Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 24-Jul-2017 Landmark Status : NONE

Areas Surveyed :

Block : 518 Lot : 30 BIN : 4005758

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$146,600
Interior Architecture		\$224,700
Electrical	\$114,000	\$670,600
Mechanical	\$90,500	\$90,100
Total	\$204,500	\$1,132,000
Importance Code A		\$146,600
Importance Code B	\$204,500	\$985,400
Total	\$204,500	\$1,132,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,700	\$3,100		\$26,900
Interior Architecture	\$4,000	\$5,400	\$3,200	
Electrical	\$19,400	\$2,500	\$2,000	\$2,000
Mechanical	\$4,100	\$4,400	\$6,600	\$3,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$62,100	\$19,300	\$15,800	\$36,700
Importance Code A	\$38,300	\$5,600	\$2,600	\$29,500
Importance Code B	\$19,800	\$13,600	\$13,200	\$7,200
Importance Code C	\$4,000			
Total	\$62,100	\$19,300	\$15,800	\$36,700



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

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

Asset #: 132

Architecture	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Masonry: Brick	70%	LIFE	* *	5	\$34,200	
	Efflorescence, Extent : Light, Area Location : Throughout	a Affected : 5%				
Pre-Cast Concrete	25%	LIFE	* *	5	\$39,700	
	Staining/Discoloring, Extent : Mo Location : Throughout	derate, Area Affecto	ed : 5%			
Stucco Cement	5%	2042	* *	5	\$6,100	
Windows						
Steel	5% Now \$30, Corrosion/Rusting, Extent: Mode Location: Penthouse		* * : 75%	5	\$3,500	
	Deteriorated Finish, Extent: Seve Location: Penthouse Caulking Deteriorated, Extent: M Location: Penthouse					
Wood	95%	2045	* *	5	\$107,000	
Parapets						
Masonry: Brick	80%	LIFE	* *	5	\$3,900	
Metal Security Bars	10%	2057	* *			
Pre-Cast Concrete	10%	LIFE	* *	5	\$3,000	
Roof						
Modified Bitumen	95%	2034	* *	10	\$26,900	
Skylight, Metal/Glass	5%	2039	* *	10	\$4,700	
Interior Floors						
Cast in Place Concrete	5%	LIFE	* *	5	\$4,300	
Ceramic Tile	5%	2032	* *	5	\$2,000	
Terrazzo	15%	LIFE	* *	5	\$4,600	
Vinyl Tile	65%	2029	\$224,700	3	\$9,500	
	Recent Repair Evident, Extent: Li	ght, Area Affected	: 5%			
	Location : Throughout					

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

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

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

Asset #: 132

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior	•							
Interior Walls								
Glass: Single Pane	5%			LIFE	* *	5	\$1,500	
Gypsum Board	15%			LIFE	* *	5	\$3,600	
	Paint Pee	ling, Extent	t : Light, Area Affec	cted : 5%	ó			
		ı : Toilets						
			ıt, Extent : Light, A	rea Affe	cted : 3%			
	Location	ı : Toilets						
Marble Panels	5%			LIFE	* *			
Plaster	60%		\$4,000	LIFE	* *	5	\$7,100	
			Extent : Light, Are	ea Affect	ed : 2%			
			se Stairway					
		-	t : Light, Area Affed se Stairway	cted : 2%	Ó			
			xtent : Light, Area se Stairway	Affected	: 5%			
SGFT/Glazed Masonry	15%		<u> </u>	LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	20%			2042	* *	5	\$7,800	
Exposed Concrete	5%			LIFE	* *	5	\$300	
Plaster	70%			LIFE	* *	5	\$17,100	
	Paint Pee	ling, Exteni	: Moderate, Area	Affected	: 10%			
	Location	ı : Through	out					
Plaster	5%			LIFE	* *	5	\$1,200	
Site Enclosure							· · · · · · · · · · · · · · · · · · ·	
Fence/Gates								
Iron Picket	100%			2064	* *			
Retaining Walls								
Cast in Place Concrete	100%			2049	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2034	* *			
Masonry: Granite	50%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2042	* *			

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

Under 600 Volts

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

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

Asset #: 132

Electrical	C	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw		2-4 \$5,000	2059	* *	5	\$100	
		Life, Extent : Light, Area	Affected :	100%			
		Electrical Room					
		vation, Extent : Light, Area	Affected	: 100%			
		Electrical Room					
~	Explanation	ı : Main Service Switch Ra	ted At 60	10 Amperes			
Switchgear / Switchboard Fused Knife Sw	1000/	2.4 \$76.400	2050	* *	-	¢100	
Fused Knife Sw		2-4 \$76,400 vation, Extent: Light, Area	2059		5	\$100	
		ation, Extent : Lignt, Area Electrical Room	Ајјестеа	: 100%			
		: Obsolete Equipment					
Raceway	Ехріананов	i . Oosolele Equipmeni					
Conduit	90%		2029	\$33,100	1		
Conduit	10%		2039	**	1		
Panelboards	1070		2007		-		
Fused Toggle Switch	40%	2-4 \$12,500	2054	* *	5	\$100	
<i>56</i>		Life, Extent : Light, Area		100%		*	
	Location: 2	2nd And 3rd Floor Hallwa	VS				
Molded Case Bkrs	30%		2028	\$9,300	5	\$200	
Molded Case Bkrs	30%		2045	**	5	\$200	
Wiring						<u> </u>	
Braided Cloth	70%	2-4 \$37,600	2054	* *	1		
	Insulation Ag	ed, Extent : Moderate, Are	ea Affecte	ed : 100%			
	Location: T	Throughout The Building					
Thermoplastic	30%		2039	* *	1		
Motor Controllers							
Locally Mounted	50%		2027	\$29,200	5	\$100	
Locally Mounted	50%		2034	**	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$400	
Lighting							

Lighting

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

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

Asset #: 132

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	38%	2029	\$169,700	10	\$9,100	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Fluorescent	40%	2029	\$178,600	10	\$9,600	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	2%	2029	\$8,900	10	\$500	
	Compact Fluorescent Light, Extent : Lig	ght, Area	Affected: 100%			
	Location: Throughout The Building					
LED	20%	2029	\$251,000			
	Recent Installation, Extent : Light, Area	Affected	·			
	Location: 2nd Floor					
Egress Lighting						
Emergency, Battery	50%	2029	\$18,300	10	\$3,100	
Exit, Service	50%	2029	\$4,500	1		
Exterior Lighting						
HID	30%	2029	\$33,500	10		
No Component	70%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	\$26,800	1	\$3,200	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Throughout The Building					
	Explanation: Intrusion Alarm Only, M	10tion Se	nsors And Panic L	Doors		
Fire/Smoke Detection						
Generic, Analog	100%	2034	* *	1-3	\$17,500	

l echanical	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2049	* *	1		
Conversion Equipment						
Steam Boiler	100%	2034	* *	1	\$25,800	
	Other Observation, Extent: Light, Ar	ea Affected :	100%			
	Location : Boiler Room					
	Explanation: Two Units					
Distribution						
Steam Piping/Pump	100%	2039	* *			

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

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

Asset #: 132

Mechanical		Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priori
leating	<u>'</u>			•			
Terminal Devices							
Air Handler	10%		2029	\$35,800	1	\$1,600	
Convector/Radiator	90%		2034	* *	1	\$7,600	
Air Conditioning							
Energy Source							
Electricity	100%		2045	* *	1		
Conversion Equipment							
Split Unit	10%		2029	\$54,300			
Window/Wall Unit	50%		2027	\$26,500	1		
No Component	40%			4-0,000			
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2	\$3,400	
No Component	90%		LII L		~	ψ2,100	
/entilation	7070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$14,500	
Exhaust Fans	10070		LII L			ψ11,500	
Interior	100%		2024	\$90,500	2	\$800	
lumbing	10070		2024	Ψ70,500		ΨΟΟΟ	
H/C Water Piping							
Galvanized Steel	100%		2034	* *	1		
Water Heater	10070		2031		-		
Gas Fired	100%		2027	\$15,500	2	\$400	
Gus i neu		ervation, Extent : Light, Area			-	φίου	
		: Basement Mechanical Room					
		ion : 74 Gallon Tank					
Sanitary Piping	zup runten.	on . , , ounon lum					
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LII L		-		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		LII L		-		
Non-Submersible	100%		2029	\$4,200	4	\$900	
Sewage Ejector(s)	100/0		2023	ψτ,200	7	\$700	
Electric	100%		2034	* *	4	\$1,700	
Backflow Preventer	100/0		2037		7	φ1,/00	
Generic Generic	100%		2037	* *	1	\$1,600	
	10070		2031	. •	1	\$1,000	
Fixtures	1000/						
Generic	100%						
/ertical Transport							
Elevators	1000/		LIEE	* *			
Geared Traction	100%	omistion Futont : I := l.t. 4	LIFE				
		ervation, Extent : Light, Area : Basement To 3rd Floor	<i>А</i> јјестеа : 1	100%			
ire Sunnression	Explanat	ion : One Unit					

Fire Suppression

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

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

Asset #: 132

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%		2049	* *	1-2	\$400	

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

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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,Ph

Block : 1826 Lot : 1 BIN : 3051782

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$75,800	\$66,000
Electrical	\$32,400	\$78,400
Mechanical	\$57,600	\$333,500
Total	\$165,800	\$478,000
Importance Code A	\$75,800	\$66,000
Importance Code B	\$90,000	\$411,900
Total	\$165,800	\$478 000

Total \$165,800 \$478,000

Interior Architecture \$49,400 Electrical \$33,000 \$38,500 \$5,900 Mechanical \$35,900 \$4,200 \$6,600 Elevators/Escalators \$3,900 \$3,900 \$3,900		4 - 3	+ -)	+ - J	4 -)
Electrical \$33,000 \$38,500 \$5,900 Mechanical \$35,900 \$4,200 \$6,600			+ - /	+ - 9	+ -)
Electrical \$33,000 \$38,500 \$5,900 Mechanical \$35,900 \$4,200 \$6,600		4 -)	* - >	+ -)	+ -)
Electrical \$33,000 \$38,500 \$5,900 Mechanical \$35,900 \$4,200 \$6,600					
Electrical \$33,000 \$38,500 \$5,900 Mechanical \$35,900 \$4,200 \$6,600	Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Electrical \$33,000 \$38,500 \$5,900					
	Mechanical	· ·	·		\$4,200
Interior Architecture \$49,400	Electrical	\$33,000	\$38,500	\$5,900	\$3,700
	Interior Architecture	\$49,400			\$5,200
Exterior Architecture \$6,900 \$900	Exterior Architecture		\$900		
EXPENSE FY 2021 FY 2022 FY 2023 Extension Analytic stress \$6,000 \$000					FY 202



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

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Asset #: 1980

rchitecture	Current Repair		Futur	Future Replacement		t Maintenance	
vstem Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Cast in Place Concrete	3% 0-2	\$6,900	LIFE	* *	5	\$11,700	
	Cracking/Crumbli Location : Throi	ng, Extent : Light, Ard ghout	ea Affecte	ed : 5%			
Masonry: Brick	85%		LIFE	* *	5	\$66,000	
Masonry: Limestone	10%		LIFE	* *	5	\$5,800	
Granite Panels	2%		LIFE	* *	5	\$1,200	
Windows							
Aluminum	100%		2035	* *	5	\$1,600	
Parapets							
Masonry: Brick	75%		LIFE	* *	5	\$6,600	
Masonry: Limestone	10%		LIFE	* *	5	\$1,100	
Metal Panel	5%		2037	* *	5	\$1,700	
Metal Rail	10%		2040	* *	5-10	\$16,000	
Roof							
Modified Bitumen	95%		2032	* *	10	\$75,800	
Skylight, Metal/Glass	5%		2037	* *	10	\$13,300	
	Other Observation	, Extent : Light, Area	Affected	: 100%			
	Location : Throi	ghout					
	Explanation: 2						
erior							
Floors	50/		LIEE	* *	_	¢ (100	
Cast in Place Concrete	5%	Φ2 000	LIFE	* *	5	\$6,100	
Ceramic Tile	5% 2-4	\$2,800	2036		5	\$1,400	
	Worn/Eroded, Ext Location : Bathr	ent : Light, Area Affed ooms	cted : 5%				
Terrazzo	15% 0-2	\$20,300	LIFE	* *	5	\$6,500	
	Cracking/Crumbli Location : Throi	ng, Extent : Light, Arc	ea Affecte	ed : 5%		. ,	
Vinyl Tile	75% Now	\$18,600	2032	* *	3	\$15,700	
v myr i ne		ng, Extent : Light, Ard		pd · 5%	3	Ψ15,700	
	Location : Throi		ca 11jjecie				
Interior Walls		=					
Ceramic Tile	5% 2-4	\$3,500	2036	* *	5	\$1,200	
		ent : Moderate, Area		5%	-	, ,	
	Location : Bathr						
Gypsum Board	40%		LIFE	* *	5	\$11,700	
Metal Panel	5%		LIFE	* *	5	Ψ11,700	
Marble Panels	5%		LIFE	* *			
Plaster	20%		LIFE	* *	5	\$2,900	
Plaster	5% Now	\$1,000	LIFE	* *	5	\$2,900 \$700	
1 145161		\$1,000 ng, Extent : Moderate			3	\$ / 00	
	Location : Throi	-	., 111 си Ај	jecieu . 10/0			
SGFT/Glazed Masonry	20%	· · · · · ·	LIFE	* *			
SOF I/Olazed Wiasonry	ZU70		LIFE				

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

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

Asset #: 1980

Architecture		Current Repair Future Replacement		М				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2040	* *	5	\$7,400	
AcousTileSusp.Lay-In	20%	0-2	\$3,100	2032	* *	5	\$3,700	
-	Cracking/C	rumbling,	Extent : Light, Are	a Affect	ed : 10%			
	Location .	: Througho	out					
Gypsum Board	20%			LIFE	* *	5	\$9,300	
Metal Panel	10%			LIFE	* *	5	\$4,600	
Plaster	30%			LIFE	* *	5	\$7,000	

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2047	* *	5	\$200	
		ervation, Extent : Light	Area Affected	: 100%			
		: Electrical Room					
	Explana	tion : Main Service Disc	onnect Switch	Rated At 1600 Am	peres.		
Switchgear / Switchboard							
Fused Disc Sw	100%		2047	* *	5	\$200	
Raceway							
Conduit	50%		2027	\$18,400	1		
Conduit	50%		2047	* *	1		
Panelboards							
Fused Disc Sw	5%		2026	\$2,300	5		
Molded Case Bkrs	45%		2026	\$21,000	5	\$400	
Molded Case Bkrs	50%		2043	* *	5	\$500	
Wiring							
Braided Cloth	50%	2-4 \$26,	800 2052	* *	1		
	Insulation	Aged, Extent: Severe, A	Area Affected :	100%			
	Location	: Throughout The Build	ling				
Thermoplastic	50%		2047	* *	1		
Motor Controllers							
Locally Mounted	50%		2025	\$39,000	5	\$100	
Variable Frequency	50%		2032	* *			
Drive							
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$600	
tand-by Power							
Transfer Switches							
Automatic	100%		2040	* *	1	\$11,600	

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

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Asset #: 1980

Electrical	Current Repair	Future	Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Stand-by Power									
Generators					***				
Diesel	100%	2036	**	1	\$14,600				
	Other Observation, Extent : Light, Area Location : Generator Room	Affected	: 100%						
	Explanation: Emergency Generator I	Rated At 6	00 Kilowatts						
Batteries	Explanation . Emergency Generator 1	aica 21i o	00 Kilowalis						
Lead/Acid	100%	2021	\$1,600	5	\$1,400				
Fuel Storage			•						
Day Tank	50%	2043	* *	5	\$3,500				
	Other Observation, Extent : Light, Area	Affected	: 100%						
	Location: Generator Room								
	Explanation: 275 Gallons Rated Cap	acity							
Main Tank	50%	2030	\$2,400	5	\$600				
	Other Observation, Extent: Moderate, .	Area Affe	cted : 100%						
	Location: Underground								
	Explanation: 4000 Gallons Rated Ca	pacity							
Lighting									
Interior Lighting	000/	2022	* *	1.0	#27 700				
Fluorescent	80% Other Observation, Extent: Light, Area	2032		10	\$27,700				
	Location: Throughout The Building	Ајјестеи	. 100/0						
	Explanation: T-8 Lamps								
Fluorescent	10%	2032	* *	10	\$3,500				
Fluorescent				10	\$3,300				
	Other Observation, Extent : Light, Area Affected : 100% Location : Upper Floors								
	Explanation: T-5 Lamps								
Fluorescent	5%	2022	\$32,400	10	\$1,700				
Tuorescent	Other Observation, Extent : Light, Area			10	ψ1,700				
	Location: Basement	33							
	Explanation: T-12 Lamps								
Fluorescent	5%	2032	* *	10	\$1,700				
	Compact Fluorescent Light, Extent : Lig		Affected : 100%		, ,,,,,,				
	Location: Upper Floors								
Egress Lighting									
Emergency, Service	40%	2032	* *	1					
Emergency, Battery	10%	2027	\$5,300	10	\$900				
Exit, LED	45%	2055	* *	1					
Exit, Service	5%	2027	\$700	1					
Exterior Lighting									
HID	20%	2027	\$29,700	10					
No Component	80%								

Alarm

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

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Asset #: 1980

Electrical	Current Re	epair Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2035	* *	1	\$4,200	
	Other Observation, Ext	ent : Light, Area Affected	: 100%			
	Location : Lobby And	Entry And Exit Points				
	Explanation : CCTV S	Gurveillance System And I	ntrusion Alarm Sy.	stem		
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2032	* *	1-3	\$7,000	
	Other Observation, Ext	ent : Light, Area Affected	: 100%			
	Location : Hallways A	Ind Basement				
	Explanation : Manual	Pull Stations, Alarm Bell	s, Horns, Strobe L	ights An	d Smoke Detectors	

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	* *	1	\$18,700	
	Location	ervation, Exten : Boiler Room			! : 100%			
	Explanat	ion : 2 Gas Fir	ed Hot Water	Boilers				
Distribution								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$1,900	
Terminal Devices								
Air Handler	25%			2027	\$129,600	1	\$5,800	
Convector/Radiator	70%			2025	\$138,200	1	\$8,500	
Fan Coil Unit/Heat	5%			2027	\$27,600	1	\$600	
		ervation, Exten			ected : 100%			
		: Basement Ne						
	Explanat	ion : Equipmer	ıt Serve Basem	ent Audi	torium			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	22%			2027	\$65,700	2	\$500	
·	R-22 Refrig Location	gerant, Extent : Roof	: Light, Area A	lffected :	100%			
Exterior Pkg Unit - Cooling	3%	0-2	\$9,000	2037	* *	2	\$100	
	Malfunctio	ning, Extent :	Moderate, Are	a Affecte	d : 100%			
		0			t Line At The Roofi	top Unit	Evaporator Coils	
Window/Wall Unit	75%			2022	\$57,600	1	-	
William Wall Clift	1370			2022	Ψ57,000	1		

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

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

Asset #: 1980

Mechanical		Current Repair Future Replacement			ment Maintenance			
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	25%		2032	* *	1	\$5,800		
No Component	75%							
Ventilation								
Distribution 1/Disc	250/		LIEE	* *	2.5	Φ. 7. 200		
Ductwork/Diffusers	25%		LIFE	* *	2-5	\$5,300		
No Component Exhaust Fans	75%							
Roof	40%		2027	\$24,500	2	\$500		
No Component	60%		2027	\$24,300	2	\$300		
140 Component		ervation, Extent : Light,	Area Affected	. 0%				
		: First And Second Floo		. 0,0				
	Explanai	ion : No Mechanical Ve	ntilation On F	irst And Second Fl	oors			
lumbing	1							
H/C Water Piping								
Brass/Copper	100%		2037	* *	1			
Water Heater								
Gas Fired	100%		2021	\$22,500	2	\$600		
	Other Observation, Extent: Light, Area Affected: 100%							
		: Mechanical Room						
	Explanai	tion : One Tank Of 70 G	allon Capacity					
Sanitary Piping	1000/		LIEE	* *	1			
Cast Iron	100%		LIFE		1			
Storm Drain Piping Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)	10070		LIFE		1			
Non-Submersible	100%		2027	\$5,600	4	\$800		
Backflow Preventer	10070		2027	\$5,000		\$600		
Generic	100%		2032	* *	1	\$2,300		
Fixtures	10070		2032		-	Ψ2,500		
Generic	100%							
ertical Transport								
Elevators								
Geared Traction	100%		LIFE	* *				
		ervation, Extent : Light, : Basement To 3rd Floo		: 100%				
	Explanai	tion: 1 Unit						
ire Suppression	•							
Chemical System								
No Component	95%							
Generic	5%		2025	\$1,400	1-3	\$200		

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

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

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Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 28-Mar-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 4363 Lot : 1 BIN : 3097756

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$366,200	
Interior Architecture	\$237,400	\$198,100
Electrical	\$65,000	\$201,600
Total	\$668,600	\$399,700
Importance Code A	\$366,200	
Importance Code B	\$144,300	\$399,700
Importance Code C	\$158,200	
Total	\$668,600	\$399,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,600		\$1,800	
Interior Architecture	\$31,300		\$500	\$200
Electrical	\$3,500	\$1,600	\$3,400	\$1,900
Mechanical	\$59,400	\$1,500	\$4,100	\$1,500
Site Pavements	\$27,400			
Total	\$159,100	\$3,200	\$9,700	\$3,600
Importance Code A	\$43,200	\$600	\$2,400	\$600
Importance Code B	\$109,000	\$2,600	\$7,400	\$3,000
Importance Code C	\$6,900			
Total	\$159,100	\$3,200	\$9,700	\$3,600



