE

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

Block : 2788 Lot : 33 BIN : 3069604

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$93,300	\$75,500	\$9,900	\$10,500
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			



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

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

Architecture		Current Repair Future Replacement Maintenance						
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$33,300	
Granite Panels	2%			LIFE	* *	5	\$600	
Pre-Cast Concrete	8%		\$4,800	LIFE	* *	5	\$9,600	
	U	Crumbling, 1 : Main En	Extent : Light, Are try	ea Affecte	ed : 5%			
Windows								
Aluminum	100%		\$82,800	2040	* *	5	\$5,100	
	-	ation, Exter 1 : Through	ıt : Light, Area Affe out	ected : 50	9%			
	Water Penetration, Extent: Moderate, Area Affected: 15%							
	Location	ı : 3rd Floo	r, North Side					
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$4,600	
Metal Rail	3%			2037	* *	5-10	\$2,800	
Pre-Cast Concrete	7%			LIFE	* *	5	\$2,300	
Roof								
Modified Bitumen	95%			2029	* *	10	\$26,800	
Sloped Glazing	5%			LIFE	* *	5	\$18,800	
terior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$7,800	
Ceramic Tile	8%		\$5,400	2027	\$54,000	5	\$1,400	
		_	nents, Extent : Ligh athroom In Baseme	-	ffected : 5%			
Terrazzo	12%	Now	\$19,400	LIFE	* *	5	\$3,300	
		Crumbling, 1 : Stair Ca	Extent : Severe, A se B	rea Affec	ted : 15%			
Vinyl Tile	55%	4+	\$48,900	2029	* *	3	\$7,400	
, myr riic	Worn/Ero	ded, Extent	: Moderate, Area . out 2nd And 3rd F	Affected :	50%	3	ψη,100	
Vinyl Tile	15%	4+	\$4,400	2019	\$44,500	3	\$2,000	
· • • • • • • • • • • • • • • • • • • •	Cracking/		Extent : Moderate			-	, _,· , ·	
			Extent : Moderate, 1	Area Affe	cted : 100%			
			r And Some Section					
	Explana	tion : 9x9 <b>U</b>	Inits					

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

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

Asset #: 1987

Architecture	ture Current Repair Future Replacement Maintenance		cement Maintenance					
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls								
Ceramic Tile	5%			2027	\$60,300	5	\$2,200	
Gypsum Board	10%		\$3,600	LIFE	**	5	\$2,700	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10% Location : 2nd And 3rd Floor							
					150/			
			: Moderate, Area		: 15%			
		ı : Through	out 2nd And 3rd Fi					
Marble Panels	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	\$6,700	
Plaster	15%		\$15,800	LIFE	* *	5	\$2,000	
	_	_	Extent : Severe, A		cted : 25%			
			Locations In Basen					
			xtent : Severe, Ared		d : 25%			
			Locations In Basen					
			Extent : Severe, Are					
			rage Room In The		ıt			
			Growing On Wall:					
SGFT/Glazed Masonry	15%		\$25,400	LIFE	* *			
	_		Extent: Moderate		ffected : 10%			
	Location	ı : Chimney	Chute On 3rd Flo	or				
Ceilings						_		
AcousTileSusp.Lay-In	40%		\$112,800	2044	**	5	\$7,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50% Location : 2nd And 3rd Floor							
	Staining/Discoloring, Extent: Moderate, Area Affected: 50%							
	Location	ı : 2nd And	3rd Floor					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
	Location	ı : 2nd And	3rd Floor					
Exposed Concrete	10%			LIFE	* *	5	\$600	
Plaster	50%			LIFE	* *	5	\$11,200	

lectrical	Current Repair	Future R	eplacement	Ma	aintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$4,700	5	\$100	
	Other Observation, Extent: Moderate	e, Area Affectea	l : 100%			
	Location: Electrical Room					
	Explanation: One 800 Amps Main	Disconnect Swi	tch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2024	\$71,600	5	\$700	
Raceway						
Conduit	100%	2024	\$34,400	1		
Panelboards						
Molded Case Bkrs	100%	2023	\$29,200	5	\$700	

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

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Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location : Water Main					
	Explanation : Connected V	Vith Main Water Pip	e			
Lighting						
Interior Lighting						
Fluorescent	70%	2019	\$268,000	10	\$15,300	
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Using T-8 L	amps				
Fluorescent	30%	2024	\$114,900	10	\$6,600	
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Throughout					
	Explanation: Using T-8 L	amps				
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	

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

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

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

Asset #: 1987

Mechanical	Current R	epair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Conversion Equipment	<b>500</b> /		2022	* *	4	Φ7.000	
Heat Exchanger	50%		2033		1	\$5,900	
	Other Observation, Ex Location : Basement		Ађестеа	: 100%			
	Explanation: 2 Stea		onvartai	• •			
Ct D. 'l		m 10 1101 water C		**	1	¢11.000	
Steam Boiler	50% Other Observation, Ex	rtant i Liaht Anaa	2037		1	\$11,800	
	Location : Basement	=	Ајјестеа	. 100%			
	Explanation: 2 Gas		orc				
Distribution	Explanation . 2 Gas	r trea Steam Botte	:/3				
Hot Wtr Piping/Pump	80%		2032	* *	4	\$900	
Steam Piping/Pump	20%		2044	* *	4	\$200	
Terminal Devices	2070		2011			Ψ200	
Convector/Radiator	100%		2037	* *	1	\$7,700	
Air Conditioning	10070		2037		-	Ψ1,700	
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment	20070						
Exterior Pkg Unit -	15%		2024	\$16,100	2	\$200	
Cooling				. ,		·	
Split Unit	15%		2024	\$16,100			
Window/Wall Unit	60%		2022	\$28,700	1		
No Component	10%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$13,300	
Exhaust Fans							
Roof	100% Now	\$3,700	2029	* *	2	\$600	
	Malfunctioning, Exten						
	Location : First Floo	or Roof, 1 Of 5 Bu	rnt Out E	Exhaust Fan Motor			
Plumbing							
H/C Water Piping							
Brass/Copper	20%		2044	* *	1		
Galv Iron/Steel	80%		2022	\$55,600	1		
	On Extended Life, Ext						
	Location : Beyond Their Useful Life Cy		he Dome	estic Hot And Cold	Water P	iping Are Beyond	
Water Heater	10007		0000	<b>4</b> = 10 =	•	***	
Gas Fired	100%		2022	\$5,400	2	\$300	
Sanitary Piping	1000/						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10007			-11	_		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/		2615	* - = -	,	<b>** *</b> 0 -	
Submersible	100%		2018	\$6,500	4	\$2,500	
Backflow Preventer	1000/		2020			<b>*. -</b> 0 -	
Generic	100%		2029	* *	1	\$1,700	

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

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

#### **DEPT. OF HEALTH & MENTAL HYGIENE - 816**

#### **Project: HEALTH AND MENTAL HYGIENE**

CAPITAL		F	FY 2018 - 2021		FY 2022 - 2027			
Miscellaneous Buildings  EXPENSE  Miscellaneous Buildings		'	144,300			100,100		
		FY 2018 FY 2019			FY 2020 FY 2021			
		9,600	6,600		8,900	5,900		
ASSET#	NAME			SQFT	CAPITAL	EXPENSE		
13731	PEST CONTROL			2,185	75,100	9,500		
13733	STATEN ISLAND ANIMAL SHELTER			4,927	169,300	21,500		

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