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

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

Asset #: 13734

rchitecture	Current Repair Future Replacement		M						
vstem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority				
terior									
Exterior Walls	50/ 31 05 406		_						
Cast in Place Concrete	5% Now \$5,400		5	\$4,600					
	Cracking/Crumbling, Extent: Light, A Location: Throughout	Area Affectea : 10%							
	Water Penetration, Extent: Moderate	. Area Affected · 5%							
	Location : West Side	,							
Metal Coiling Doors	8% Now \$17,500	2035 **	5	\$2,300					
_	Air Infiltration, Extent : Severe, Area	Affected: 25%							
	Location : All Doors								
	Broken/Missing Elements, Extent: M	oderate, Area Affected : 10%							
	Location: Throughout	1.00							
	Corrosion/Rusting, Extent: Moderate Location: Rear Doors	e, Area Affected : 15%							
Stucco Cement	84% Now \$93,700		5	\$19,400					
	Broken/Missing Elements, Extent : M Location : Various Locations	oderate, Area Affected : 15%							
	Cracking/Crumbling, Extent : Modera	ate, Area Affected : 20%							
	Location: Throughout								
	Vertical Cracks, Extent: Moderate, A	Irea Affected : 15%							
	Location : Rear Facade Other Observation, Extent : Light, Ar	ung Affactad : 1000/							
	Location: Throughout	ea Affectea . 100%							
	Explanation: This Is An EIFS Syste	m							
Window Wall	3% 0-2 \$2,800		5	\$1,000					
	Air Infiltration, Extent : Moderate, An Location : Main Entrance		-	* //					
Windows									
Fiberglass Panel	100%	2038 **	5	\$3,600					
Roof	070/ N \$272.500	2040 **			1				
IRMA/Protected Membrane	97% Now \$272,500	2040			1				
	Broken/Missing Elements, Extent: Se	vere, Area Affected : 10%							
	Location: Southern Perimeter	ata Auga Affactad . 150/							
	Broken Paver Blocks, Extent: Moder	ate, Area Affectea : 15%							
	Location : Throughout Miss/Damaged Flashings, Extent : Severe, Area Affected : 35%								
	Miss/Damagea Flasnings, Extent : Severe, Area Affectea : 55% Location : Perimeter Edges								
	Vegetation Growth, Extent: Severe, Area Affected: 50%								
	Location : At Paver Seams And Roof Drains								
	Water Penetration, Extent: Moderate Location: At Roof Penetrations Over								
Metal Panel	3% Now \$11,900								
	Caulking Deteriorated, Extent: Mode Location: Entry Vestibule								
	Water Penetration, Extent: Moderate	e, Area Affected : 50%							
	Location: Entry Vestibule	, , , , , , , , , , , , , , , , , , , ,							

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

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

Asset #: 13734

Architecture	Current Repair Future Replacen			e Replacement	ement Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors	50/		2022	* *	5	\$000	
Ceramic Tile	5% 85% Now	\$79,300	2033 2030		5 5	\$900 \$9,600	
Traffic Topping	Cracking/Crumbling, Location: Main Lo Deteriorated Finish, Location: Main Lo Split/Cracked, Extend Location: Main Lo	Extent: Moderate bby, Exam Rooms, Extent: Moderate, bby, Exam Rooms, : Moderate, Area bby, Exam Rooms,	e, Area A Dock Ar Area Afj Dock Ar Affected Dock Ar	reas And Througho Fected : 75% Peas And Througho : 15% Peas And Througho	out out	\$9,000	
	Worn/Eroded, Extent						
	Location : Main Lo	*		eas And Througho			
Vinyl Tile	10% Now Cracking/Crumbling, Location : Locker F		-	•	3	\$700	
Interior Walls	1000/	*1. * * * * * * *			_	00.100	
Concrete Masonry Unit	100% 4+ Cracking/Crumbling, Location: Through Diagonal Cracks, Ex Location: Medical Vertical Cracks, Exte Location: Mechani Other Observation, E Location: Through Explanation: Paint	out tent : Moderate, Ar Offices And Throu ent : Moderate, Are ical Room And Thr Extent : Moderate, A	rea Affect ghout ea Affecte oughout	ted : 15%	5	\$9,100	
Ceilings					_		
AcousTileSusp.Lay-In	70% Now Broken/Missing Elem Location: Through Staining/Discoloring Location: Through	out Extent : Moderate			5	\$6,300	
Exposed Concrete	10%		LIFE	* *	5-10	\$2,300	
Exposed Struc: Steel	20%		LIFE	* *	10	\$7,200	
Site Enclosure Fence/Gates							
Chain Link	100%		2050	* *			
Site Pavements	10070		2000				
Public Sidewalk Cast in Place Concrete	100% 0-2 Cracking/Crumbling, Location : East Side		2035 ea Affecto	* * ed : 25%			
On-Site Walkways							
Cast in Place Concrete	100% 0-2 Cracking/Crumbling, Location: Through	-	2043 ea Affecto	* * ed : 10%			

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

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

Asset #: 13734

Architecture	Current Repair Future Replacement		Maintenance				
System Component Type	% of Fail D Total (Yea	Oate Estimated Cost rs)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Parking/Driveway	1000/ 37	4		de de			
Asphalt	100% Nov	v \$5,500	2033	* *			
	Cracking/Crumb	ling, Extent : Moderat	te, Area Affe	ected : 15%			
	Location : Thro	oughout					
	Sinking/Subsiding	g, Extent : Moderate, .	Area Affecte	ed : 5%			
	Location : Nort	٠.	33				
Activity Yard							
Cast in Place Concrete	100% 0-2	\$2,500	2043	* *			
	Cracking/Crumbling, Extent: Light, Area Affected: 15%						
	Location : Dog	Run	00				
	Ponding, Extent: Light, Area Affected: 10%						
	Location : Dog	Run					

Electrical	Current Re	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Cstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	1000/	• • • •		_	4100	
Fused Disc Sw	100%	2040	* *	5	\$100	
		ent : Light, Area Affected	t : 100%			
	Location : Electrical I		•••			
~	Explanation : Main Se	ervice Switch Rated At 1,	200 Amperes			
Switchgear / Switchboard	1000/	20.40	* *	_	#100	
Fused Disc Sw	100%	2040	* *	5	\$100	
Raceway	1000/	20.40	ماد ماد			
Conduit	100%	2040	* *	1		
Panelboards	100/	•••	de de	_		
Fused Disc Sw	10%	2038	* *	5	4.00	
Molded Case Bkrs	90%	2038	* *	5	\$300	
Wiring						
Thermoplastic	100%	2040	* *	1		
Motor Controllers						
Locally Mounted	100%	2035	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
Stand-by Power						
Transfer Switches						
Automatic	100%	2035	* *	1	\$3,700	
Generators						
Diesel	100%	2033	* *	1	\$4,700	
		ent : Light, Area Affectea	d : 100%			
	Location: Outside					
	Explanation : Emerge	ncy Generator Rated At	265 Kilowatts			
Batteries						
Lead/Acid	100%	2023	\$1,600	5	\$400	

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

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

Asset #: 13734

Electrical	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power					
Fuel Storage	1000/	2017	_	.	
Main Tank	100%	2045 **	5	\$400	
	Other Observation, Extent : Light, Are Location : Outside	ea Affectea : 100%			
	Explanation: 400 Gallons Rated Ca	pacity			
Lighting					
Interior Lighting					
Fluorescent	99%	2030 \$70,800	10	\$10,900	
	Other Observation, Extent : Light, Are	ea Affected : 100%			
	Location : Throughout				
	Explanation: T-8 Lamps				
Fluorescent	1%	2030 \$700	10	\$100	
	Compact Fluorescent Light, Extent : L	ight, Area Affected : 100%			
	Location: Entrance				
Egress Lighting					
Emergency, Service	50%	2030 \$3,100	1		
Exit, Service	50% Now \$2,100		1		
	Not Functioning, Extent: Severe, Area				
	Location : Throughout The Building				
Exterior Lighting	2007	2020 #0.500	1.0		
HID	20%	2030 \$9,500	10		
HID	10%	2040	10		
	Recent Replace Evident, Extent : Ligh Location : Front Of The Building	i, Area Ajjeciea : 25%			
N. C.	70%				
No Component	/0%				
Alarm Security System					
No Component	70%				
Generic	30%	2030 \$11,400	1	\$1,400	
Generic	Other Observation, Extent : Light, Are		1	\$1,700	
	Location: Inside And Outside	м пусски . 10070			
	Explanation : CCTV Surveillance Co	amera			
Fire/Smoke Detection					
Generic, Digital	100% Now \$65,000	2030 \$130,000	1-3	\$6,800	
10 , 18	Other Observation, Extent: Moderate		- 2	40,000	
	Location: Throughout The Building				
	Explanation : Frequent Trouble Sign				

Mechanical	Current Repa	ir Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	10%	2040	* *	1		
Natural Gas	90%	2040	* *	1		

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

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

Asset #: 13734

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Furnace	Other Obs Location	: Roof	\$5,500 Extent : Severe, Are its. Computer Tem		\$27,700 ed : 90% Control System No	1 t Workin	\$5,400	
Terminal Devices Convector/Radiator	10%		Extent : Light, Area	2028	\$6,300	1	\$400	
No Component		: Lunchro	om ric Radiators					
Air Conditioning	7070							
Energy Source Electricity	100%			2038	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%	0-2	\$22,100	2040	* *	2	\$100	
	Location Obsolete I Location Other Obs Location	: Roof Equipment, : Roof ervation, E : Roof	nt : Severe, Area A Extent : Moderate Extent : Light, Area Ekage Unit. R-22. F	, Area A <u>f</u> Affected	fected : 100% ! : 15%			
No Component	85%	ion . I I ac	киде Опп. К-22. I	or mean	cui Areu			
Terminal Devices Air Handler/Cool/Ht	100%	v	\$19,800 tent : Moderate, A	2040 rea Affec	* * rted : 100%	1	\$6,700	
Heat Rejection Air Cooled Condenser Unit	100%	Now	\$3,600	2025	\$3,600	2	\$6,700	
	Location Other Obs Location	: 2 Units (ervation, E : Roof	ere, Area Affected : Of 5 Malfunctionin Extent : Moderate, 2 Extended Life	g	ected : 100%			
Ventilation								
Distribution	1000/			LIPP	* *	2.5	#10.600	
Ductwork/Diffusers Exhaust Fans	100%			LIFE	~ ^	2-5	\$10,600	
Exnaust Fans Roof	100%			2030	\$19,500	2	\$400	
Plumbing	10070			2030	Ψ17,500		ψτυυ	
H/C Water Piping Brass/Copper	Leak Evid		\$4,400 : Moderate, Area 2 Of The 1st Floor	2040 Affected :	* *	1		

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

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

Asset #: 13734

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Gas Fired	100%	2025	\$7,200	2	\$200	
	Other Observation, Extent : Lig	ght, Area Affected : 10	0%			
	Location: Mechanical Room					
	Explanation: Two 100 Gallo	ns				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2030	\$3,000	1	\$700	
Fixtures						
Generic	100%					

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

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

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DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020 Print Date: 16-Sep-2019

Asset Name : BROOKLYN OCME

Address : 599 WINTHROP STREET @ ALBANY AVE.

Borough Agency's Number : BROOKLYN : N/A

Program / Asset # : HEA0033.000 / 14653 Yr Built/Renovated : 2005 / 2008

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

Date of Survey Landmark Status : NONE : 22-Aug-2017

Areas Surveyed

Block : 4812 BIN : 3831514 Lot : 1

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$63,800
Interior Architecture	\$161,100	
Electrical		\$148,500
Mechanical	\$434,900	\$139,800
Total	\$596,000	\$352,100
Importance Code A		\$63,800
Importance Code B	\$596,000	\$288,300
Total	\$596,000	\$352,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,700	\$5,600		_
Interior Architecture	\$44,700	\$3,000		\$6,400
Electrical	\$5,600	\$6,300	\$5,200	\$45,600
Mechanical	\$29,200	\$18,800	\$17,000	\$18,100
Site Pavements	\$3,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
				,

Total	\$132,000	\$37,600	\$26,100	\$74,000
Importance Code C	\$3,900	\$200		
Importance Code B	\$83,200	\$31,700	\$24,900	\$73,800
Importance Code A	\$44,900	\$5,800	\$1,200	\$200
Total	\$132,000	\$37,600	\$26,100	\$74,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$3,900			
Mechanical	\$29,200	\$18,800	\$17,000	\$18,100
Electrical	\$5,600	\$6,300	\$5,200	\$45,600



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

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

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

Asset #: 14653

chitecture	Current Repai	r Futu	re Replacement	М	aintenance	
stem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior						
Exterior Walls						
Masonry: Brick	50%	LIFE	* *	5	\$29,600	
Metal Panel	27% 4+	\$2,400 2049	* *	5	\$30,000	
	Deformed/Dented, Extent . Location : Above Loadin		cted : 2%			
Metal Coiling Doors	3%	2046	* *	5	\$5,600	
Pre-Cast Concrete	5% Now	\$2,000 LIFE	* *	5	\$9,600	
	Jnt Mortar Miss/Erod, Ext Location : Sill Joint Seal		Affected : 25%			
Window Wall	15%	2055	* *	5	\$33,300	
Windows						
Aluminum	95%	2051	* *	5	\$11,900	
	Other Observation, Extent	: Moderate, Area Aff	ected : 100%		-	
	Location: Throughout					
	Explanation: Fixed Wind	dows				
Metal Louvers	5%	2042	* *	10	\$3,900	
Parapets						
Masonry: Brick	35%	LIFE	* *	5	\$2,700	
Metal Panel	25% 4+	\$15,300 2055	* *	5	\$3,700	
	Corrosion/Rusting, Extent Location : Throughout	: Moderate, Area Affo	ected : 40%			
Metal Rail	15%	2046	* *	5-10	\$20,700	
Metal Rail	20% 4+	\$5,200 2046	* *	5	\$10,800	
	Corrosion/Rusting, Extent Location : Support Posts	: Moderate, Area Affo			,	
	Other Observation, Extent					
	Location: Over Second I		e			
	Explanation : Metal Rail	With Glass				
Pre-Cast Concrete	5% Now	\$2,900 LIFE	* *	5	\$2,400	
	Jnt Mortar Miss/Erod, Ext	ent : Moderate, Area	Affected : 25%			
	Location : Coping					
	Caulking Deteriorated, Ex	tent : Moderate, Area	Affected: 25%			
	Location : Coping					
Roof	1000/	• • • •		4.0	4.52.00	
Single Ply Membrane	100%	2037	* *	10	\$63,800	
Soffits	400/	·		_	44.00	
Metal/Glass Curt Wall	40%	LIFE	* *	5	\$1,000	
Metal: Cage/Fence	60%	2042	* *	5	\$3,300	
	Other Observation, Extent Location : Throughout	: Light, Area Affected	t : 100%			
	Explanation: Sunscreen					

Interior

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

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

Asset #: 14653

Architecture		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	15%			2030	\$112,700	3	\$16,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$6,200	
Ceramic Tile	5%			2042	* *	5	\$2,800	
Granite Panels	20%			LIFE		5	\$8,500	
	Location	-	ent : Moderate, Are		PA: 2%			
Sheet Vinyl/Rubber	5%			2034	* *	5	\$4,200	
Steel Plate		Now	\$161,100	LIFE	* *	1		
	-	Dented, Ex : Cold Bo:	ctent : Moderate, A x	rea Affe	cted : 30%			
	Other Obs	ervation, E	Extent : Severe, Are	ea Affecte	ed : 100%			
		: Cold Bo	•					
	Explanat	ion : Pane	l Joint Failure, Led	aking Bel	low Floor			
Traffic Topping	20%	Now	\$29,200	2034	* *	5	\$7,100	
	Broken/Mi	ssing Elem	ents, Extent : Mod	'erate, Ar	rea Affected : 20%			
		_	Docks, Basement					
	_	_	Extent: Moderate	e, Area Ą	ffected : 7%			
	Location	: Loading	Docks, Basement					
Vinyl Tile	20%			2037	* *	3	\$4,200	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$400	
Concrete Masonry Unit	20%			LIFE	* *	5	\$700	
Gypsum Board	50%			LIFE	* *	5	\$2,700	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings	400/			2046	ale ale	_	#22 (00	
AcousTileSusp.Lay-In	40%			2046	* *	5	\$22,600	
Exposed Struc: Steel	20%			LIFE	* *	-	Ф2. 700	
Gypsum Board	5%			LIFE	* *	5	\$3,500	
Metal Panel	35%			LIFE		5	\$24,700	
Site Enclosure								
Fence/Gates Chain Link	100%			2049	* *			
Site Pavements	10070			2049				
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
	Cracking/	Crumbling, : Winthro	Extent : Light, Ard Street		ed : 1%			
On-Site Walkways								
Cast in Place Concrete	100%			2042	* *			
Parking/Driveway								
Asphalt	100%	2-4	\$3,900	2038	* *			
-	Cracking/	Crumbling,	Extent : Moderate	e, Area A	ffected : 15%			
	Location	: Through	out					

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

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

Asset #: 14653

Electrical		Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated C (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2055	* *	5	\$200	
		ervation, Extent : Light, A	Area Affected	: 100%			
		: Electrical Room					
	Explanat	ion : Main Service Switch	h Rated At 400	00 Amperes			
Transformers	1000/		2046	* *	-	#100	
Dry Type	100%		2046		5	\$100	
		ervation, Extent : Light, A : Electrical Room	Area Affectea	: 100%			
		: Electrical Room ion : 112.5 Kilovolt-ampe	ana 190/277/	120 Volta			
Switchgear / Switchboard	Explanal	ion : 112.3 Kuovou-ampe	ere, 400/ 27//	120 voits			
Fused Disc Sw	100%		2049	* *	5	\$200	
Raceway	10070		2047			\$200	
Conduit	100%		2055	* *	1		
Panelboards	10070		2033		1		
Fused Disc Sw	30%		2045	* *	5	\$300	
Molded Case Bkrs	70%		2051	* *	5	\$700	
Wiring	7070		2031			Ψ700	
Thermoplastic	100%		2055	* *	1		
Motor Controllers	10070						
Locally Mounted	100%		2042	* *	5	\$300	
Ground						42.00	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$600	
Stand-by Power							
Transfer Switches							
Automatic	100%		2042	* *	1	\$11,600	
Generators							_
Diesel	100%		2038	* *	1	\$14,600	
		ervation, Extent : Light, A	Area Affected	: 100%			
	Location	-					
	Explanat	ion : Generator Rated At	500 Kilowatt	5			
Batteries	40001		2021	4	_	***	
Nickel Cadmium	100%		2024	\$1,600	5	\$8,400	
Fuel Storage	500 /		2045	ساد رات	-	#2.500	
Day Tank	50%	,	2045	**	5	\$3,500	
		ervation, Extent : Light, A	area Affected	100%			
	Location	-	4.				
M : m :		ion : 275 Gallon Capacit		ala -d-		\$	
Main Tank	50%	,	2057	**	5	\$600	
		ervation, Extent : Light, A	area Affected	: 100%			
		: Basement	:4.				
Lighting	Expianat	ion : 4000 Gallon Capac	uy				

Lighting

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

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

Asset #: 14653

Electrical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	50%	2034	* *	10	\$17,300	
	T-5 Lamps And Fixtures, Extent : Lig Location : Offices	ht, Area Affe	ected : 100%			
Fluorescent	50%	2034	* *	10	\$17,300	
	T-8 Lamps And Fixtures, Extent : Lig Location : Throughout The Building		cted : 100%			
Egress Lighting						
Emergency, Service	50%	2034	* *	1		
Exit, LED	50%	2057	* *	1		
Exterior Lighting						
HID	100%	2029	\$148,500	10	\$100	
Alarm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$4,200	
	Other Observation, Extent : Light, Ar Location : Hallways	ea Affected :	100%			
	Explanation : CCTV Surveillance C	'ameras				
Fire/Smoke Detection	*					
Generic, Analog	100%	2034	* *	1-3	\$23,200	
, ,	Other Observation, Extent : Light, Ar	ea Affected :	100%			
	Location : Throughout The Building	7				
	Explanation: Manual Pull Station,	Strobe Light:	s , Alarm Bells Ai	nd Smoke	Detectors	

Mechanical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Plant Campus Steam / PRV	100%	2055	* *	1		
	Other Observation, Extent : Light, Are	a Affected : 100	%			
	Location : Entrance At The Basemen					
	Explanation : Steam Is Provided Fro	m Kings County	Hospital			
Conversion Equipment						
Heat Exchanger, Plate &	10%	2038	* *	1	\$1,900	
Frame						
Pres. Reducing	90%	2038	* *	5	\$2,000	
Valve/LP Steam						

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

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

Asset #: 14653

Mechanical		Current F	Repair	Future	Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating Distribution Hot Wtr Piping/Pump	Location	: Hallway:	ixtent : Light, Area s For Hydronic Loo,		**	4	\$300		
Central Plant Steam Piping/Pmp	90%			2049	* *	4	\$2,500		
Terminal Devices Air Handler Fan Coil Unit/Heat	90% 10%			2034 2034	* *	1 1	\$21,000 \$1,200		
Air Conditioning Energy Source Steam/HW System Conversion Equipment	100%			2055	* *	1			
Absorption Chiller/Steam/HW	100%		\$434,900 ere, Area Affected :	2038	* *	1	\$36,700		
	Location Other Obs Location	: Basemen ervation, E : Basemen	t Mechanical Room xtent : Light, Area	n - 1 Chil Affected	: 100%	Refrigera	int		
Distribution CW & CHW Wtr Pipe/Pump	100%			2049	* *	4	\$2,800		
Terminal Devices Air Handler/Cool/Ht	100%			2034	* *	1	\$23,300		
Heat Rejection Water Cooling Tower Ventilation	100%			2030	\$139,800	2	\$38,000		
Distribution Ductwork/Diffusers Exhaust Fans	100%			LIFE	* *	2-5	\$21,000		
Roof	Malfunctio		\$18,300 nt : Severe, Area A - One Unit Has Fa			2	\$900		
Plumbing H/C Water Piping		<i>V</i> 1			* *	1			
Brass/Copper HW Heat Exchanger Steam Fired	100%			2055	**	4	\$5,600		
Sanitary Piping Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping Cast Iron	100%			LIFE	* *	1			
Sump Pump(s) Submersible	100%			2023	\$1,200	4	\$800		

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

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

Asset #: 14653

Mechanical	Current Repair	Future Repla	cement	М	aintenance		
System Component Type	% of Fail Date Estimated (Years)	Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Sewage Ejector(s)							
Electric	100%	2034	* *	4	\$2,300		
Backflow Preventer							
Generic	100%	2034	* *	1	\$2,300		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Basement To 2nd Flo	or					
	Explanation: One Unit						
Fire Suppression							
Sprinkler							
Generic	100%	2049	* *	1-2	\$10,600		
	Dry System, Extent : Light, Area A	lffected : 100%					
	Location: Basement						
Fire Pump							
Generic	100%	2038	* *	1	\$7,000		

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

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

Page: 28

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

Asset Name : BROWNSVILLE DISTRICT HEALTH CTR.

Address : 259 BRISTOL STREET @BLAKE AND DUMONT AVES.

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 03-Apr-2019 Landmark Status : NONE

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

Block : 3559 Lot : 11 BIN : 3081765

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$159,700	
Interior Architecture	\$507,800	\$143,600
Electrical		\$326,200
Mechanical	\$308,200	\$509,000
Total	\$975,700	\$978,900
Importance Code A	\$159,700	
Importance Code B	\$674,500	\$978,900
Importance Code C	\$141,500	
Total	\$975,700	\$978,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,900		\$900	
Interior Architecture	\$77,500			\$2,000
Electrical	\$59,900	\$2,200	\$2,800	\$2,400
Mechanical	\$36,000	\$5,600	\$19,700	\$5,000
Site Pavements	\$21,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$226,300	\$11,800	\$27,300	\$13,300
Importance Code A	\$35,300	\$2,600	\$3,500	\$2,600
Importance Code B	\$151,600	\$9,200	\$23,900	\$10,800
Importance Code C	\$39,400			
Total	\$226.300	\$11.800	\$27.300	\$13,300



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

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

Asset #: 1985

chitecture	Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls	0.50/ 3.1	4.5. 400			_	#20.100	
Masonry: Brick	85% Now Efflorescence, Extend Location: Through		LIFE cted : 109	**	5	\$30,100	
	Jnt Mortar Miss/Ero Location : East And Vertical Cracks, Exte	d West Side Wall ent : Light, Area Af					
	Location: North W Water Penetration, E	Extent : Moderate, 2					
	Location : East And	d West Side Wall A					
Masonry: Limestone Granite Panels	10% 5%		LIFE LIFE	* *	5 5	\$5,300 \$2,700	
Windows							
Aluminum	95% Now Ctrwt/Balnc Not Fun Location: Through Hardware Missing, I	out			5	\$1,400	
	Location: Through Unit Inoperable, Extended Location: Through	out ent : Moderate, Are					
	Water Penetration, E Location: Rooms 3	Extent : Moderate, A		cted : 5%			
Metal Louvers	5%		2033	* *	10	\$900	
Parapets Masonry: Brick Cavity	95% Efflorescence, Extent	t : Light, Area Affeo	LIFE cted : 159	**	5-10	\$48,100	
	Location : Interior Int Mortar Miss/Ero Location : West Sia	d, Extent : Light, A	rea Affec	ted : 5%			
Pre-Cast Concrete	5%		LIFE	* *	5	\$4,700	
Roof						. , ,	
Built-Up (BUR)	15% Now Drains Clogged, Exte		2035 ea Affecte	* * ed : 5%			
	Ponding, Extent : Mo Location : Lower R	**	ted : 5%				
Modified Bitumen	85% Now Blisters, Extent: Mod Location: Upper R		2035 ed : 5%	* *			
	Ponding, Extent: Lig Location: Upper R	oof		50/			
	Water Penetration, E Location: Upper R Other Observation, E	oof					
	Location: Upper R Explanation: Wate	oof					

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

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

Asset #: 1985

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$20,300	
Mosaic Tile	_	Now	\$86,600	2043	* *	5	\$2,900	
	Location	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Toilets Throughout Worn/Eroded, Extent : Moderate, Area Affected : 100%						
		ueu, Extent : Toilets T		Ајјестеи	. 10070			
0 771				20.50	* *		Φ. 7. 2 .0.0	
Quarry Tile	Cracking/ Location Jnt Mortal Location	: 1st Floor r Miss/Eroo : 1st Floor	\$208,000 Extent : Moderate Dentist Area d, Extent : Moderate Dentist Area	te, Area A	ffected : 10% Affected : 10%	5	\$5,200	
			: Moderate, Area Dentist Area	Affected	: 100%			
Sheet Vinyl/Rubber	Punct/Tea Location Seams Op	: 1st Floor en/Split, Ex	\$71,600 amage, Extent : Mo Dentist Area stent : Moderate, A Dentist Area		* * Area Affected : 10! sted : 5%	5%	\$1,700	
			: Moderate, Area . Dentist Area	Affected	: 100%			
Terrazzo	15%			LIFE	* *	5	\$10,900	
Vinyl Tile	35%			2030	\$143,600	3	\$8,100	
Under Construction	Location	: 2nd Floo	extent : Light, Area or or Renovation	Affected	: 0 %			

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

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

Asset #: 1985

Architecture	Current Repair	Current Repair Future Replacement				
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•					
Interior Walls						
Ceramic Tile	10% Now \$141,50 Broken/Missing Elements, Extent: M. Location: Toilets Throughout Jnt Mortar Miss/Erod, Extent: Mode Location: Toilets Throughout Caulking Deteriorated, Extent: Mode Location: Toilets Throughout	loderate, Area Affecte erate, Area Affected :	10%	5	\$4,100	
	Worn/Eroded, Extent: Moderate, Ar Location: Toilets Throughout	ea Affected : 100%				
Concrete Masonry Unit	5%	LIFE	* *	5	\$3,300	
Glass: Single Pane	15%	LIFE	* *	5	\$18,400	
Gypsum Board	15%	LIFE	* *	5-10	\$20,900	
Сурѕин воага	Broken/Missing Elements, Extent : L Location : 1st Floor Waiting Area			3-10	\$20,900	
Plaster	40% Now \$13,70 Cracking/Crumbling, Extent: Moder Location: Bulkhead Water Penetration, Extent: Severe, A Location: Bulkhead	ate, Area Affected : 1	**	5	\$9,800	
Under Construction	15% Other Observation, Extent: Light, A. Location: 2nd Floor Explanation: Interior Construction					
Ceilings						
AcousTileSusp.Lay-In	40% Staining/Discoloring, Extent: Light, Location: Throughout	2035 Area Affected : 5%	* *	5	\$18,500	
Exposed Concrete	15%	LIFE	* *	5-10	\$8,700	
Plaster	45% Now \$14,30 Cracking/Crumbling, Extent: Moder Location: East And West Side Win Water Penetration, Extent: Moderat Location: East And West Side Win	0 LIFE rate, Area Affected : 1 dows e, Area Affected : 5%		5	\$13,000	
ite Enclosure						
Fence/Gates						
Chain Link	95%	2050	* *			
Iron Picket	5%	2050	* *			
Free Standing Walls						
Masonry: Brick	100%	2050	* *			
Retaining Walls Cast in Place Concrete	100%	2065	* *			
ite Pavements						

Site Pavements

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

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

Asset #: 1985

Architecture		Current Repa	air	Futur	e Replacemer	nt	M	aintenance		
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priority	
Site Pavements										
Public Sidewalk										
Cast in Place Concrete	100%	0-2	\$11,000	2043		* *				
	Cracking/	ing/Crumbling, Extent : Light, Area Affected : 5%								
	Location	: Throughout 2	Along Bristol Si	treet						
On-Site Walkways									,	
Cast in Place Concrete	100%	Now	\$1,300	2043		* *				
	Cracking/	Crumbling, Ext	ent : Moderate.	Area A	ffected : 5%					
	O	: Rear Yard Ai			,					
Activity Yard										
Asphalt	100%	Now	\$8,700	2033		* *				
ı	Cracking/	Crumbling, Ext	ent : Moderate,	Area A	ffected : 10%					
	U	: Rear Yard	,		,					
	Locuitor	. Icui Iuiu								

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2050	* *	5	\$100	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Electrical Room	ı				
	Explanation : Main Service	e Switch Rated At 1,6	600 Amperes.			
Switchgear / Switchboard						
Fused Disc Sw	100%	2050	* *	5	\$100	
Raceway						
Conduit	50%	2050	* *	1		
Conduit	50%	2030	\$18,400	1		
Panelboards						
Fused Disc Sw	10%	2046	* *	5	\$100	
Molded Case Bkrs	30%	2029	\$14,000	5	\$300	
	Other Observation, Extent:	Moderate, Area Affe	cted : 75%			
	Location: Basement, Pent.	house, Boiler Room				
	Explanation : Panels Are (Original And Are At I	End Of Life			
Molded Case Bkrs	60%	2046	* *	5	\$500	
Wiring						
Braided Cloth	30% 2-4	\$16,100 2055	* *	1		
	Insulation Aged, Extent : Mo	oderate, Area Affecte	d : 100%			
	Location : Upper Floors					
Thermoplastic	70%	2050	* *	1		

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

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

Asset #: 1985

Electrical	Current Repair	Future Replacement		M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	50% 0-2 \$15,600	2043	* *	5	\$100	
	Other Observation, Extent: Moderate, 2	Area Affeci	ed: 33%			
	Location: Penthouse					
	Explanation : Fuses Supplying Air Co Require Replacement				y Blow And	
Locally Mounted	20%	2028	\$15,600	5		
Variable Frequency	30%	2035	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,000	
Lighting						
Interior Lighting	4007	• • • •	****		444.000	
Fluorescent	40%	2030	\$222,600	10	\$11,900	
	Other Observation, Extent : Light, Area	Affected:	100%			
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Fluorescent	10%	2030	\$55,600	10	\$3,000	
	Compact Fluorescent Light, Extent : Lig		ffected : 100%			
	Location: 3rd Floor Offices, Corridor					
Fluorescent	20%	2038	* *	10	\$6,000	
	T-8 Lamps And Fixtures, Extent: Light,	, Area Affe	cted : 100%			
	Location: Throughout The Building					
LED	30%	2038	* *			
Egress Lighting						
Emergency, Battery	50%	2030	\$22,800	10	\$3,900	
Exit, Service	50%	2030	\$5,600	1		
Exterior Lighting						
HID	80% Now \$20,500	2038	* *			
	Malfunctioning, Extent : Moderate, Are	a Affected	: 50%			
	Location: Parapet And Exterior Wall	S				
No Component	20%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2025	\$30,700	1	\$3,600	
	Other Observation, Extent : Light, Area	Affected :	•			
	Location : Hallways	**				
	Explanation: Intrusion Alarm Only; A	Motion Sen	sors			

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

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

Asset #: 1985

Electrical	Current Rep	air	Future l	Replacement	Maintenance			
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm								
Fire/Smoke Detection								
Generic, Digital	7% Now	\$4,900	2038	* *	1-3	\$1,300		
	Malfunctioning, Extent:	Moderate, Area	Affected :	: 5%				
	Location : Boiler Roon	ı						
	Other Observation, Exte	nt : Moderate, Ar	ea Affect	ed : 100%				
	Location : Throughout	The Building						
	Explanation: Control	Panel Reports Tr	ouble Cor	ndition For Boile	er Room .	Heat Detector.		
Generic, Digital	93%		2038	* *	1-3	\$18,600		

Mechanical System Component Type	Current Re	pair Fut	Future Replacement		Maintenance				
	% of Fail Date E Total (Years)	Sstimated Cost Yea FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating									
Energy Source									
Natural Gas	100%	2050) **	1					
Conversion Equipment									
Furnace	40%	203:		1	\$6,400				
	Other Observation, Exte Location : Roof Moun Explanation : 2 Large	ted	ed : 40%						
Steam Boiler	4% 0-2	\$4,900 2033		1	\$1,200				
	Malfunctioning, Extent: Moderate, Area Affected: 100% Location: Boilers Overfired Causing Fire Alarm To Go Off								
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Boiler Room	m							
	Explanation: 2 Units								
Steam Boiler	56%	203:	5 **	1	\$18,000				
Distribution									
Steam Piping/Pump	60%	2040	**						
No Component	40%								
Terminal Devices									
Air Handler	40%	2030	\$178,300	1	\$8,000				
Convector/Radiator	40%	2023	\$67,900	1	\$4,200				
No Component	20%								
Air Conditioning									
Energy Source									
Electricity	100%	203	**	1					

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

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

Asset #: 1985

A5561#. 1905										
Mechanical	Current Repair F			Futur	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Air Conditioning Conversion Equipment Interior Pkg Unit - Cooling	26%			2024	\$308,200	2	\$500			
	R-22 Refrigerant, Extent : Light, Area Affected : 26% Location : Basement Mechanical Equipment Room									
Ext Pkg Unit - Heating/Cooling	52%	2-4	\$10,300	2030	\$206,400	2	\$800			
	Malfunctioning, Extent: Moderate, Area Affected: 100% Location: Compressors And Fuses At Units. R-22 Refrigerant, Extent: Light, Area Affected: 60% Location: 2 Rooftop Units									
Split Unit	2%			2030	\$13,500					
Window/Wall Unit	20%			2023	\$13,200	1				
Heat Rejection Air Cooled Condenser Unit	20%			2030	\$12,800	2	\$4,500			
No Component	80%									
Ventilation Distribution										
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$22,900			
No Component	20%									
Exhaust Fans	500/			2025	¢57 400	2	\$500			
Interior	50%			2025	\$56,400	2	\$500			
Roof	50%			2030	\$26,300	2	\$500			
Plumbing H/C Water Piping Brass/Copper	100%			2040	* *	1				
Water Heater	10070			2040						
Gas Fired	100%			2025	\$19,300	2	\$500			
Sanitary Piping					4-2,000		4000			
Cast Iron	100%			LIFE	* *	1				
Storm Drain Piping Cast Iron			\$3,300 Extent : Severe, Are	LIFE ea Affecte	* * ed : 100%	1				
Sump Pump(s) Non-Submersible	100% On Extend	0-2	\$4,800 ctent : Severe, Area	2040 Affected	* * ! : 100%	4	\$700			
Sewage Ejector(s) Electric	100%			2030	\$9,100	4	\$1,900			
Backflow Preventer Generic	100%			2030	\$8,100	1	\$2,000			
Fixtures Generic	100%						. , ,			
Vantical Transment										

Vertical Transport

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

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

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

Asset #: 1985

Mechanical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	a Affected	! : 100%			
	Location: Basement To 3rd Floor					
	Explanation: One Unit					
Fire Suppression						
Chemical System						
No Component	98%					
Generic	2%	2025	\$500	1-3	\$100	

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

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

Page: 37

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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,Ph

Block : 3324 Lot : 1 BIN : 3076115

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$433,100	
Interior Architecture	\$139,600	
Electrical		\$995,600
Mechanical	\$59,100	\$929,000
Total	\$631,700	\$1,924,600
Importance Code A	\$433,100	
Importance Code B	\$198,600	\$1,924,600
Total	\$631,700	\$1,924,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,000			
Interior Architecture	\$31,000			
Electrical	\$3,100	\$2,700	\$2,400	\$3,100
Mechanical	\$9,100	\$28,800	\$12,100	\$7,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$88,100	\$39,400	\$22,400	\$18,600
Importance Code A	\$38,700	\$1,800	\$1,800	\$1,800
Importance Code B	\$39,100	\$37,600	\$20,600	\$16,800
Importance Code C	\$10,200			
Total	\$88,100	\$39,400	\$22,400	\$18,600



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

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

Asset #: 1986

rchitecture	Curr	ent Repair	Future Replacer	nent	М	aintenance	
ystem Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year Estimated FY	l Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Bronze/Brass	3%		LIFE	* *			
	Location: Three Explanation:	Bird Droppings					
Cast in Place Concrete	Location : Spa	cement, Extent : Moder		* * 10%	5	\$8,000	
	-	kieni : Moderdie, Ared Ierside Of Canopy At So					
		: Moderate, Area Affec					
Masonry: Brick	Location : Thr	oling, Extent : Moderate oughout		**	5	\$26,300	
	Location : Thr	U .					
		Erod, Extent : Modera	te, Area Affectea : 2.	5%			
	Location : Hro Misaligned/Bulg Location : Thro	ing, Extent : Moderate,	Area Affected : 10%	6			
		v Supt, Extent : Modera	te, Area Affected : 2	0%			
Granite Panels	5%		LIFE	* *	5	\$1,200	
Pre-Cast Concrete	5%		LIFE	* *	5	\$5,200	
Windows							
Aluminum	Location: Thre	Funct, Extent : Light, A		* *	5	\$7,500	
	Unit Inoperable, Location : Thr						
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout						
	Explanation:	All Windows Are Bolted	!				
Glass Block	0	Cracked, Extent : Mode	LIFE erate, Area Affected	* * : 5%	5	\$500	
	Location: Throughout						
		/Erod, Extent : Modera	te, Area Affected : 2.	5%			
	Location: Three		1 100 1 501				
	Water Penetration Location: Three	on, Extent : Moderate, A	4rea Affected : 5%				
	Location : Thr	ougnoui					

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

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

Asset #: 1986

Architecture	Current Repair		Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Ed Total (Years)	stimated Cost	Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets Magangu Priok	90% Now	\$49,300	LIFE	* *	5	\$4,100	
Masonry: Brick	Jnt Mortar Miss/Erod, E Location : Throughout Misaligned/Bulging, Ext	Extent : Moderat ent : Moderate,	te, Area Affe	ected : 20%	3	\$4,100	
	Location : Throughout						
	Water Penetration, Exte Location: Throughout		Area Affecte	d : 10%			
Masonry: Limestone	10% Now Jnt Mortar Miss/Erod, E Location: Coping	\$9,900 Extent : Moderai	LIFE te, Area Affe	* * ected : 20%	5	\$600	
	Caulking Deteriorated, A Location: Coping Staining/Discoloring, Ex						
	Location: Coping	item . moderate	,, 111 ca 11 ₉ 5 cc				
Roof							
Modified Bitumen	100% Now Blisters, Extent: Light, Location: Throughout Drains Inad/Misposn, E.	xtent : Moderate		* * cted : 25%			
	Location: Throughout Vegetation Growth, Exte Location: Throughout	ent : Moderate, .					
	Water Penetration, Exte Location : Throughout		Area Affecte	d : 10%			
Interior Floors							
Ceramic Tile	10%		2036	* *	5	\$5,300	
Sheet Vinyl/Rubber	85% Now Punct/Tear/Impact Dam Location: Throughout		2032 ght, Area A <u>j</u>	* * Jected : 10%	5	\$33,800	
Terrazzo	5% Now Cracking/Crumbling, Ex Location: Throughout	_		**	5	\$2,100	
Interior Walls							
Interior Walls Ceramic Tile	5%		2036	* *	5	\$2,900	
	5% Now	\$3,300	LIFE	* *	5 5	\$2,900 \$1,100	
Ceramic Tile		t : Moderate, Ar	LIFE	* *			
Ceramic Tile	5% Now Diagonal Cracks, Extend Location: Throughout 2%	t : Moderate, Ar	LIFE rea Affected LIFE	* *		\$1,100	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board	5% Now Diagonal Cracks, Extend Location: Throughout 2% 50%	t : Moderate, Ai	LIFE rea Affected LIFE LIFE	**	5 5 5	\$1,100 \$900 \$17,200	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane	5% Now Diagonal Cracks, Extended Location: Throughout 2% 50% 23% Now	t : Moderate, An	LIFE rea Affected LIFE LIFE LIFE	* * * * * * * * * * * * * * * * * * *	5	\$1,100	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board	5% Now Diagonal Cracks, Extend Location: Throughout 2% 50%	t : Moderate, An \$5,500 stent : Moderate	LIFE rea Affected LIFE LIFE LIFE	* * * * * * * * * * * * * * * * * * *	5 5 5	\$1,100 \$900 \$17,200	

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

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

Asset #: 1986

Architecture		Current Repair			e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	80%			2040	* *	5	\$42,500	
Exposed Concrete	10%	Now	\$8,900	LIFE	* *	5	\$800	
	Water Pen	etration, E	xtent : Moderate, A	1rea Affe	cted : 10%			
	Location	: Through	out					
Gypsum Board	10%	Now	\$2,800	LIFE	* *	5	\$6,600	
71	Water Pen	etration, E	xtent : Moderate, A	1rea Affe	cted : 5%			
	Location	: Through	out					

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw			xtent : Light, Area	2037 Affected	* * ! : 100%	5	\$200	
				nect Swit	tches Rated At 250	0 Ampere	es And 1200	
Switchgear / Switchboard Fused Disc Sw	100%			2037	* *	5	\$200	
Raceway Conduit	100%			2037	* *	1		
Panelboards								
Fused Disc Sw	2%			2035	* *	5	#	
Molded Case Bkrs	98%			2035	* *	5	\$900	
Wiring Thermoplastic	100%			2037	* *	1		
Motor Controllers Locally Mounted	100%			2032	* *	5	\$200	
Ground								
Grounding Devices Generic	100%			LIFE	* *	5	\$500	
Lighting								
Interior Lighting Fluorescent	95%			2027	\$580,200	10	\$31,100	
	Location		xtent : Light, Area out The Building amps	Affected	! : 100%			
Fluorescent	_		Light, Extent : Mo out The Building	2027 oderate, 2	\$30,500 Area Affected : 100	10	\$1,600	
Egress Lighting								
Emergency, Battery	50%			2027	\$25,100	10	\$4,300	
Exit, LED Exit, Service	10% 40%			2042 2035	* *	1 1		

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

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

Asset #: 1986

Electrical	Current Repair	Current Repair Future Replacement		M				
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Exterior Lighting								
HID	20%	2027	\$28,100	10				
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%	2027	\$33,700	1	\$4,000			
	Other Observation, Extent : N	Moderate, Area Affected	' : 100%					
	Location : Hallways And En	ntry And Exit Doors						
	Explanation: CCTV Survei	llance Cameras And Int	rusion Alarm S	System				
Fire/Smoke Detection								
Generic, Digital	100%	2027	\$384,800	1-3	\$22,600			
	Other Observation, Extent : I	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Throughout The	Building						
	Explanation : Strobe Lights	, Manual Pull Stations,	Alarm Bells, H	Iorns And	d Smoke Detectors			

Mechanical		Current Repair Future Replacement		M			
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2047	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2032	* *	1	\$17,600	
		rvation, Extent : Light		1: 100%			
	Location	: Basement Boiler Roo	m				
	Explanati	on : 2 Gas Fired Hot \	Water Boilers				
Distribution							
Hot Wtr Piping/Pump	100%		2035	* *	4	\$1,800	
Terminal Devices							
Air Handler	50%		2027	\$244,700	1	\$11,000	
Convector/Radiator	50%		2032	* *	1	\$5,800	
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Reciprocating	80%		2027	\$236,300	1	\$13,200	
Compr/Chiller							
Reciprocating Compr/Chiller	20%	0-2 \$59,	100 2037	* *	1	\$3,000	
Compi/Cimiei	Malfunctio	ning, Extent : Moderat	e Area Affecto	d · 100%			
		: Roof, 2 Of 2 Chillers			nressors		
		gerant, Extent : Light, 1			p. Casors		
	Location		nea nyeetea .	100/0			
	Locuiton	. 100j					

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

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

Asset #: 1986

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	98%	ovi ovotino	Eutout Modowsto	2037	**	4	\$2,600	
	Location		Extent : Moderate,	, Агеа Ај	jeciea : 10%			
CW & CHW Wtr Pipe/Pump	2%	0-2	\$800	2057	* *	4		
1 1		_	Extent : Moderate, se Mechanical Equ					
Terminal Devices Air Handler/Cool/Ht	100%			2027	\$390,300	1	\$22,000	
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,900	
Exhaust Fans Roof	100%			2027	\$57,800	2	\$1,100	
Plumbing H/C Water Piping Brass/Copper	100%			2037	* *	1		
Water Heater Gas Fired	Location	: Boiler R		2022 Affected	\$21,200 !: 100%	2	\$500	
Sanitary Piping	Explana	ion : 2 Un	its					
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Electric	100%			2027	\$10,000	4	\$1,400	
Backflow Preventer Generic	100%			2032	* *	1	\$2,200	
Fixtures Generic	100%							
Vertical Transport Elevators								
Geared Traction	Location		Extent : Light, Area nt To 3rd Floor its	LIFE Affected	**!: 100%			

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

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

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 11-Jul-2018 Landmark Status : NONE

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

Block : 1734 Lot : 34 BIN : 1053900

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$89,800	
Interior Architecture	\$268,500	\$225,600
Electrical	\$320,600	\$129,400
Mechanical	\$409,100	\$115,500
Total	\$1,088,100	\$470,600
Importance Code A	\$89,800	
Importance Code B	\$998,200	\$470,600
Total	\$1,088,100	\$470,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,200			\$30,800
Interior Architecture	\$49,600	\$6,500	\$3,800	\$10,600
Electrical	\$2,900	\$3,600	\$3,300	\$45,700
Mechanical	\$20,100	\$8,300	\$17,000	\$8,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,800	\$22,300	\$28,000	\$99,400
Importance Code A	\$4,300	\$3,100	\$3,100	\$34,000
Importance Code B	\$54,300	\$19,200	\$23,500	\$65,400
Importance Code C	\$19,100		\$1,400	
Total	\$77,800	\$22,300	\$28,000	\$99,400



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

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

Asset #: 2788

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls	020/	3.7	# 46.000		at. at.	_	#20.000	
Masonry: Brick	Cracking/		\$46,800 Extent : Light, Ard out, Mostly At Low			5	\$29,800	
Masanmu Limastana	5%		oui, Mosity At Low		**		¢1 200	
Masonry: Limestone	3% 2%			LIFE LIFE	* *	5	\$1,200	
Masonry: Sandstone	Recent Re		nt, Extent : Light, A out			5	\$500	
Windows								
Aluminum	90%			2054	* *	5	\$14,200	
		tallation, E : Through	Extent : Light, Area out	Affected	' : 100%			
Metal Louvers	5%	0-2	\$1,200	2032	* *			
		/Rusting, E : Through	xtent : Light, Area out	Affected	: 5%			
Steel	5%	Now	\$43,000	2054	* *	5	\$4,900	
	Location Corrosion	: Basemen /Rusting, E	nt: Moderate, Area nt, Second And Thir extent: Moderate, A nt. Second And Thir	d Floors Area Affe	cted : 50%			
	Location : Basement, Second And Third Floors Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	-		t, Second And Thir	-	-			
Parapets			<u> </u>					
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$3,500	
Masonry: Brick	90%			LIFE	* *	5	\$4,100	
Roof								
Modified Bitumen	95%			2034	* *	10	\$23,700	
Skylight, Metal/Glass	5%			2049	* *	10	\$4,200	
Soffits	100%			2034	* *	10		
Cement-Fiber Panel terior	10070			2034		10		
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$11,600	
Ceramic Tile	5%			2032	* *	5	\$2,700	
Sheet Vinyl/Rubber	25%			2034	* *	5	\$19,900	
Terrazzo	10%			LIFE	* *	5	\$4,100	
Vinyl Tile	35%			2029	\$164,700	3	\$7,000	
Vinyl Tile 9" X 9"	10%		\$30,500	2029	\$60,900	3	\$2,000	
,	Cracking/		Extent : Light, Are			J	4- ,000	
Wood	5%			2057	* *	5	\$5,000	
	270			,			40,000	

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

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

Asset #: 2788

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior	•							
Interior Walls								
Ceramic Tile	5%			2038	* *	5	\$2,900	
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,300	
Gypsum Board	25%			LIFE	* *	5	\$8,600	
Metal Panel	5%			LIFE	* *			
Plaster	40%	0-2	\$19,100	LIFE	* *	5	\$6,900	
		Crumbling, : Through	Extent : Light, Are out	ea Affecto	ed : 10%			
	Water Pen	etration, E.	xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	: Basemen	t					
SGFT/Glazed Masonry	10%			LIFE	* *			
Wood	5%			LIFE	* *	5	\$11,400	
Ceilings								
AcousTileConcealSpLn		0-2	\$268,500	2049	* *	5	\$19,900	
	_	_	Extent: Moderate	, Area Aj	ffected : 25%			
			Ind Third Floors					
	_	_	Extent: Moderate	, Area A	ffected : 50%			
			Ind Third Floors					
			: Moderate, Area	4ffected	: 25%			
	Location	: Second A	and Third Floors					
AcousTileSusp.Lay-In	10%			2042	* *	5	\$5,300	
Exposed Concrete	10%			LIFE	* *	5	\$800	
Gypsum Board	10%			LIFE	* *	5	\$6,600	
Metal Panel	5%			LIFE	* *	5	\$3,300	
Plaster	5%			LIFE	* *	5	\$1,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2042	* *			

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts		•				
Service Equipment						
Fused Disc Sw	100%	2049	* *	5	\$100	
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location : Electrical Room					
	Explanation: 1200 Ampere Main Serv	rice Swite	ch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2049	* *	5	\$800	

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

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

Asset #: 2788

Electrical		Current Repair	Futur	e Replacement	Maintenance		
System Component Type		Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•						
Raceway							
Conduit	70%		2029	\$25,700	1		
Conduit	30%		2049	* *	1		
Panelboards							
Molded Case Bkrs	90%		2028	\$42,100	5	\$700	
Molded Case Bkrs	10%		2045	* *	5	\$100	
Wiring							
Braided Cloth	30%		2028	\$16,100	1		
Thermoplastic	70%		2049	* *	1		
Motor Controllers							
Locally Mounted	20%		2042	* *	5		
Locally Mounted	79%		2027	\$61,600	5	\$200	
Variable Frequency	1%		2042	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$500	
Lighting							
Interior Lighting	600/			4440 (00	4.0	44-400	
Fluorescent	60%	4 1E:	2024	\$320,600	10	\$17,200	
	_	And Fixtures, Extent: Li 2nd And 3rd Floors	ght, Area A	ffected: 100%			
Fluorescent	35%		2034	* *	10	\$10,000	
Fluorescent		And Fixtures, Extent : Lig		fected · 100%	10	\$10,000	
	_	Throughout The Building		естей : 100/0			
Fluorescent	2%		2034	* *	10	\$600	
110010000110		uorescent Light, Extent :		Affected: 100%	10	4000	
		1st Floor Lobby And Con		33			
Incandescent	2%	· · · · · · · · · · · · · · · · · · ·	2024	\$10,700	2		
LED	1%		2024	\$10,700 **	4		
LLD		ıllation, Extent : Light, Ar		1 · 1%			
		Basement	ea rijjeetea	. 170			
Egress Lighting	zoomon.						
Emergency, Battery	35%		2029	\$15,300	10	\$2,600	
Emergency, Battery	15%		2029	\$15,500 * *	10	\$1,100	
Exit, Battery	40%		2029	\$14,900	10	\$800	
Exit, Battery Exit, Battery	10%		2029	**	10	\$200	
Exterior Lighting	1070		2034		10	ψ200	
Fluorescent	90%		2034	* *	10	\$2,600	
1 Idoloscont		uorescent Light, Extent :		Affected · 100%	10	Ψ2,000	
	_	Building Perimeter	5111, 111 CU	12,,,00,000 . 10070			
HID	10%		2034	* *	10		
תוח	10%		2034		10		

Alarm

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

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

Asset #: 2788

Electrical	Current Repair	Future Repla	cement	M				
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Alarm								
Security System								
Generic	50%	2034	* *	1	\$5,800			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout The Buildin	ıg						
	Explanation : Intrusion Alarm Syst	tem						
Generic	50%	2034	* *	1	\$5,800			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation: CCTV System							
Fire/Smoke Detection								
Generic, Digital	100%	2034	* *	1-3	\$19,200			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout The Building							
	Explanation: Manual Pull Stations, Horns/strobes, Smoke Detection							

Mechanical	Current Repair	Future Re	eplacement	М		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2049	* *	1		
	Other Observation, Extent : Light, 1	Area Affected : 59	%			
	Location: Basement					
	Explanation: There Is No Vent F	or Gas Meter Roo	om			
Conversion Equipment						
Steam Boiler	100%	2046	* *	1	\$30,900	
	Other Observation, Extent : Light, 1	Area Affected : 10	00%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100%	2055	* *			
	Other Observation, Extent : Light, 1	Area Affected : 10	00%			
	Location : Throughout					
	Explanation: 1 New Unit					
Terminal Devices						
Air Handler	20%	2037	* *	1	\$3,900	
Air Handler	30%	2024	\$128,400	1	\$5,800	
Convector/Radiator	50%	2034	* *	1	\$5,000	
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		
Conversion Equipment	·					
Reciprocating	100%	2034	* *	1	\$14,500	
Compr/Chiller						
	R-22 Refrigerant, Extent : Light, An	rea Affected : 100	%			
	Location: Basement					

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

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

Asset # : 2788

Mechanical	Current Repair			e Replacement	Maintenance		
System Component Type		Tail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	100%		2049	**	4	\$2,300	
Terminal Devices Air Handler/Cool/Ht		vation, Extent : Light, Area 2nd Floor Room 202	2034 Affected	* *	1	\$7,700	
		on : There Is No Air Conditio	oning Fo	r Computer Server	Room		
Air Handler/Cool/Ht	60%		2024	\$204,900	1	\$11,600	
Heat Rejection	0070		2021	\$201,500		Ψ11,000	
Water Cooling Tower	100%		2027	\$115,500	2	\$31,400	
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$17,400	
Exhaust Fans							
Interior	70%		2024	\$75,800	2	\$700	
Roof	30%		2029	\$15,200	2	\$300	
Plumbing H/C Water Piping	1000/		2020	* *			
Brass/Copper	100%		2039	* *	1		
Water Heater Gas Fired	100%	vation, Extent : Light, Area	2027	\$18,600	2	\$500	
	Location:	-	Ајјесіей	. 100/0			
HW Heat Exchanger Steam Fired	100%		2049	* *	4	\$4,600	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron		Now \$3,200 logged, Extent : Severe, Are Water Backup From Sewag			1		
Backflow Preventer Generic	100%		2034	* *	1	\$1,900	
Fixtures Generic	100%					, y , z	
Vertical Transport Elevators							
Geared Traction	Location:	vation, Extent : Light, Area Basement To 3rd Floor on : One Unit	LIFE Affected	**			
Fire Suppression Sprinkler	•						
No Component Generic	95% 5%		2039	* *	1-2	\$400	

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

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

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DEPT. OF HEALTH & MENTAL HYGIENE - 816 CENTRAL HARLEM DIST HEALTH CTR.

Asset # : 2788

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

Page: 50

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 21-Nov-2018 Landmark Status : NONE

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

Block : 724 Lot : 82 BIN : 1012830

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$40,300	\$40,300
Interior Architecture	\$125,100	\$125,100
Electrical		\$113,100
Mechanical		\$116,700
Total	\$165,300	\$395,100
Importance Code A	\$40,300	\$40,300
Importance Code B	\$125,100	\$354,800
Total	\$165,300	\$395,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,900			
Interior Architecture	\$67,200	\$1,800	\$10,000	
Electrical	\$3,700	\$3,000	\$2,700	\$2,800
Mechanical	\$19,600	\$4,000	\$13,900	\$4,500
Site Pavements	\$36,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$163,100	\$16,700	\$34,600	\$15,300
Importance Code A	\$30,300	\$2,400	\$2,400	\$2,400
Importance Code B	\$58,300	\$14,300	\$32,200	\$12,900
Importance Code C	\$74,400			
Total	\$163,100	\$16,700	\$34,600	\$15,300



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

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

Asset #: 1575

Architecture	Curre	Current Repair		Future Replacement		Maintenance	
System	% of Fail D	ate Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total (Year	rs)	FY		(Yrs)		
xterior							
Exterior Walls							
Masonry: Brick	90%		LIFE	* *	5	\$80,500	
Masonry: Granite	8%		LIFE	* *	5	\$5,400	
Pre-Cast Concrete	2%		LIFE	* *	5	\$5,800	
Windows							
Aluminum	80%		2046	* *	5	\$8,300	
Steel	20% 4+	\$5,600	2046	* *	5	\$12,900	
	Corrosion/Rusting	g, Extent : Moderate, 2	Area Affe	ected : 40%			
	Location: Penth	ouse Windows					
Parapets							
Cast in Place Concrete	5%		LIFE	* *	5	\$4,600	
Masonry: Brick	40%		LIFE	* *	5-10	\$12,100	
Metal Panel	50%		2050	* *	5	\$8,600	
		n, Extent : Light, Area	Affectea	l : 100%			
	Location : Thro	-					
	Explanation : M	aterial Is Plastic Pan	el Screen	!			
Metal Panel	5%		2040	* *	5	\$900	
Roof							
Modified Bitumen	95%		2035	* *	10	\$24,700	
Skylight, Metal/Glass	5%		2050	* *	10	\$4,300	
terior							
Floors	100/		2021	de de			
Carpet	10%		2031	* *	3	\$5,400	
Cast in Place Concrete	5%		LIFE	* *	5	\$7,800	
Ceramic Tile	40%		2043	* *	5	\$14,300	
Traffic Topping	5%		2038	* *	5	\$2,200	
Vinyl Tile	40%		2038	* *	3	\$5,400	
Interior Walls	(50/		LIEE	* *	<i>5</i> 10	\$40,100	
Gypsum Board Mosaic Tile	65% 25%		LIFE LIFE	* *	5-10 10	\$40,100	
Plaster	23% 5% Now	\$1,500	LIFE	* *	5	\$5,700 \$500	
riastei		\$1,500 ing, Extent : Moderate			3	\$300	
	Location : Penth		г, лгеи ң	<i>јјестей</i> . 1570			
XX 1		iouse	LIEE	* *	-	¢14.500	
Wood	5%		LIFE	· · · · · · · · · · · · · · · · · · ·	5	\$14,500	
Ceilings	50% Now	\$15,100	2035	* *	-	40 000	
AcousTileSusp.Lay-In		\$15,100 lements, Extent : Seve			5	\$8,900	
	Location : First		ге, агеи	Affected . 2070			
		ners, Extent : Modera	to Area	Affected : 10%			
	Location : First		e, Area 2	-1)/естей . 10/0			
Cyman D - 1			TIDD	* *	5 10	Ø10 200	
Gypsum Board Wood	10% 40%		LIFE	**	5-10	\$12,300	
	40%		LIFE		5	\$250,100	
te Enclosure Fence/Gates							
Iron Picket	100%		2065	* *			
Hon Ficket	10070		2003				

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

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

Asset #: 1575

Architecture		Current Repai	r	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estin (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$2,700	2043	* *			
	Cracking/C	Crumbling, Exte	nt : Light, Ar	ea Affecto	ed : 5%			
	Location	: At Hydrant						
On-Site Walkways								
Cast in Place Concrete	10%			2043	* *			
Pavers/Stone	90%	Now	\$34,000	2039	* *			
	Sinking/Su	bsiding, Extent :	Moderate, A	lrea Affe	cted : 10%			
	Location	: Throughout						

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2050	* *	5	\$100	
	Other Obse	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Electrical Room					
	Explanati	ion : One 1,200 Ampere Mair	n Discon	nect Switch			
Switchgear / Switchboard							
Fused Disc Sw	50%		2050	* *	5	\$100	
Molded Case Bkrs	50%		2040	* *	5	\$300	
Raceway							
Conduit	90%		2050	* *	1		
Conduit	10%		2040	* *	1		
Panelboards							
Fused Disc Sw	10%		2029	\$3,100	5	\$100	
Molded Case Bkrs	20%		2046	* *	5	\$100	
Molded Case Bkrs	40%		2029	\$12,500	5	\$300	
Molded Case Bkrs	30%		2052	* *	5	\$200	
Wiring							
Thermoplastic	20%		2030	\$10,700	1		
Thermoplastic	10%		2050	* *	1		
Thermoplastic	70%		2056	* *	1		
Motor Controllers							
Locally Mounted	70%		2047	* *	5	\$100	
Locally Mounted	30%		2050	* *	5	\$100	
•	Other Obse	ervation, Extent : Light, Area	Affected	! : 100%			
		: Mechanical Rooms					
	Explanati	ion : New Motor Controllers	Installed	This Year			
round							

Ground

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

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

Asset #: 1575

Electrical	Current Repair	Future R	eplacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground Grounding Devices Generic	100% Other Observation, Extent : Light, Area Location : Electrical Room Explanation : New Grounding Install		**	5	\$800	
Stand-by Power						
Transfer Switches	1000/		de de		40.000	
Automatic	100% Other Observation, Extent : Light, Area Location : Electrical Room			1	\$8,000	
	Explanation: New Transfer Switch In	istalled This Y	Year			
Generators Diesel	100% Other Observation, Extent : Light, Area Location : Roof Explanation : New Generator Installe		**	1	\$10,100	
Batteries						
Lead/Acid	100% Other Observation, Extent: Light, Area Location: Roof Explanation: New Generator Installe		\$1,600	5	\$1,000	
Fuel Storage	Explanation . New Generator Instatte	a This Tear.				
Day Tank	50% Other Observation, Extent: Light, Area Location: Roof Explanation: Day Tank Is Under Gen		**	5	\$2,200	
Main Tank	50% Other Observation, Extent: Light, Area Location: Basement Explanation: New Diesel Tank Instal	2070 a Affected : 10		5	\$400	
Lighting						
Interior Lighting Fluorescent	20% Other Observation, Extent : Light, Area Location : 1st, 2nd, 3rd Floor		**	10	\$4,400	
	Explanation: T-8 Lamps Installed Th					
Fluorescent	20% Other Observation, Extent: Light, Area Location: Basement, 1st, 2nd Floor Explanation: Compact Fluorescent F			10	\$4,400	
LED	60%	2040	* *			
Egress Lighting Emergency, Battery Exit, LED Exit, Service	50% 20% 30%	2040 2070 2040	* * * * * *	10 1 1	\$2,900	
Exterior Lighting HID	100%	2025	\$102,300	10	\$100	

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

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

Asset #: 1575

Electrical	Current Repa	ir Future	Replacement	M	Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm							
Security System							
No Component	70%						
Generic	30%	2038	* *	1	\$2,900		
Fire/Smoke Detection							
No Component	60%						
Generic, Analog	40%	2040	* *	1-3	\$6,400		
_	Other Observation, Extent	: Light, Area Affected :	100%				
	Location: Basement, 1st	, 2nd, 3rd Floor					
	Explanation: This Fire A	Alarm System Installed T	This Year				

Mechanical	Current Repair	Future F	Replacement	M					
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating									
Energy Source									
Natural Gas	100%	2050	* *	1					
Conversion Equipment									
Steam Boiler	100%	2043	* *	1	\$23,600				
	Other Observation, Extent:		100%						
	Location: Basement Boile								
	Explanation : 2 Natural G	Gas Fired Steam Boilers							
Distribution									
Central Plant Steam	100%	2056	* *	4	\$1,200				
Piping/Pmp		7. 1. 1. 1.00	1000/						
	Other Observation, Extent:	Light, Area Affected : 1	100%						
	Location : Throughout								
	Explanation: New								
Terminal Devices	1000/	• • • • •	ale ale		4 00				
Convector/Radiator	100%	2047	* *	1	\$7,700				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Throughout								
	Explanation: New								
Air Conditioning									
Energy Source	1000/	2052	* *	1					
Electricity	100%	2052	* *	1					
Conversion Equipment	500/	2020	* *	1	#5.500				
Reciprocating	50%	2038	* *	1	\$5,500				
Compr/Chiller	400/	2020	0116700	2	\$				
Ext Pkg Unit -	40%	2030	\$116,700	2	\$600				
Heating/Cooling	100/	2025	* *						
Split Unit	10%	2035	* *						
Distribution 1/P:cc	1000/	TIPE	* *	2	#20.000				
Ductwork/Diffusers	100%	LIFE	* *	2	\$38,800				
Ventilation									
Distribution	1000/	LIDD	* *	2.5	¢21 100				
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$21,100				

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

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

Asset #: 1575

Mechanical	Current Repair	Future Replace	ment	М	aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation							
Exhaust Fans							
Interior	25%	2035	* *	2	\$200		
Roof	75%	2035	* *	2	\$600		
Plumbing							
H/C Water Piping	200/	2050	* *	1			
Brass/Copper Galvanized Steel	30% 70%	2050 2047	* *	1 1			
Gaivanized Steel	Other Observation, Extent : Ligh			1			
	Location: Basement, Water Ma						
	Explanation: New	in I iping					
Water Heater	Emprenium 11011						
Gas Fired	100%	2029 \$1	4,200	2	\$300		
	Other Observation, Extent : Ligh	·	,		*		
	Location : Basement						
	Explanation: 98 Gallon Unit						
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
	Other Observation, Extent : Ligh						
	Location : Throughout, The Sa	nitary Piping Is New					
	Explanation : New						
Storm Drain Piping	1000/	LIDE	* *				
Cast Iron	100%	LIFE	* *	1			
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout, The Storm Piping Is New						
	Explanation : New	orm Fiping Is New					
Sump Pump(s)	Explanation . New						
Non-Submersible	100%	2035	* *	4	\$600		
Backflow Preventer	10070	2033		•	φοσσ		
Generic	100%	2038	* *	1	\$1,500		
Fixtures					+)		
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	50%	LIFE	* *				
	Other Observation, Extent : Ligh	00					
	Location: Basement To 3rd Flo	oor					
	Explanation: 1 Unit						
Hydraulic	50%	LIFE	* *				
	Other Observation, Extent : Ligh						
	Location: Basement To 3rd Flo	oor					
	Explanation: 1 Unit						

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

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

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Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 07-May-2018 Landmark Status : NONE

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

Block : 962 Lot : 1 BIN : 1022053

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$177,600	\$805,200
Interior Architecture	\$213,500	\$87,200
Electrical	\$563,000	\$1,885,300
Mechanical	\$1,415,700	\$743,000
Total	\$2,369,800	\$3,520,600
Importance Code A	\$177,600	\$843,800
Importance Code B	\$2,192,200	\$2,625,000
Importance Code C		\$51,900
Total	\$2,369,800	\$3,520,600

Total	\$110,300	\$81,200	\$102,700	\$162,300
Importance Code C	\$3,200		\$12,400	
Importance Code B	\$107,100	\$78,400	\$90,300	\$114,200
Importance Code A		\$2,800		\$48,100
Total	\$110,300	\$81,200	\$102,700	\$162,300
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Site Pavements	\$3,200			
Mechanical	\$28,100	\$23,600	\$39,800	\$31,400
Electrical	\$13,200	\$13,600	\$11,900	\$41,800
Interior Architecture	\$34,200	\$12,300	\$19,400	\$9,700
Exterior Architecture				\$47,900
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 1572

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	40% Now		LIFE	* *	5	\$56,500	
	Jnt Mortar Miss/Erod,		Area A	Affected : 25%			
	Location : Throughou						
	Sidewalk Shed in Use, I		Area A	Iffected: 75%			
	Location: West And S		00 1	100/			
	Water Penetration, Ext	- ,	ffected	: 10%			
	Location: Throughou			ate ate		**	
Metal/Glass Curt Wall	45%		LIFE	* *	5	\$119,100	
Metal Panel	10%		2049	* *	5-10	\$97,100	
Window Wall	5%		2049	* *	5	\$26,500	
Windows Aluminum	95%		2045	* *	5	\$29,800	
Metal Louvers	5%		2043	* *	10	\$9,800	
Parapets	370		2036		10	\$9,000	
Masonry: Brick	50%		LIFE	* *	5	\$4,200	
Metal/Glass Curt Wall	45%		2049	* *	5	\$14,700	
Metal Panel	5%		2049	* *	5	\$1,600	
Roof							
Modified Bitumen	95%		2029	\$522,100	10	\$36,900	
	Patching Evident, Exter	nt : Light, Area Afj	fected :	20%			
	Location : Throughou	ıt					
Skylight, Metal/Glass	3%		2039	* *	10	\$3,900	
Skylight, Plastic	2%		2042	* *	1		
Soffits							
Stucco Cement	100%		2034	* *	5		
nterior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$30,900	
Ceramic Tile	10%		2038	* *	5	\$14,100	
Quarry Tile	10%		2042	* *	5	\$21,200	
Terrazzo	5% Now	. ,	LIFE		5	\$5,500	
	Cracking/Crumbling, E	xtent : Moderate, .	Area Aj	tjected : 10%			
T. 1 m.	Location: Lobby		2024	d. d.		45.2 00	
Vinyl Tile	10%		2034	* *	3	\$5,300	
Vinyl Tile 9" X 9"	55% 4+		2034	* * *	3	\$29,100	
	Broken/Missing Elemen Location: Throughou		Area A	jjectea : 10%			
	Patching Evident, Exter		a Affac	ted · 20%			
	Location: Throughou		и Ајјес	иси . 20/0			

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

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

Asset #: 1572

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%			2038	* *	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	50%			2042	* *	5	\$70,500	
Exposed Concrete	15%			LIFE	* *	5	\$3,300	
Plaster	35%			LIFE	* *	5	\$30,900	
Site Enclosure								
Fence/Gates								
Iron Picket	30%			2049	* *			
Masonry: Brick	70%			2039	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2039	* *			
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: West Sid	e Of Building At E	ntrance				
	Explana	tion : This I	s Actually A Grant	te Plante	er Wall			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	* *			
On-Site Walkways								
Masonry: Granite	100%	4+	\$3,200	LIFE	* *			
-	Jnt Morta	r Miss/Eroc	l, Extent : Moderat	e, Area	Affected : 30%			
	Location	: Front Ste	eps At Entry					
Parking/Driveway								
Cast in Place Concrete	100%			2034	* *			

Electrical	Current Repair	Future	Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Inder 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2029	\$38,600	5	\$400				
	Other Observation, Extent : Light, Area	a Affected :	100%						
	Location : Electrical Room								
	Explanation: Two 2000 Ampere Mail	n Disconne	ct Switches						
Transformers									
Dry Type	100%	2027	\$16,500	5	\$300				
, J.	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Electrical Room								
	Explanation: Two 500 Kilovolt-ampe	re Step Up	Transformers						

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

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

Asset #: 1572

lectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	10%			2039	* *	5		
Molded Case Bkrs	90%			2029	\$114,600	5	\$2,200	
Raceway								
Conduit	70%			2029	\$72,300	1		
Conduit	30%			2039	* *	1		
Panelboards								
Fused Disc Sw	10%			2037	* *	5	\$200	
Molded Case Bkrs	50%			2037	* *	5	\$1,200	
Molded Case Bkrs	40%			2028	\$37,400	5	\$1,000	
Wiring	,		406.	• • • •				
Braided Cloth		-	\$96,200 ent : Moderate, Are out The Building	2054 ea Affecte	* * ed : 100%	1		
Thermoplastic	40%			2039	* *	1		
Motor Controllers	4070			2039		1		
Locally Mounted			\$200 Extent : Moderate oling Towers	2027 , Area Aj	\$9,700 ffected : 50%	5		
Locally Mounted	25%			2034	* *	5	\$200	
Motor Control Center	20%			2034	* *	5	\$500	
Motor Control Center	50%			2027	\$69,200	5	\$1,300	
round							· · · · · · · · · · · · · · · · · · ·	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,400	
tand-by Power								
Transfer Switches	500/			2027	Ø5 000	1	¢14.500	
Automatic	50%			2027	\$5,900 * *	1	\$14,500	
Automatic	50%			2034		1	\$14,500	
Generators Diesel	50%			2025	\$46,000	1	\$19.200	
Diesei	Other Obs Location	: Generate	extent : Light, Area or Room 205 Kilowatt			1	\$18,300	
Diesel	50%			2032	* *	1	\$18,300	
Diesei	Other Obs Location	ervation, E : Roof	Extent : Light, Area 225 Kilowatt		! : 100%	1	Ψ10,500	
Batteries	z.ipiana							
Lead/Acid	100%			2021	\$1,600	5	\$3,500	

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

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

Asset #: 1572

Electrical	Current Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power							
Fuel Storage				_			
Day Tank	25%	2028	\$1,800	5	\$4,400		
	Other Observation, Extent: Light, Area	Affected	: 100%				
	Location : Roof Explanation : 275 Gallons						
Down Too In		2027	* *	-	¢4.400		
Day Tank Main Tank	25% 50%	2037 2032	* *	5	\$4,400 \$1,400		
	30%	2032		5	\$1,400		
Lighting Interior Lighting							
Fluorescent	10%	2024	\$161,500	10	\$8,600		
Tuorescent	T-12 Lamps And Fixtures, Extent: Ligh		·	10	ψο,οσο		
	Location : Throughout	•	,,,				
Fluorescent	78%	2029	\$1,259,900	10	\$67,400		
Tuorescent	T-8 Lamps And Fixtures, Extent: Light,			10	ψο,,		
	Location: Throughout	55					
Fluorescent	10%	2029	\$161,500	10	\$8,600		
Tuorescent	Compact Fluorescent Light, Extent : Light			10	ψο,οσο		
	Location: Throughout	,	33				
HID	1%	2024	\$2,400	10			
Incandescent	1%	2024	\$16,200	2			
Egress Lighting			•				
Emergency, Service	45%	2029	\$21,700	1			
Emergency, Battery	5%	2029	\$6,600	10	\$1,100		
Exit, LED	50%	2057	* *	1			
Exterior Lighting							
HID	9%	2029	\$33,400	10			
Incandescent	1%	2024	\$3,100	2			
No Component	90%						
Alarm							
Security System	700/						
No Component	70% 30%	2034	* *	1	\$10,600		
Generic	Other Observation, Extent : Light, Area			1	\$10,600		
	Location: Main Floor And Basement						
	Explanation · Security Cameras						
Fire/Smoke Detection	Explanation : Security Cameras						
Fire/Smoke Detection No Component	Explanation : Security Cameras						

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

Heating

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

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

Asset #: 1572

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date Esti (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Utility Steam	Location	ervation, Exteni : Throughout			**	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	ion : Steam Fro		2032	* *	5	\$5,600	
	Location	ervation, Extent : 6th Floor Eas ion : 2 Heat Ext	st And Baseme	ent Mecho	unical Room			
Distribution Hot Wtr Piping/Pump Steam Piping/Pump	50% 50%			2037 2039	* *	4	\$3,500	
Terminal Devices Air Handler Air Handler		Now d in Place, Exte : 2nd Floor Me				1	\$32,100 \$2,600	
Convector/Radiator	Location 20%	ed Life, Extent . : 2nd Floor Me			\$98,500	1	\$6,100	
Fan Coil Unit/Heat Air Conditioning Energy Source	20%			2024	\$275,600	1	\$6,100	
Electricity Conversion Equipment Centrifugal, Elec Chiller	100% r 60%			2037	**	1	\$61,200	
- AV. 11 AV. 11 T.	Location	frigerant, Exten : 2 Units, Base				1		
Window/Wall Unit No Component Distribution	20% 20%			2022	\$38,400	1		
CW & CHW Wtr Pipe/Pump No Component	60% 40%			2039	**	4	\$2,800	
Terminal Devices Air Handler/Cool/Ht No Component	40%			2029	\$330,300	1	\$23,300	
Heat Rejection Water Cooling Tower	Corroded,	Now Extent: Severe : Supporting Bo		2027 d : 30%	\$167,600	2	\$45,500	
No Component	40%							
Ventilation Distribution								
Ductwork/Diffusers Note: All component repairs \$ estimates \$ esti	100% ates are in cu	rrent dollars and	are not escalar	LIFE ted for pot	* * ential future inflation	2-5	\$52,600	

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

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

Asset #: 1572

Mechanical	Current Repair	Future	e Replacement	M	laintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Interior	70%	2024	\$229,200	2	\$2,000	
Roof	30%	2024	\$45,800	2	\$900	
Plumbing						
H/C Water Piping	1000/	• • • • •				
Brass/Copper	100%	2039	* *	1		
HW Heat Exchanger	1000/	2020	01.46.600		01.1.000	
Steam Fired	100%	2029	\$146,600	4	\$14,000	
Sanitary Piping	1000/		* *			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/		* *			
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/	2025	* *		#2 000	
Non-Submersible	100%	2037	* *	4	\$3,000	
Sewage Ejector(s)	1000/	2020	426.500		Φ. σ. σ. ο. ο.	
Electric	100%	2029	\$26,500	4	\$5,600	
Backflow Preventer	1000/	2024	* *	1	Φ.Σ. 0.0.0	
Generic	100%	2034	T T	1	\$5,800	
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators	000/	LIEE	* *			
Geared Traction	90%	LIFE				
	Other Observation, Extent : Lig Location : One Unit From Ce			1st To 6t	h Floor	
		ziiai 10 oin 1 ioor,	1 wo Onlis 1 Tom 1	131 10 011	1 1 1001	
TT 1 1'	Explanation: 3 Units	LIDD	* *			
Hydraulic	10%	LIFE				
	Other Observation, Extent : Lig Location : Cellar to Basemen		: 10%			
		nt .				
T	Explanation: 1 Unit					
Fire Suppression						
Standpipe	100%	2040	* *	1.5	¢47.500	
Generic	100%	2049		1-5	\$47,500	
Sprinkler No Component	30%					
Generic	30% 70%	2039	* *	1-2	\$18,500	
	/070	2039		1-2	\$10,300	
Fire Pump Generic	100%	2022	* *	1	\$17,600	
Generic	10070	2032		1	\$17,600	

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

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

Page: 63

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 24-Jul-2017 Landmark Status : NONE

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

Block : 1729 Lot : 27 BIN : 4042887

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$335,400	\$35,900
Electrical		\$26,200
Mechanical		\$180,700
Total	\$335,400	\$242,900
Importance Code A	\$335,400	\$35,900
Importance Code B		\$206,900
Total	\$335,400	\$242,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,400	\$2,700		\$9,700
Interior Architecture	\$40,000	\$3,700	\$2,000	
Electrical	\$7,300	\$2,700	\$2,000	\$24,100
Mechanical	\$6,200	\$6,400	\$9,700	\$26,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$101,700	\$19,400	\$17,600	\$64,500
Importance Code A	\$47,000	\$5,300	\$2,600	\$12,400
Importance Code B	\$51,400	\$14,100	\$14,000	\$52,200
Importance Code C	\$3,300		\$1,000	
Total	\$101,700	\$19,400	\$17,600	\$64,500



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

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

Asset #: 133

Architecture	Current Re	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	5% Now Cracking/Crumbling, E. Location : West Facac		LIFE , Area Aj	* * ffected : 5%	5	\$12,300	
	Paint Peeling, Extent : Location : Throughout	**	ected : 50	0%			
	Painted Surfaces, Exten Location : West Facad		ea Affeci	ted : 100%			
Masonry: Brick	73% Now Horizontal Cracks, Exte	_	LIFE Affected	**	5	\$35,900	
	Misaligned/Bulging, Ex.		Area Aff	fected : 10%			
	Sidewalk Shed in Use, E Location : Perimeter (Extent : Light, Ai	ea Affec	ted : 50%			
	Vertical Cracks, Extent Location : Throughou		a Affecte	d : 15%			
Masonry: Granite	5%		LIFE	* *	5	\$1,800	
Masonry: Limestone	2%		LIFE	* *	5	\$700	
Masonry: Marble	5%		LIFE	* *	5	\$1,800	
Metal Panel	10%		2049	* *	5-10	\$33,800	
Windows							
Aluminum	90%		2045	* *	5	\$10,200	
Bronze/Brass	5% Now	\$68,900	2054	* *	5	\$1,800	
	Broken/Missing Elemen Location : Bulkheads	ts, Extent : Seve	re, Area	Affected : 50%			
	Glazing Broken/Cracked Location : Bulkheads	d, Extent : Mode	rate, Are	ea Affected : 15%			
	Thermally Inefficient, E. Location : Bulkheads	xtent : Severe, A	rea Affec	eted : 100%			
Glass Block	5%		LIFE	* *	5	\$400	

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

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

Asset #: 133

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets							
Masonry: Brick	55%	0000	LIFE	* *	5	\$2,700	
Masonry: Marble	20% Now	\$26,900	LIFE	**	5	\$1,200	
	Cracking/Crumbling,	Extent : Moderate	, Area Aj	ffected: 20%			
	Location: Coping	l Estant Madann		166-4-1.500/			
	Jnt Mortar Miss/Eroa	, Extent : Moaerai	e, Area A	Affectea : 50%			
	Location : Coping Caulking Deteriorated	d Extant : Madan	uta Amag	Affactad : 500/			
	Location : Coping	и, Ехіені . Мойега	ue, Area	Ајјестей . 50/6			
	Staining/Discoloring,	Extent · Moderate	Area A	ffected : 25%			
	Location : Coping	Latent : Moderate	, 211 cu 21 ₃	njecieu . 2570			
Metal Panel	5%		2049	* *	5	\$900	
Metal Rail	5%		2042	* *	5-10	\$4,400	
Metal: Cage/Fence	15% Now	\$3,000	2034	* *	5	\$2,400	
Wetair. Cago I chec	Corrosion/Rusting, E.	xtent : Moderate, 2		cted : 25%	3	Ψ2,100	
	Location: Lower Ro	•					
	Deteriorated Finish, I Location : Lower Ro		Area Afj	fected : 25%			
Roof		3					
Modified Bitumen	95% Now	\$153,600	2034	* *			
	Blisters, Extent: Mod	lerate, Area Affect	ed : 20%				
	Location : Over Thi	rd Floor					
	Miss/Damaged Flash	ings, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location: Over Thi	rd Floor					
Skylight, Metal/Glass	5%		2039	* *	10	\$4,800	
	Recent Repair Eviden	_	rea Affe	cted : 20%			
	Location : Over Stat	ir					
Interior							
Floors	5 0/		TIPP	* *	-	¢4.200	
Cast in Place Concrete	5% 5%		LIFE	* *	5	\$4,300	
Ceramic Tile	5% Recent Installation, E	rtent · Light Area	2038		5	\$2,000	
	Location: 3rd Floor	-	Ајјестеи	. 2570			
Terrazzo	15% Now	\$28,600	LIFE	* *	5	\$4,600	
	Cracking/Crumbling,	. ,		ffected : 10%	2	<i>ϕ</i> .,	
	Location : Front An		J.	-			
Vinyl Tile	75%		2034	* *	3	\$11,100	
·y	Recent Installation, E	xtent : Light, Area		! : 25%	2	+11,100	
	Location: 3rd Floor	_					

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

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

Asset #: 133

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	\$2,000	
Glass: Single Pane	5%			LIFE	* *	5	\$1,500	
Gypsum Board	30%			LIFE	* *	5	\$7,200	
Gypsum Board	20%			LIFE	* *	5	\$4,800	
		stallation, E 1 : 3rd Floo	Extent : Light, Area r	Affected	! : 100%			
Metal Panel	5%			LIFE	* *			
Plaster	20%	Now	\$3,300	LIFE	* *	5	\$2,400	
			xtent : Moderate, A Wall Locations Th					
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	Location Staining/L	d/Bulging, a: Through	Extent : Moderate	-		5	\$3,900	
AcousTileSusp.Lay-In	15%			2046	* *	5	\$5,900	
1.00ds11105dsp.22dy III	Recent In:		Extent : Light, Area r		! : 25%	J	ψο,,,οο	
Exposed Concrete	5%			LIFE	* *	5	\$300	
Gypsum Board	25%			LIFE	* *	5	\$12,300	
Plaster	Water Per	Now netration, E n : Basemen	\$3,800 Extent : Moderate, A at	LIFE Irea Affe	* * cted : 5%	5	\$8,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	* *			
Retaining Walls								
Cast in Place Concrete	100%			2049	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	75%			2042	* *			
Pavers/Stone	25%			2038	* *			
On-Site Walkways Cast in Place Concrete	100%			2034	* *			

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

Under 600 Volts

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

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

Asset #: 133

Electrical		Current Repair	Futu	re Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•		•				
Service Equipment							
Fused Disc Sw	100%		2049	* *	5	\$100	
		servation, Extent : Light, Area	Affected	l : 100%			
		n : Electrical Room		000 /			
0 : 1 /0 : 11	Explana	tion : Main Service Switch Ra	ted At 2,	000 Amperes			
Switchgear / Switchboard	250/		2040	* *	-		
Fused Disc Sw Molded Case Bkrs	25% 75%		2049 2049	* *	5 5	\$600	
Raceway	1370		2049			\$000	
Conduit	10%		2029	\$3,700	1		
Conduit	90%		2049	**	1		
Panelboards	,,,,				-		
Molded Case Bkrs	10%		2028	\$3,100	5	\$100	
Molded Case Bkrs	90%		2045	* *	5	\$700	
Wiring							
Braided Cloth	10%		2054	* *	1		
		Aged, Extent : Moderate, Are	ea Affecte	ed : 100%			
	Location	ı : Basement					
Thermoplastic	90%		2049	* *	1		
Motor Controllers							
Locally Mounted	50%		2042	* *	5	\$100	
Motor Control Center	50%		2042	* *	5	\$400	
Ground							
Grounding Devices Generic	100%		LIFE	* *	5	\$400	
Lighting	10070		LIII		3	\$400	
Interior Lighting							
Fluorescent	80%		2034	* *	10	\$19,300	
	Location	servation, Extent : Light, Area n : Throughout The Building	Affectea	l : 100%		,	
		tion: T-8 Lamps					
Fluorescent	5%		2029	\$22,500	10	\$1,200	
		servation, Extent : Light, Area	Affected	l : 100%			
		i : Basement					
		tion: T-12 Lamps					
LED	15%		2037	**			
		stallation, Extent : Light, Area 1 : Throughout The Building	Affected	t : 100%			
Egress Lighting							
Emergency, Battery	40%		2034	* *	10	\$2,500	
Exit, Service	60%		2034	* *	1		
Exterior Lighting	2007		2020	#22 000	1.0		
HID No Commonant	30%		2029	\$33,800	10		
No Component	70%						

Alarm

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

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

Asset #: 133

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2029	\$27,100	1	\$3,200	
	Other Observation	n, Extent : Light, Area	Affected	! : 100%			
	Location : Hally	vays, Entry And Exit I	Doors				
	Explanation : In	trusion Alarm System,	Motions	Sensors			
Fire/Smoke Detection							
Generic, Analog	100%		2037	* *	1-3	\$17,600	
	Other Observation	n, Extent : Light, Area	Affected	! : 100%			
	Location: Thro	ughout The Building					
	Explanation : St	robe Lights, Smoke D	etectors,	Horns And Manua	l Pull Sto	ations	

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Steam Boiler	45%	2034	* *	1	\$11,700	
	Other Observation, Extent : Light, 2	Area Affected : 1	100%			
	Location : Boiler Room					
	Explanation: Older Boiler					
Steam Boiler	45%	2046	* *	1	\$11,700	
	Recent Replace Evident, Extent : Li Location : Boiler Room	ght, Area Affect	ed : 100%			
Steam Boiler	10%	2034	* *	1	\$2,600	
	Other Observation, Extent : Light, A Location : Penthouse Mechanical Explanation : Small Boiler For Th	Room	100%			
Distribution						
Central Plant Steam Piping/Pmp	100%	2039	* *	4	\$1,300	
Terminal Devices						
Air Handler	40%	2029	\$144,200	1	\$6,500	
Convector/Radiator	60%	2034	* *	1	\$5,100	
Air Conditioning						
Energy Source						
Electricity	100%	2045	* *	1		

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

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

Asset #: 133

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Reciprocating	60%		2034	* *	1	\$7,300	
Compr/Chiller	D 22 D -C.:	Endand Links Anna A	C4-1.	1000/			
		gerant, Extent : Light, Area A : Chillers On Roof	јјестеа :	100%			
Ext Pkg Unit -	30%	. enmers on Hoog	2034	* *	2	\$500	
Heating/Cooling	3070		2034		2	Ψ300	
Window/Wall Unit	10%		2024	\$5,300	1		
Distribution							
CW & CHW Wtr	60%		2049	* *	4	\$1,200	
Pipe/Pump							
No Component	40%						
Terminal Devices	600/		2024	* *	1	Φ0.000	
Air Handler/Cool/Ht No Component	60% 40%		2034		1	\$9,800	
Ventilation Ventilation	40%						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$14,600	
Exhaust Fans							
Interior	40%		2029	\$36,500	2	\$300	
Roof	60%		2029	\$25,500	2	\$500	
Plumbing							
H/C Water Piping	1000/		• • • •	d. d.			
Galvanized Steel	100%		2034	* *	1		
Water Heater	1000/		2024	¢15 (00	2	¢400	
Gas Fired	100%	ervation, Extent : Light, Area	2024	\$15,600	2	\$400	
		: Boiler Room	Ајјестеи	. 100/0			
		on : 85 Gallon Tank					
Sanitary Piping	<i>P</i> ······						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2023	\$900	4	\$600	
Sewage Ejector(s)	1000/		2024			41.700	
Electric	100%		2034	* *	4	\$1,700	
Backflow Preventer	100%		2039	* *	1	\$1,600	
Generic Fixtures	100%		2039		1	\$1,000	
Generic	100%						
Vertical Transport	10070						
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Obse	ervation, Extent : Light, Area		: 100%			
	Location	: Basement To 3rd Floor					
	Explanat	on : One Unit					

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

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

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

Asset #: 133

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 27-Mar-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1365 Lot : 9 BIN : 3036147

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$77,800	\$264,600
Total	\$77,800	\$264,600
Importance Code A	\$77,800	\$264,600
Total	\$77,800	\$264,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$49,300		\$2,000	
Interior Architecture	\$46,500		\$2,500	\$1,500
Electrical	\$2,200	\$1,400	\$1,500	\$3,000
Mechanical	\$8,800	\$2,900	\$4,700	\$2,500
Site Enclosure	\$500			
Site Pavements	\$13,600	\$200	\$3,600	\$200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$124,900	\$8,400	\$18,300	\$11,100
Importance Code A	\$50,200	\$900	\$2,900	\$900
Importance Code B	\$34,400	\$7,400	\$11,800	\$9,200
Importance Code C	\$40,300	\$200	\$3,600	\$1,000
Total	\$124,900	\$8,400	\$18,300	\$11,100



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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816 CROWN HEIGHTS HEALTH CENTER

Asset #: 14331

rchitecture	Current Repair		Futur	e Replacement	Maintenance			
stem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior		-						
Exterior Walls								
Masonry: Brick	25% Now		LIFE	* *	5	\$6,800		
	Jnt Mortar Miss/Erod, E. Location : Throughout	ctent : Light, Arec	ı Affec	ted : 15%				
Masonry: Limestone	25% Now	\$77,800	LIFE	* *	5	\$5,100		
y	Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: Window Surrounds							
	Worn/Eroded, Extent: Moderate, Area Affected: 50%							
	Location : Throughout							
Metal/Glass Curt Wall	42%	1	LIFE	* *	5	\$43,000		
Granite Panels	5%		LIFE	* *	5	\$2,100		
Window Wall	3%	2	2050	* *	5	\$3,100		
Windows								
Aluminum	40%	2	2046	* *	5	\$1,700		
Special Gauge/Ballistic	60%]	LIFE	* *	1			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Street Facad	le						
	Explanation: Bullet Pr	oof Glass						
Parapets	70 /		2050	ate ate	_	4000		
Metal Panel	5%		2050	* *	5	\$900		
Metal Rail	85%	=	2035	**	5-10	\$68,900		
	Corrosion/Rusting, Exter Location: Throughout	ti : Moaerate, Are	га Ајје	ciea : 30%				
Metal: Cage/Fence	10%		2043	* *	5-10	\$3,500		
Roof								
Fiberglass Panel	3%	2	2033	* *	1			
	Other Observation, Exter	ıt : Light, Area Aj	ffected	: 100%				
	Location: Rear Yard							
	Explanation: Polycarb	onate Paneling C	overin	g Egress Stair				
Modified Bitumen	94% 0-2		2030	\$222,800				
	Alligatoring, Extent : Mo	derate, Area Affe	cted:.	50%				
	Location: Main Roof							
	Blisters, Extent : Modera	te, Area Affected	: 10%					
	Location: Main Roof							
	Patching Evident, Extent Location : Throughout	: Moderate, Area	ı Affeci	ted : 25%				
Single Ply Membrane	3%		2035	* *	10	\$500		
Soffits	1000/		• • • •		_			
Stucco Cement	100%		2043	* *	5			

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816 CROWN HEIGHTS HEALTH CENTER

Asset #: 14331

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$5,400	
Ceramic Tile	5%			2039	* *	5	\$1,200	
Terrazzo	10%		\$2,400	LIFE	**	5	\$1,900	
			ents, Extent : Mod reshold To Rear Yo					
Vinyl Tile	80%			2035	* *	3	\$7,400	
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$1,800	
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,800	
Glass: Single Pane	2%			LIFE	* *	5	\$1,100	
Gypsum Board	75%			LIFE	* *	5-10	\$45,200	
SGFT/Glazed Masonry	8%			LIFE	* *	10	\$1,400	
Ceilings								
AcousTileSusp.Lay-In	Staining/L Location Water Pen	: 2nd Floo etration, E	\$2,700 Extent : Moderate or Closet And Bath Extent : Moderate, A or Closet And Bath	room Irea Affe	-	5	\$8,000	
Exposed Concrete	10%			LIFE	* *	5-10	\$3,100	
Gypsum Board		Now	\$800	LIFE	* *	5	\$4,600	
71	Water Penetration, Extent: Moderate, Area Affected: 2% Location: Entry Vestibule							
Plaster	10%			LIFE	* *	5-10	\$4,200	
Site Enclosure Fence/Gates Chain Link	5%			2030	\$900			
		_	xtent : Moderate, A e Of Parking Area	Irea Affe	ected : 100%			
Iron Picket	95%			2065	* *			
Retaining Walls Cast in Place Concrete	Broken/M		\$500 eents, Extent : Mod ll Of Parking Area	2050 erate, Ar	* * rea Affected : 2%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	Cracking/		\$5,900 Extent : Moderate t Place Side By Ent		* * ffected : 5%			

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

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

Asset #: 14331

Architecture	Current Rep	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Site Pavements										
On-Site Walkways										
Cast in Place Concrete	50% Now	\$800	2035	* *						
	Sinking/Subsiding, Exten	nking/Subsiding, Extent : Moderate, Area Affected : 5%								
	Location: Adjacent To	Stair Areaway	At Rear	Of Building						
Masonry: Granite	15%		LIFE	* *			-			
Metal	35%		2050	* *	1-3	\$12,000				
	Other Observation, Exter	ıt : Light, Area	Affected	: 20%						
	Location : Egress Stair	In Rear Yard								
	Explanation : Corrosio	n/Rusting								
Parking/Driveway										
Asphalt	100% Now	\$6,700	2033	* *						
	Cracking/Crumbling, Ext	tent : Moderate,	Area Aj	fected : 20%						
	Location: Throughout	Parking Area								

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2050 **	5 \$100	
	Other Observation, Extent : Light, Location : Electrical Room	Area Affected : 100%		
	Explanation : Main Service Swit	ch Rated At 1,600 Amperes		
Switchgear / Switchboard				
Fused Disc Sw	100%	2050 **	5 \$100	
Raceway				
Conduit	100%	2050 **	1	
Panelboards				
Fused Disc Sw	10%	2046 **	5	
Molded Case Bkrs	90%	2046 **	5 \$400	
Wiring				
Thermoplastic	100%	2050 **	1	
Motor Controllers				
Locally Mounted	100%	2043 **	5 \$100	
Ground				
Grounding Devices				
Generic	100%	LIFE **	5 \$500	
	Other Observation, Extent : Light,	Area Affected : 100%		
	Location: Basement			
	Explanation: Water Main			
Stand-by Power				
Transfer Switches				
Automatic	100%	2043 **	1 \$5,400	

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

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

Asset #: 14331

Electrical	Current Repair	Future Rep	lacement	M				
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Stand-by Power								
Generators								
Natural Gas	100%	2039	* *	1	\$6,700			
	Other Observation, Extent:		%					
	Location: Outside The Bu	· ·						
	Explanation : Natural Gas	Generator Rated At 25 Ki	lowatts					
Batteries								
Lead/Acid	100%	2024	\$1,600	5	\$600			
Lighting								
Interior Lighting								
Fluorescent	95%	2038	* *	10	\$15,200			
	T-8 Lamps And Fixtures, Ex	tent : Light, Area Affected	: 100%					
	Location: Throughout							
LED	5%	2035	* *					
Egress Lighting								
Emergency, Battery	50%	2035	* *	10	\$2,100			
Exit, LED	50%	2058	* *	1				
Exterior Lighting								
HID	20%	2035	* *	10				
	Other Observation, Extent:	Light, Area Affected : 100	%					
	Location : Roof And Perim	neter						
	Explanation : Operated Vi	a Timer And Photocell						
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	2038	* *	1-3	\$2,100			
	Malfunctioning, Extent : Moderate, Area Affected : 50%							
	Location : Faulty Waterflow In 2nd Floor Stair							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The	e Building						
	Explanation : Strobe Light	s, Manual Pull Station And	d Smoke Det	ector				

Mechanical	Current Repair	Repair Future Replacem			ent Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Electricity	100%	2050	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2035	* *	1	\$8,600		
	Other Observation, Extent : Light, Area	Affected	! : 100%				
	Location: Basement						
	Explanation: 2 Gas Fired Hot Water	Boilers					

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

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

Asset #: 14331

lechanical	Current Repair	Future Replacement	N	Maintenance	
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Prior
eating					
Distribution Hot Wtr Piping/Pump	100% Other Observation, Extent : Light, Area Location : Basement		4	\$1,300	
	Explanation: Cold Water Pump Show	ving Signs Of Rust			
Terminal Devices					
Air Handler	50%	2035 * *	' 1	\$5,400	
Convector/Radiator	40%	2043 * *	' 1	\$2,300	
Fan Coil Unit/Heat	10%	2035 **	1	\$600	
ir Conditioning					
Energy Source					
Electricity	100%	2052 **	1		
Conversion Equipment					
Ext Pkg Unit -	67%	2035 * *	2	\$700	
Heating/Cooling		100 1 1000			
	Other Observation, Extent : Light, Area	Affected: 100%			
	Location: Roof				
	Explanation: 5 Units				
Split Unit	2%	2035 * *	•		
No Component	31%				
Terminal Devices Air Handler/Dir	33%	2035 **	· 1		
Expansion	2273	-000	-		
1	Other Observation, Extent : Light, Area Location : Basement				
	Explanation: 2 Units. R-22 Refrigera	nt And Electric Heat.			
No Component	67%				
Heat Rejection Air Cooled Condenser	33%	2035 * *	2	\$4,000	
Unit	Other Observation, Extent : Light, Area Location : Roof	Affected : 100%			
	Explanation: 2 Units				
No Component	67%				
entilation	0770				
Distribution					
Distribution Ductwork/Diffusers	100%	LIFE **	2-5	\$15,400	
Exhaust Fans	10070	LILL	2-3	Ψ12,π00	
Roof	100%	2035 **	. 2	\$500	
lumbing	10070	2033		φ300	
H/C Water Piping					
Brass/Copper	100%	2056 **	· 1		
Water Heater	10070	2000	1		
Gas Fired	100%	2028 \$10,400	2	\$300	
Gus I neu	Other Observation, Extent : Light, Area		. 2	Ψ500	
	Location: Basement	33			
	Explanation: 2 Units At 175 Gallons	Each			

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

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

Mechanical	Currer	Current Repair		e Replacement	M		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2035	* *	4	\$400	
Backflow Preventer							
Generic	100%		2035	* *	1	\$1,100	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation	, Extent : Light, Area	Affected	: 100%			
	Location: Basen	nent To Second Floor					
	Explanation: 1 U	Init					
Fire Suppression							
Sprinkler							
Generic	100%		2056	* *	1-2	\$4,900	
		, Extent : Moderate, A Side Of Structure	rea Affe	ected : 100%			
	Explanation : Sic	mese Connection Not	Readily	Accessible By Fir	e Depart	ment	

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

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

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Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$64,500	\$41,000
Interior Architecture	\$36,300	\$433,600
Electrical		\$302,100
Mechanical	\$91,700	\$508,200
Total	\$192,500	\$1,284,900
Importance Code A	\$64,500	\$41,000
Importance Code B	\$128,000	\$1,176,700
Importance Code C		\$67,200
Total	\$192,500	\$1,284,900

Importance Code C	\$47,600			
Importance Code B	\$158,500	\$25,100	\$12,100	\$11,900
Importance Code A	\$2,600	\$26,100	\$4,500	\$2,600
Total	\$208,700	\$51,300	\$16,600	\$14,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$17,200	\$19,600	\$6,700	\$3,900
Electrical	\$80,900	\$3,900	\$4,100	\$3,200
Interior Architecture	\$106,700	\$400		\$3,500
Exterior Architecture		\$23,400	\$1,900	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	7.50/	3.7	DC4 700	LIEE	* *	-	0.41 ,000	
Masonry: Brick		Now	\$64,500 : Moderate, Area	LIFE		5	\$41,000	
		nce, Extent : Bulkhead		Ајјестеи	. 5/0			
			xtent : Light, Area	Affected	' : 10%			
		: Through	0	33				
Masonry: Granite	5%			LIFE	* *	5	\$2,100	
Masonry: Limestone	5%			LIFE	* *	5	\$2,100	
Stucco Cement	15%			2032	* *	5	\$20,500	
Windows								
Aluminum	100%			2043	* *	5	\$3,800	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$1,300	
Masonry: Limestone	5%			LIFE	* *	5	\$100	
Metal Rail	5%			2032	* *	5-10	\$1,300	
Roof Modified Bitumen	95%			2032	* *	10	\$12,400	
Skylight, Metal/Glass	5%			2032	* *	10	\$2,200	
Interior	370			2017		10	Ψ2,200	
Floors								
Cast in Place Concrete	10%	Now	\$4,300	LIFE	* *	5	\$8,600	
	_	Crumbling, : Through	Extent : Light, Are	ea Affect	ed : 10%			
		etration, E. : Through	xtent : Light, Area out	Affected	' : 10%			
Ceramic Tile	10%	Now	\$24,000	2030	\$79,800	5	\$2,000	
	_	Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 30%			
Terrazzo	10%	0-2	\$9,600 Extent : Moderate	LIFE	* *	5	\$3,100	
	Location	0	And Lobby					
Vinyl Tile	30%			2027	\$105,100	3	\$5,900	
Vinyl Tile 9" X 9"		Now Crumbling,	\$36,300 Extent : Moderate	2027 , Area A	\$181,500 ffected : 30%	3	\$5,900	
	Location	: Through	out					

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

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

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

Asset #: 1998

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$26,900	2030	\$67,200	5	\$1,200	
	_	rumbling, I Througho	Extent : Moderate ut	, Area A	ffected : 50%			
Glass: Single Pane	3%			LIFE	* *	5	\$500	
Marble Panels	2%			LIFE	* *			
Plaster	70%	Now	\$13,700	LIFE	* *	5	\$4,900	
	_	rumbling, I Througho	Extent : Light, Are ut	ea Affect	ed : 10%			
		tration, Ex Througho	tent : Light, Area ut	Affected	: 10%			
SGFT/Glazed Masonry	15%	Now	\$7,100	LIFE	* *			
	_	rumbling, . Througho	Extent : Light, Are ut	ea Affect	ed : 10%			
Ceilings								
AcousTileSusp.Lay-In	2%			2032	* *	5	\$800	
Exposed Concrete	15%			LIFE	* *	5	\$900	
Gypsum Board	10%			LIFE	* *	5	\$4,900	
Plaster	73%	Now	\$19,700	LIFE	* *	5	\$18,000	
	_	rumbling, . Stairwell	Extent : Moderate Y	, Area A	ffected : 5%			

Electrical		Current Repair	Futui	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2027	\$8,700	5	\$200	
	Other Obse	ervation, Extent : Moderat	e, Area Affe	ected : 100%			
	Location	: Basement / Boiler Room					
	Explanati	on : Main Service Discon	nect Switch	Rated At 800 Amp	eres.		
Switchgear / Switchboard	_						
Molded Case Bkrs	100%		2027	\$101,900	5	\$1,300	
Raceway							
Conduit	80%		2027	\$42,800	1		
Conduit	15%		2037	* *	1		
Conduit	5%		2053	* *	1		
Panelboards							
Fused Disc Sw	10%		2026	\$4,700	5	\$100	
Fused Toggle Switch	30%	2-4 \$14,000	2052	* *	5	\$200	
	On Extende	ed Life, Extent : Severe, Ai	rea Affectea	l : 100%			
		: Throughout The Building					
Molded Case Bkrs	5%		2049	* *	5	\$100	
Molded Case Bkrs	55%		2026	\$25,700	5	\$700	

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

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

Asset #: 1998

Electrical	Current Repair			Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Wiring	• • • • • • • • • • • • • • • • • • • •		** * * * * * * * * * * * * * * * * * *					
Braided Cloth	30%		\$24,100	2052	**	1		
		-	ent : Severe, Area A	ffected :	100%			
			out The Building	2025				
Thermoplastic	10%			2037	**	1		
Thermoplastic	55%			2027	\$44,200 * *	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers	70%			2025	¢(0,200	-	¢200	
Locally Mounted	30%		\$29,200	2025 2047	\$68,200 * *	5 5	\$200	
Locally Mounted			\$29,200 tent : Severe, Area			3		
		ieu Lije, Ex i : Mechani		21,,,,,,,,	. 100/0			
Ground	Bocunor	i . meenum	cui Room					
Grounding Devices								
Generic	100%	2-4	\$9,900	LIFE	* *	5	\$700	
Generic			Extent : Severe, Are		ed : 100%	J	Ψ700	
		: Basemen		00				
		tion : Corre						
ighting								
Interior Lighting								
Fluorescent	98%			2035	* *	10	\$23,700	
	-		res, Extent : Light,	Area Af	fected : 100%			
	Location	i : Through	out The Building					
LED	2%			2035	* *			
Egress Lighting								
Emergency, Battery	40%			2027	\$14,800	10	\$2,500	
Emergency, Battery	10%			2035	* *	10	\$600	
Exit, Service	30%			2027	\$2,800	1		
Exit, Service	20%			2035	* *	1		
Exterior Lighting								
HID	20%			2035	* *	10		
No Component	80%							
Alarm								
Security System	700/							
No Component	70%			2027	044.000	1	ØE 200	
Generic	30%		rtant : Madagata	2027	\$44,900	1	\$5,300	
			Extent : Moderate, A Outside, Entry And					
		-	-		ors d Intrusion Alarm i	Systom		
Fire/Smoke Detection	Ехріини	uon . CCI)	sarvemance Can	ierus All	a mirusion Atarm	system		
Generic, Digital	100%			2032	* *	1-3	\$29,200	
Generie, Digital			xtent : Light, Area			1.3	Ψ27,200	
			out The Building	11 ₁ , 00100				
		_	-	anual Pi	ull Stations, Alarm	Bells An	d Smoke Detectors	

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

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

Asset #: 1998

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating									
Energy Source									
Natural Gas	100%	2037	* *	1					
Conversion Equipment Steam Boiler	100% Other Observation, Extent: Light, An Location: Basement Explanation: 2 Natural Gas Fired		**	1	\$26,200				
Distribution Central Plant Steam Piping/Pmp	75%	2027	\$327,200	4	\$1,000				
	On Extended Life, Extent : Moderate, Area Affected : 90% Location : Beyond The Boiler Room								
Central Plant Steam Piping/Pmp	25%	2057	* *	4	\$500				
1 0 1	Recent Installation, Extent : Light, An Location : Basement Level	rea Affected : 25%	ó						
Terminal Devices Convector/Radiator	100% On Extended Life, Extent : Moderate, Location : Throughout	2025 , Area Affected : 1	\$138,000 00%	1	\$8,500				
Air Conditioning									
Energy Source Electricity	100%	2035	* *	1					
Conversion Equipment Window/Wall Unit No Component	80% 20%	2025	\$43,000	1					
Ventilation									
Distribution									
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$14,700				
Exhaust Fans Interior	100% On Extended Life, Extent : Moderate,		\$91,700 00%	2	\$800				
D1 1'	Location: 4th Floor Mechanical Eq	quipment Room							
Plumbing H/C Water Piping Brass/Copper	100%	2037	* *	1					
Water Heater	1000/	2022	Φ1.5.500	_	* 400				
Gas Fired	100%	2022	\$15,700	2	\$400				
Sanitary Piping Cast Iron	100%	LIFE	**	1					
	On Extended Life, Extent : Moderate, Location : Throughout	, Area Affectea : I	UU%						

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

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

Mechanical	Current Repa	ir Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	75%	LIFE	* *	1		
	On Extended Life, Extent Location : Throughout	: Moderate, Area Affec	ted : 100%			
Cast Iron	25% Now	\$13,400 LIFE	* *	1		
	Blockage /Clogged, Exten Location : Throughout L Corrosion	**		Heavy In	iternal Pipe	
Sump Pump(s)						
Non-Submersible	100%	2027	\$7,100	4	\$1,000	
Backflow Preventer						
Generic	100%	2032	* *	1	\$1,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Basement To	3rd Floor				
	Explanation: 1 Unit					

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

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

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Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 22-Aug-2017 Landmark Status : NONE

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

Block : 2079 Lot : 21 BIN : 3058406

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$86,600	\$66,600
Interior Architecture	\$124,000	
Electrical	\$403,600	\$435,700
Mechanical		\$361,400
Total	\$614,100	\$863,700
Importance Code A	\$86,600	\$66,600
Importance Code B	\$527,500	\$797,100
Total	\$614,100	\$863,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,600	\$8,800		\$37,200
Interior Architecture	\$13,600	\$15,700	\$7,800	\$4,400
Electrical	\$17,200	\$1,500	\$1,600	\$20,800
Mechanical	\$8,000	\$9,700	\$11,000	\$23,500
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$61,200	\$50,500	\$35,300	\$100,600
Importance Code A	\$10,900	\$12,100	\$3,300	\$40,600
Importance Code B	\$36,800	\$38,400	\$27,600	\$60,100
Importance Code C	\$13,600		\$4,400	
Total	\$61,200	\$50,500	\$35,300	\$100,600



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

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

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%		A = C OO	LIFE	* *	5	\$64,200	
Masonry: Brick		Now	\$7,600	LIFE	**	5	\$2,400	
			xtent : Moderate, A					
		: Over Keg	gional Director Off					
Masonry: Limestone	5%			LIFE	* *	5	\$3,000	
Metal Panel	8%		42.7.7 00	2049	* *	5-10	\$44,200	
Granite Panels		Now	\$35,500	LIFE	**	5	\$2,400	
	_	iscoloring, : Entry Ra	Extent : Moderate	, Area Aj	ffected: 5%			
Windows			·····P					
Aluminum	90%			2045	* *	5	\$16,900	
Metal Louvers	5%			2032	* *	10	\$5,900	
Steel	5%	Now	\$51,100	2054	* *	5	\$5,900	
	Corrosion	Rusting, E	xtent : Moderate, A	lrea Affe	cted : 25%			
	Location	: Penthous	se					
	_		ked, Extent : Mode	rate, Are	ea Affected : 15%			
		: Penthous						
	•	00	Extent: Moderate	, Area A	ffected : 50%			
	Location	: Penthous	se					
Parapets								
Masonry: Brick	80%			LIFE	* *	5	\$4,300	
Masonry: Limestone	5%			LIFE	* *	5	\$300	
Metal Panel	10%			2049	* *	5	\$2,100	
Metal Rail	5%			2042	* *	5-10	\$4,900	
Roof Modified Bitumen	100%			2034	* *	10	\$24,100	
Soffits	10070			2034		10	\$24,100	
Cast in Place Concrete	40%			LIFE	* *	5		
Cement-Fiber Panel	60%			2034	* *	10		
Interior	0070			200.				
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$11,400	
Ceramic Tile	13%			2038	* *	5	\$6,800	
Terrazzo	10%			LIFE	* *	5	\$4,100	
Vinyl Tile	67%	2-4	\$124,000	2034	* *	3	\$13,100	
-	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 5%			
	Location	: Through	out					

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

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

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

Asset #: 1981

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%			2038	* *	5	\$8,800	
Concrete Masonry Unit	10%			LIFE	* *	5	\$3,500	
Gypsum Board	40%			LIFE	* *	5	\$21,200	
Marble Panels	3%			LIFE	* *			
Plaster	20%	Now	\$2,900	LIFE	* *	5	\$5,300	
	_	Crumbling, 1 : Room 12	Extent : Moderate 4	, Area A	ffected : 3%			
		pair Evider 1 : Fifth Flo	nt, Extent : Light, A oor	rea Affe	cted : 3%			
	Water Per	netration, E	xtent : Moderate, A or, Room 124	1rea Affe	ected : 6%			
SGFT/Glazed Masonry	15%	0-2	\$10,700	LIFE	* *			
SGI I/ Glazea Wasoin'y	_		tent : Moderate, Ar		ted : 5%			
	_	ı : Basemen		33				
Wood	2%			LIFE	* *	5	\$7,100	
Ceilings								
AcousTileSusp.Lay-In	60%			2042	* *	5	\$31,300	
	_	Discoloring, 1 : First Flo	Extent : Moderate or	, Area Ą	ffected : 2%			
Exposed Concrete	10%			LIFE	* *	5	\$800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$6,500	
Metal Panel	5%			LIFE	* *	5	\$3,300	
Plaster	10%			LIFE	* *	5	\$3,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	* *			
Free Standing Walls								
Masonry: Brick	100%			2049	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2042	* *			
Cast III I lace Collected	3070			2042				

Electrical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimat	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•					
Service Equipment						
Fused Disc Sw	100%	2039	* *	5	\$200	
	Other Observation, Extent : Ligh	t, Area Affected : 100%				
	Location: Electrical Room					
	Explanation: One 2000 Amper	e Main Disconnect Switc	h			

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

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

Asset #: 1981

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		•				
Switchgear / Switchboard						
Fused Disc Sw	100%	2049	* *	5	\$200	
Raceway						
Conduit	90%	2029	\$48,200	1		
Conduit	10%	2049	* *	1		
Panelboards Molded Case Bkrs	40%	2037	* *	5	\$400	
Molded Case Bkrs	40%	2037	\$18,700	5	\$400 \$400	
Molded Case Bkrs	20%	2028	\$10,700 **	5	\$200	
Wiring	2070	2031			Ψ200	
Braided Cloth	20% 2-4	\$16,100 2054	* *	1		
	Insulation Aged, Extent : Ma Location : Basement		d : 100%			
Thermoplastic	60%	2039	* *	1		
Thermoplastic	20%	2049	* *	1		
Motor Controllers						
Locally Mounted	85%	2034	* *	5	\$200	
Locally Mounted	15%	2027	\$14,600	5		
Ground						
Grounding Devices	1000/		* *	_	4.00	
Generic	100% Other Observation, Extent: Location: Water Main Explanation: Connected		: 100%	5	\$600	
Lighting			-			
Interior Lighting						
Fluorescent	20%	2034	* *	10	\$6,400	
	Other Observation, Extent: Location: Throughout The Explanation: T-8 Lamps		: 100%			
Fluorescent	40%	2024	\$239,000	10	\$12,800	
Tuolescent	Other Observation, Extent: Location: Throughout The Explanation: T-8 Lamps	Light, Area Affected	•	10	\$12,000	
Fluorescent	30%	2029	\$179,200	10	\$9,600	
Tradicioent	Other Observation, Extent: Location: Throughout The Explanation: T-8 Lamps	Light, Area Affected		10	Ψ2,000	
LED	10%	2037	* *			
222	Recent Replace Evident, Ex. Location: Corridors		ected : 100%			
Egress Lighting						
Emergency, Service	20%	2034	* *	1		
Emergency, Battery	30%	2029	\$14,700	10	\$2,500	
Exit, LED	40%	2057	* *	1		
Exit, Service	10%	2029	\$1,200	1		

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

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

Asset #: 1981

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Exterior Lighting							
HID	100%		2024	\$164,600	10	\$100	
Alarm							
Security System							
No Component	70%						
Generic	30%		2029	\$39,500	1	\$4,700	
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%		2029	\$135,400	1-3	\$7,700	

Mechanical	Current Repair		re Replacement	Maintenance		
System Component Type	% of Fail Date Es	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2049	* *	1		
Conversion Equipment						
Hot Water Boiler	10%	2034	* *	1	\$1,700	
	Other Observation, Exte	nt : Light, Area Affected	d: 100%			
	Location: Sub-baseme	nt Boiler Room, Pentho	use			
	Explanation: 3 Units ((Summer Boiler)				
Steam Boiler	90%	2042	* *	1	\$31,100	
	Other Observation, Exte	nt : Light, Area Affected	d : 75%		•	
	Location : Sub-baseme	nt Boiler Room				
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	10%	2045	* *	4	\$300	
Central Plant Steam	90%	2039	* *	4	\$1,500	
Piping/Pmp						
Terminal Devices						
Air Handler	25%	2029	\$119,700	1	\$5,400	
Convector/Radiator	75%	2034	* *	1	\$8,500	
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		

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

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

Asset #: 1981

Mechanical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Conversion Equipment									
Centrifugal, Elec Chiller				2032	**	1	\$15,100		
	-	gerant, Exte : One Chill	ent : Light, Area A er On Roof	ffected :	100%				
Int Pkg Unit - Heating/Cooling	20%			2030	\$144,800	2	\$400		
Split Unit	5%			2034	* *				
Window/Wall Unit	20%			2024	\$14,200	1			
No Component	15%								
		Other Observation, Extent: Light, Area Affected: 0% Location:							
	Explana Another		nd Half Of The 4th	Floor A	ir Conditioning Sy	stem Is F	Responsibility Of		
Distribution									
CW & CHW Wtr	40%			2049	* *	4	\$1,000		
Pipe/Pump									
No Component	60%								
Terminal Devices									
Air Handler/Cool/Ht	40%			2034	* *	1	\$8,600		
No Component	60%								
Heat Rejection									
Dry Cooler	40%			2034	* *	2	\$9,700		
No Component	60%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,400		
Exhaust Fans									
Interior	80%			2029	\$96,900	2	\$900		
Roof	20%			2029	\$11,300	2	\$200		
Plumbing									
H/C Water Piping									
Galvanized Steel	100%			2034	* *	1			
	Other Obs	ervation, Ex	tent : Light, Area	Affected	! : 100%				
	Location	: Basement							
	Explana	tion : One 7.	5 Gallon Tank						
Water Heater									
Gas Fired	100%			2027	\$20,800	2	\$500		
Sanitary Piping					· · · · · · · · · · · · · · · · · · ·				
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Non-Submersible	100%			2034	* *	4	\$1,300		
Backflow Preventer							4-70		
Generic	100%			2034	* *	1	\$2,100		
Fixtures	-00/0						~_ ,		
Generic	100%								
	10070								

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

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

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

Asset #: 1981

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

Under Construction

100%

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

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

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Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 09-Jul-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 6821 Lot : 142 BIN : 3184035

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$224,100	
Interior Architecture		\$37,600
Electrical	\$57,200	\$89,900
Total	\$281,300	\$127,600
Importance Code A	\$224,100	
Importance Code B	\$57,200	\$127,600
Total	\$281,300	\$127,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$62,600			
Interior Architecture	\$89,100		\$1,600	\$800
Electrical	\$13,100	\$300	\$500	\$500
Mechanical	\$39,600	\$2,300	\$5,400	\$2,200
Site Enclosure	\$1,200			
Site Pavements	\$1,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$210,700	\$6,600	\$11,400	\$7,500
Importance Code A	\$64,400	\$1,700	\$1,700	\$1,700
Importance Code B	\$113,700	\$4,900	\$9,700	\$5,800
Importance Code C	\$32,600			
Total	\$210,700	\$6,600	\$11,400	\$7,500



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

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

Asset #: 13729

Architecture	Current Repair		Future	Replacement	М	aintenance	
ystem Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior							
Exterior Walls							
Masonry: Brick Cavity	84%		LIFE	* *	5	\$30,500	
Masonry: Brick Cavity	11% Now	\$77,900	LIFE	* *	5	\$2,000	
	Efflorescence, Extent: L	ight, Area Affec	ted : 15%	6			
	Location: Throughout	M 1	100	1 100/			
	Vertical Cracks, Extent : Location : Northeast A		00	a : 10%			
	Water Penetration, Exter			atad : 100/			
	Location: Northeast A						
Masonry: Limestone	5%	nu soumeust co	LIFE	**	5	\$1,400	
Windows	370		LIIL			ψ1,100	
Aluminum	95% Now	\$15,700	2046	* *	5	\$3,100	
	Caulking Deteriorated, I		te, Area A	Affected : 10%			
	Location: 2nd Floor C)ffices					
Glass Block	5% Now	\$3,400	LIFE	* *	5	\$200	
	Broken/Missing Element	s, Extent : Mode	erate, Are	ea Affected : 20%			
	Location : West Side C	arriage House					
Parapets							
Masonry: Brick Cavity	95%		LIFE	* *	5-10	\$29,500	
	Efflorescence, Extent: L			6			
	Location: Interior Was	l Of Upper Par	-				
Masonry: Limestone	5%		LIFE	* *	5-10	\$2,800	
Roof	070/ N	¢146 100	2025	* *			
Modified Bitumen	97% Now Blisters, Extent: Modera	\$146,100	2035				
	Location: Throughout		a . 10/0				
	Deteriorated Finish, Ext		Area Affa	ected · 10%			
	Location: Throughout		111 ca 11 ₉ 5	. 1070			
	Drains Clogged, Extent.		a Affecte	d : 2%			
	Location : At Scupper A						
	Ponding, Extent: Moder						
	Location : Canopy Roc						
	Seams Open/Split, Exten			ted : 5%			
	Location : Throughout	Upper Roof					
	Water Penetration, Exten	nt : Moderate, A	rea Affec	cted : 5%			
	Location : Throughout						
Skylight, Metal/Glass	3%		2050	* *	10	\$1,800	
Soffits							
Soffits Cast in Place Concrete	40%		LIFE	* *	5		

Interior

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

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

Asset #: 13729

rchitecture	Current Repair	Future Replacement	N	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior					
Floors Cast in Place Concrete	7%	LIFE **	5	\$7,600	
Cast III I face Concrete	Paint Peeling, Extent : Light, Area Affe Location : Basement		3	\$7,000	
Ceramic Tile	8% Now \$4,000 Cracking/Crumbling, Extent : Moderat Location : Toilets Throughout	2039 ** e, Area Affected : 10%	5	\$1,000	
Mosaic Tile	3%	2035 **	5	\$1,900	
Terrazzo	5%	LIFE **	5	\$2,000	
Vinyl Tile	17% Now \$7,500 Uneven Substrate, Extent: Moderate, A Location: 2nd Floor Offices Worn/Eroded, Extent: Moderate, Area		3	\$1,600	
	Location : 2nd Floor Offices				
Vinyl Tile	50%	2035 **	3	\$4,700	
Vinyl Tile 9" X 9"	10% Now \$28,700 Cracking/Crumbling, Extent: Moderat Location: Throughout Basement Worn/Eroded, Extent: Moderate, Area Location: Throughout Basement		3	\$900	
Interior Walls					
Cast in Place Concrete	10% Now \$14,800 Vertical Cracks, Extent: Moderate, Ar Location: Storage Room Water Penetration, Extent: Moderate, Location: Storage Room And Boiler.	Area Affected : 5%			
Ceramic Tile	7% Now \$2,300 Cracking/Crumbling, Extent : Moderat Location : Toilets Throughout	2039 ** e, Area Affected : 5%	5	\$800	
Glass Block	3%	LIFE **	10	\$300	
Gypsum Board	15% Now \$700 Broken/Missing Elements, Extent: Sev. Location: Gas Main Room In Basem		5	\$2,000	
Plaster	65% Now \$12,200 Cracking/Crumbling, Extent: Moderat Location: Staircase And 2nd Floor C Water Penetration, Extent: Moderate, Location: 2nd Floor Offices At North	Offices Area Affected : 5%	5 es	\$4,400	
Ceilings					
AcousTileSusp.Lay-In	15% Now \$3,200 Broken/Missing Elements, Extent: Mod Location: Basement Lunchroom	2043 ** derate, Area Affected : 25%	5	\$1,900	
Gypsum Board Plaster	10% 75% Now \$5,100 Water Penetration, Extent: Moderate, Location: Second Floor Stairwell An		5-10 5	\$8,600 \$11,700	

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

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

Asset #: 13729

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	75%			2050	* *			
Iron Picket	25%			2065	* *			
Free Standing Walls								
Masonry: Brick	100%	2-4	\$1,200	2050	* *			
•	Jnt Mortan	Miss/Eroa	l, Extent : Light, Ai	rea Affec	eted : 10%			
	Location	: At Main	Entrance					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2043	* *			
Pavers/Stone	10%	Now	\$1,200	2039	* *			
	Sinking/Su	bsiding, Ex	tent : Moderate, A	rea Affe	cted : 50%			
	Location	: West Sid	e					

ectrical	C	urrent Re	pair	Futur	e Replacement	M	aintenance		
stem Component Type		il Date I Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%	4+	\$100	2030	\$2,600	5			
	On Extended 1	On Extended Life, Extent : Moderate, Area Affected : 10%							
	Location : E	Location : Electrical System Is Inadequate							
	Other Observe	ation, Ext	ent : Light, Area	Affected	: 100%				
	Location : E	lectrical	Room						
	Explanation	: Ampere	es Rating Not Ava	ailable					
Switchgear / Switchboard									
Molded Case Bkrs	100%			2030	\$50,900	5	\$400		
Raceway									
Conduit	70%			2030	\$10,100	1			
Conduit	30%			2040	* *	1			
Panelboards									
Molded Case Bkrs	70%			2029	\$21,800	5	\$300		
Molded Case Bkrs	30%			2038	* *	5	\$100		
Wiring									
Braided Cloth	15%	2-4	\$2,700	2055	* *	1			
	Insulation Age	ed, Extent	: Moderate, Are	a Affecte	ed : 100%				
	Location : B	asement							
Thermoplastic	20%			2040	* *	1			
Thermoplastic	65%			2030	\$11,800	1			
Motor Controllers									
Locally Mounted	100%			2028	\$39,000	5	\$100		

Ground

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

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

Asset #: 13729

Electrical	Current R	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground							
Grounding Devices							
Generic	100% 2-4	\$9,900	LIFE	* *	5	\$200	
	Corroded, Extent : Mo		cted : 100)%			
	Location: Water Ma		1.00 . 1	1000/			
	Other Observation, Ex	-	Affected	: 100%			
	Location : Water Ma		7 , D:				
r t . 1 zt	Explanation: Conne	ctea with Main w	ater Pipe	?			
Lighting Interior Lighting							
Fluorescent	100% 4+	\$57,200	2035	* *			
Tidorescent	Compact Fluorescent	. ,		Affected : 10%			
	Location: Stairs						
	Obsolete Fixtures, Ext	ent : Moderate, A	rea Affect	ted : 20%			
	Location : Basement						
	T-8 Lamps And Fixtur	es, Extent : Light,	Area Affe	ected : 70%			
	Location : Througho	ut					
	T-12 Lamps And Fixtu	res, Extent : Ligh	t, Area A <u>j</u>	fected : 20%			
	Location : Basement						
Egress Lighting							
Emergency, Service	50%		2030	\$4,300	1		
Exit, LED	30%		2058	**	1		
Exit, Service	20%		2025	\$1,200	1		
Exterior Lighting	200/		2020	#12.100	10		
HID	20%		2030	\$13,100	10		
	Other Observation, Ex Location : Outside P		Ајјестеа	: 100%			
	Explanation : Opera						
N. C.		iea via Timer					
No Component	80%						
Alarm Security System							
No Component	80%						
Generic	20%		2030	\$10,500	1	\$1,300	
Fire/Smoke Detection				+10,000		41,500	
No Component	80%						
1	20%		2035	* *	1-3	\$2,100	

Mechanical	Cı	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2050	* *	1		

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

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

Asset #: 13729

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		il Date Es Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler	100% Other Observ Location : E Explanation	asement Bo	nt : Light, Area oiler Room	2043 Affected	**	1	\$16,500	
Distribution Steam Piping/Pump	100%			2040	* *			
Terminal Devices Convector/Radiator Unit Heater - Steam	90% 10%			2035 2030	* * \$5,800	1 4	\$4,900 \$200	
ir Conditioning Energy Source Electricity	100%			2046	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	20% N	low	\$1,300	2025	\$26,400	2	\$200	
-		_	Severe, Area A t Is Very Noisy					
Split Unit Window/Wall Unit No Component	10% 60% 10%			2030 2025	\$34,800 \$20,400	1		
Distribution Ductwork/Diffusers No Component	30% 70%			LIFE	* *	2	\$8,100	
entilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,700	
Exhaust Fans Roof	50% Obsolete Equ	_	\$13,500 ent : Severe, A	2040	* *	2	\$200	
	Location : R On Extended Location : R	Life, Extent	t : Severe, Area	Affected	: 100%			
Roof	50% N Broken, Exten Location : R	t : Severe, .	\$13,500 Area Affected .	2040	* *	2	\$200	
lumbing H/C Water Piping Galvanized Steel	100% N Corroded, Ex Location : V	tent : Sever	\$1,400 e, Area Affecte Valve	2035 d : 5%	* *	1		
Water Heater Gas Fired	100% Other Observ Location : E Explanation	Pasement	nt : Moderate,	2025 Area Affe	\$9,900 cted : 100%	2	\$200	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							<u> </u>
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%	Now \$50	0 2030	\$2,500	4	\$400	
	Broken, Ex	xtent : Severe, Area Affecto	ed : 30%				
	Location	: Basement Boiler Room					
Backflow Preventer							
Generic	100%		2035	* *	1	\$1,000	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Obs	ervation, Extent : Light, A	rea Affectea	l : 100%			
	Location	: Basement To 2nd Floor					
	Explanat	tion : One Unit					

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

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

Page: 97

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$667,400
Interior Architecture		\$397,300
Electrical	\$39,500	\$68,200
Mechanical		\$987,800
Total	\$39,500	\$2,120,700
Importance Code A		\$667,400
Importance Code B	\$39,500	\$1,453,300
Total	\$39,500	\$2,120,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,800	\$4,600	\$8,700	
Interior Architecture	\$38,200			\$15,900
Electrical	\$7,600	\$37,800	\$4,700	\$3,700
Mechanical	\$10,800	\$36,500	\$14,100	\$9,100
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$77,100	\$94,700	\$43,300	\$44,500
Importance Code A	\$7,900	\$7,800	\$11,800	\$3,100
Importance Code B	\$54,700	\$86,900	\$31,500	\$41,400
Importance Code C	\$14,600			
Total	\$77,100	\$94,700	\$43,300	\$44,500



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

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

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	\$12,800	
Masonry: Brick	90%			LIFE	* *	5	\$49,000	
		pair Evider : Through	nt, Extent : Light, A out2015	rea Affe	cted : 66%			
Granite Panels	5%			LIFE	* *	5	\$2,000	
	Jnt Morta	r Miss/Erod	d, Extent : Light, A	rea Affec	eted : 5%			
	Location	Location: Front Facade						
Windows								
Aluminum	95%			2043	* *	5	\$17,400	
Glass Block	5%		\$4,800	LIFE	* *	5	\$600	
	_		ked, Extent : Mode	rate, Are	ea Affected : 10%			
	Location	: West Fac	cade					
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
Masonry: Brick	80%			LIFE	* *	5	\$6,700	
Masonry: Limestone	5%			LIFE	* *	5	\$500	
Metal Rail	5%			2032	* *	5-10	\$7,500	
Roof								
Single Ply Membrane	70%			2027	\$569,200	10	\$34,500	
Skylight, Metal/Glass	30%			2047	* *	10	\$49,300	
Interior Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$15,100	
Ceramic Tile	10%			2036	* *	5	\$6,900	
Terrazzo	15%			LIFE	* *	5	\$8,100	
Vinyl Tile	65%			2027	\$397,300	3	\$22,400	
Interior Walls								
Glazed Ceramic Panel	10%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	\$10,800	
Gypsum Board	30%			LIFE	* *	5	\$13,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Annex Building							
Plaster	25%			LIFE	* *	5	\$5,400	
SGFT/Glazed Masonry	10%	4+	\$14,600	LIFE	* *			
,	Staining/L	Discoloring, : Basemen	Extent: Moderate		ffected : 10%			
			: Light, Area Affec	ted : 5%	Ó			
		: Basemen						

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

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

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

Asset #: 1979

Architecture	Current Repai	r	Future Replacement		Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Ceilings								
AcousTileSusp.Lay-In	50% 2-4	\$14,500	2040	* *	5	\$17,200		
	Misaligned/Bulging, Exten	t : Moderate, A	Area Aff	ected : 5%				
	Location: Throughout							
	Staining/Discoloring, Exte	nt : Light, Ared	a Affecte	ed : 5%				
	Location: Throughout							
AcousTileSusp.Lay-In	30%		2044	* *	5	\$20,700		
1 ,	Recent Replace Evident, E.	xtent : Light, A	rea Affe	ected : 100%				
	Location : Annex Buildin	g						
Exposed Concrete	10%		LIFE	* *	5	\$1,100		
Plaster	10%		LIFE	* *	5	\$4,300		

lectrical	Current Repair	Futur	e Replacement	M		
vstem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ider 600 Volts						
Service Equipment						
Air Circuit Breaker	50%	2047	* *	5	\$100	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Electrical Room	ı				
	Explanation : Main Service	e Disconnect Service	Switch Rated At 2	000 Атр	peres.	
Fused Disc Sw	50%	2037	* *	5	\$100	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Electrical Room	ı				
	Explanation : Main Service	e Disconnect Switch	For The Annex Ra	ted At 40	00 Amperes.	
Transformers					-	
Dry Type	100%	2040	* *	5	\$200	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Electrical Room	ı				
	Explanation: 112.5 Kilovo	olt-ampere, 208/480/	277 Volts			
Switchgear / Switchboard		_				
Molded Case Bkrs	100%	2047	* *	5	\$1,400	
Raceway						
Conduit	30%	2053	* *	1		
Conduit	50%	2047	* *	1		
Conduit	20%	2027	\$10,700	1		
Panelboards						
Fused Disc Sw	10%	2043	* *	5	\$100	
Fused Disc Sw	5%	2049	* *	5	\$100	
Molded Case Bkrs	20%	2026	\$14,000	5	\$300	
Molded Case Bkrs	35%	2043	* *	5	\$500	
Molded Case Bkrs	30%	2049	* *	5	\$400	

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

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

Asset #: 1979

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cos (Yrs)	Priority
Under 600 Volts				
Wiring				
Braided Cloth	5% 2-4 \$4,0		1	
	Insulation Aged, Extent : Severe, A Location : Basement	rea Affected : 100%		
Thermoplastic	30%	2053 **	1	
Thermoplastic	25%	2027 \$20,100	1	
Thermoplastic	40%	2047 **	1	
Motor Controllers				
Locally Mounted	50%	2032 **	5 \$200	
Locally Mounted	20%	2025 \$23,400	5 \$100	
Locally Mounted	30%	2040 **	5 \$100	
Ground				
Grounding Devices	1000/	TIEE **	5 \$000	
Generic	100%	LIFE **	5 \$800	
Lighting Interior Lighting				
Fluorescent	60%	2032 **	10 \$25,400	
Tuorescent	Other Observation, Extent : Light,		10 \$23,400	
	Location: Throughout The Build			
	Explanation: T-8 Lamps	8		
Fluorescent	5%	2022 \$39,500	10 \$2,100	
Puolescent	Other Observation, Extent : Light, Location : Throughout The Build	Area Affected : 100%	10 \$2,100	
71	Explanation: T-12 Lamps	2022 **	10 00 100	
Fluorescent	5% Compact Elyanoscopt Light Enton	2032	10 \$2,100	
	Compact Fluorescent Light, Extent Location : Throughout The Build			
Fluorescent	5%	2035 **	10 \$2,100	
	Compact Fluorescent Light, Extent Location : Throughout The Anne:			
Fluorescent	25%	2035 **	10 \$10,600	
	T-8 Lamps And Fixtures, Extent : I Location : Throughout The Anne:			
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				<u> </u>
Fluorescent	5%	2027 \$8,600	10 \$200	
	Compact Fluorescent Light, Extent Location: Rear Of Main Building		0%	
HID	15%	2035 **	10	
No Component	80%			
Alarm				

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

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

Asset #: 1979

Electrical	Current Repa	nir Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2035	* *	1	\$5,800	
	Other Observation, Exten	t : Light, Area Affected .	: 100%			
	Location: Outside And	Entry And Exit Doors				
	Explanation: CCTV Sur	rveillance Camera And I	Intrusion Alarm S	vstem		
Fire/Smoke Detection						
Generic, Digital	100%	2035	* *	1-3	\$31,800	
	Other Observation, Exten	t : Light, Area Affected .	: 100%			
	Location: Throughout T	The Building				
	Explanation : Strobe Lig	ghts, Manual Pull Statio	ns, Alarm Bells, S	moke De	tectors And Horns	

echanical		Current Repair	Futur	e Replacement	М	aintenance			
stem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
ating									
Energy Source									
Natural Gas	100%		2047	* *	1				
Conversion Equipment									
Furnace	20%		2035	* *	1	\$4,600			
Heat Exchanger, Plate & Frame	35%		2030	\$22,700	1	\$8,000			
	Other Obs	ervation, Extent : Light, Area	Affected	! : 10%					
	Location	: Boiler Room							
	Explana	tion : Four Hot Water Conver	ter Obse	rved					
Hot Water Boiler	10%		2044	* *	1	\$2,300			
		ervation, Extent : Light, Area	Affected	! : 100%	•	Ψ=,εσσ			
		: Annex Third Floor Equipme							
		tion : 1 Natural Gas Fired Ho							
Steam Boiler	35%		2032	* *	1	\$16,000			
Steam Boner		ervation, Extent : Light, Area		: 100%	•	Ψ10,000			
	Location: Boiler Room								
	Explanation: 2 Natural Gas Fired Steam Boilers								
Distribution	Zirpreiner	.o 2 1 am ar Gus 1 n eu sie	20110						
Hot Wtr Piping/Pump	45%		2035	* *	4	\$1,000			
Hot Wtr Piping/Pump	40%		2049	* *	4	\$1,400			
Central Plant Steam	15%		2037	* *	4	\$500			
Piping/Pmp					-	4			
Terminal Devices									
Air Handler	25%		2027	\$158,100	1	\$7,100			
Convector/Radiator	50%		2040	**	1	\$7,400			
No Component	25%					4., 4			
1		ervation, Extent : Light, Area	Affected	1:0%					
	Location		55						
		tion : The Remaining Space H	eating Is	Accounted For Un	nder The	Heating			
		ion Equipment Section							

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

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

Asset #: 1979

Mechanical		Current Repair	Futur	re Replacement	M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Reciprocating	60%		2027	\$229,100	1	\$12,800	
Compr/Chiller	D 22 D C		CC . 1	1000/			
		gerant, Extent : Light, Area A : Chillers	ffected :	100%			
Ext Pkg Unit -	40%		2035	* *	2	\$1,100	
Heating/Cooling							
Distribution							
CW & CHW Wtr	60%		2037	* *	4	\$2,000	
Pipe/Pump							
No Component	40%						
Terminal Devices							
Air Handler/Cool/Ht	100%		2027	\$504,500	1	\$28,500	
Ventilation Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$25,700	
Exhaust Fans							
Interior	60%		2027	\$96,000	2	\$800	
Roof	40%		2035	* *	2	\$600	
Plumbing							
H/C Water Piping	1000/		2027	* *	1		
Brass/Copper	100%		2037	* *	1		
Water Heater	1000/		2022	¢27.400	2	6700	
Gas Fired	100%	omistion Entant Light Augs	2022	\$27,400	2	\$700	
		ervation, Extent : Light, Area : Mechanical Room	Ајјестеа	1:100%			
		tion: 2 Units					
Sanitary Piping	Ехрійни	ion . 2 Onus					
Cast Iron	60%		LIFE	* *	1		
Cast Iron	40%		LIFE	* *	1		
Storm Drain Piping	7070		LIII		1		
Cast Iron	60%		LIFE	* *	1		
Cast Iron	40%		LIFE	* *	1		
Sump Pump(s)	1070						
Non-Submersible	100%		2027	\$7,700	4	\$1,100	
Backflow Preventer	10070			ψ1,100	•	Ψ1,100	
Generic	100%		2035	* *	1	\$2,800	
Fixtures	10070					<i>\$</i> - ,000	
Generic	100%						
Vertical Transport	/-						

Vertical Transport

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

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

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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	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Vertical Transport									
Elevators									
Geared Traction	80%	LIFE	* *						
	Other Observation, Extent : Light, Area	Affected	: 70%						
	Location: Basement To 4th Floor								
	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	ex				

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

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

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Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 05-Jun-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 9756 Lot : 6 BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,000			\$13,800
Interior Architecture		\$10,800	\$1,700	
Electrical	\$400	\$500	\$400	\$14,700
Mechanical	\$1,000	\$800	\$2,100	\$800
Site Pavements	\$21,000	\$100	\$100	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$45,300	\$16,100	\$8,100	\$34,500
Importance Code A	\$19,600	\$700	\$700	\$14,500
Importance Code B	\$4,700	\$15,300	\$6,200	\$18,700
Importance Code C	\$21,000	\$100	\$1,200	\$1,300
Total	\$45,300	\$16,100	\$8,100	\$34,500



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

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

Asset #: 14734

Architecture	Current Re	pair	Futur	e Replacement	М		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls					_		
Cast in Place Concrete	3%		LIFE	* *	5	\$4,000	
Cast Stone/Terra Cotta	5%		LIFE	**	5	\$10,500	
	Other Observation, Exte		ffected	: 100%			
	Location : First Floor		, , ,	17			
M. Dila	Explanation: This Co			**		#24.200	
Masonry: Brick Cavity	90% 0-2		LIFE		5	\$24,300	
	Diagonal Cracks, Exten		ected :	3%			
	Location: Bulkhead S		4.200	/			
	Efflorescence, Extent: Location: West Facas		a : 20%	0			
Masonry: Limestone	2%		LIFE	* *	5	\$400	
Windows	1000/		20.45	* *	_	ΦΩ ΩΩΩ	
Aluminum	100%		2045	7- 7-	5	\$8,000	
Parapets Congrete Massager Unit	450/	1	LIEE	* *	5	¢1 700	
Concrete Masonry Unit	45% 50%		LIFE LIFE	* *	5	\$1,700	
Masonry: Brick Cavity Masonry: Limestone	3%		LIFE	* *	5 5	\$1,700 \$100	
Pre-Cast Concrete	2%		LIFE	* *	5	\$400	
Roof	270		LIFE			\$400	
Single Ply Membrane	100%		2034	* *	10	\$13,800	
Soffits	10070	<u> </u>	2034		10	\$15,000	
Metal Panel	25%		2049	* *	5-10		
Stucco Cement	75%		2042	* *	5		
Interior	70.0		-0				
Floors							
Cast in Place Concrete	5%]	LIFE	* *	5	\$2,200	
Ceramic Tile	5%		2038	* *	5	\$1,000	
Terrazzo	10%]	LIFE	* *	5	\$1,600	
Vinyl Tile	80%		2034	* *	3	\$6,200	
	Recent Installation, Ext		ffected	: 100%			
	Location : Throughou	t					
Interior Walls							
Ceramic Tile	5%		2038	* *	5	\$2,300	
Glass: Single Pane	10%		LIFE	* *	5	\$3,400	
Gypsum Board	85%]	LIFE	* *	5	\$23,200	
Ceilings	0.70/		• • • •		_	.	
AcousTileSusp.Lay-In	85%		2042	* *	5	\$17,500	
	Staining/Discoloring, E.	-		ea : 5%			
	Location : Throughou			a. •		** ***	
Gypsum Board	15%]	LIFE	* *	5	\$3,800	
Site Enclosure							
Fence/Gates	750/		2040	* *			
Chain Link	75%		2049	* *			
Iron Picket	25%		2064	~ ~			

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

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

Asset #: 14734

Architecture	Current Repair		Future Replacement		Maintenance					
System Component Type	% of Total	Fail Date Estimat (Years)	ed Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Site Enclosure										
Free Standing Walls										
Masonry: Fieldstone	100%			2049	* *					
	Other Obse	Other Observation, Extent : Light, Area Affected : 100%								
	Location	: Main Entrance								
	Explanati	on : Actually Grant	te Walls							
Site Pavements										
Public Sidewalk										
Cast in Place Concrete	100%			2042	* *					
On-Site Walkways										
Cast in Place Concrete	95%			2042	* *					
Metal	5%	Now \$	18,600	2059	* *	1-3	\$4,200			
	Surface We	aring/Scaling, Exte	nt : Mode	rate, Are	ea Affected : 100%	•				
	Location	: Floor Hatch, Sout	h Side							
Parking/Driveway										
Asphalt	100%	0-2	\$2,300	2038	* *					
•	Ponding, E	xtent : Moderate, A	rea Affect	ed : 10%	6					
	Location	: Rear Lot								

Electrical	Current Repair		Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Raceway								
Conduit	100%		2049	* *	1			
Panelboards								
Fused Disc Sw	5%		2045	* *	5			
Molded Case Bkrs	95%		2045	* *	5	\$300		
Wiring								
Thermoplastic	100%		2049	* *	1			
Motor Controllers								
Locally Mounted	100%		2042	* *	5	\$100		
Lighting								
Interior Lighting								
Fluorescent	90%		2034	* *	10	\$11,300		
	•	ctures, Extent : Light, A ghout The Building	rea Afj	fected : 100%				
Fluorescent	10%		2034	* *	10	\$1,300		
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : Hallw	ays						
Egress Lighting								
Emergency, Battery	50%		2034	* *	10	\$1,700		
Exit, LED	50%		2057	* *	1	-		
Exterior Lighting								
HID	100%		2034	* *	10			

Alarm

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

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

Asset #: 14734

Electrical	Current Repair	Future Replace	ment	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$1,500	
	Other Observation, Extent : L	ight, Area Affected : 100%				
	Location : Hallways And Ou	ıtside				
	Explanation : CCTV Surveil	lance Camera				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$2,500	

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2055	* *	1			
Conversion Equipment							
Furnace	80%	2037	* *	1	\$5,400		
	Other Observation, Extent : Lig Location : Roof						
	Explanation: 4 Package Unit.	S					
Hot Water Boiler	20%	2046	* *	1	\$1,400		
	Other Observation, Extent : Light, Area Affected : 20% Location : 3rd Floor Boiler Room						
	Explanation: 1 Unit						
Terminal Devices							
Convector/Radiator	20%	2046	* *	1	\$900		
No Component	80%						
Air Conditioning							
Energy Source							
Electricity	100%	2051	* *	1			
Conversion Equipment							
Ext Pkg Unit -	100%	2037	* *	2	\$800		
Heating/Cooling	R-134a Refrigerant, Extent : Lig	oht. Area Affected · 1009	%				
	Location: 4 Units, Roof	;, 11. eu 15,5 ee eu 1					
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,600		
Exhaust Fans							
Roof	100%	2037	* *	2	\$400		
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2055	* *	1			

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

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

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Not Accessible	100%					
	Other Observation, Extent :	0 . 55	: 0%			
	Location: Administration	Building				
	Explanation: Hot Water (Coming From Adjacen	t Building			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Not Accessible	100%					
	Other Observation, Extent :	Light, Area Affected	: 0%			
	Location: Administration	Building				
	Explanation: Water Main	ı Is In Adjacent Buildi	ng			
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
-	Other Observation, Extent : Light, Area Affected : 100%					
	Location: 1st To 3rd Floo	or.				
	Explanation: 1 Unit					

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

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

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 18-Jul-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 1681 Lot : 37 BIN : 1052845

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$55,300	\$82,200
Electrical		\$45,600
Site Pavements		\$68,000
Total	\$55,300	\$195,800
Importance Code B		\$127,800
Importance Code C	\$55,300	\$68,000
Total	\$55,300	\$195,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$50,300	\$8,700		\$2,900
Interior Architecture	\$22,700	\$8,000		\$2,200
Electrical	\$1,400	\$1,800	\$1,400	\$11,200
Mechanical	\$21,100	\$1,300	\$7,100	\$10,400
Site Pavements	\$3,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$102,800	\$23,700	\$12,500	\$30,700
Importance Code A	\$68,300	\$9,400	\$800	\$3,900
Importance Code B	\$34,300	\$14,300	\$11,700	\$26,800
Importance Code C	\$200			
Total	\$102,800	\$23,700	\$12,500	\$30,700



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

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

Asset #: 13721

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls Concrete Masonry Unit	55% 0-2 \$13, Staining/Discoloring, Extent: Mo Location: North Elevation		5	\$9,400	
Masonry: Brick		600 LIFE ** tht, Area Affected : 5%	5	\$800	
	Jnt Mortar Miss/Erod, Extent: M Location: Throughout Garage,				
Metal Coiling Doors	2%	2034 **	5	\$1,700	
Stucco Cement	35% Recent Construction, Extent: Lig Location: South And West Elev		5	\$24,000	
Stucco Cement	5%	2034 **	5	\$3,400	
Windows	370	2031		\$5,100	
Aluminum	88%	2045 **	5	\$800	
Glass Block	10%	LIFE **	5	\$100	
Metal Louvers	2%	2032 **	10	\$100	
Parapets					
Concrete Masonry Unit	40%	LIFE **	5	\$700	
Metal Rail	50%	2042 **	5-10	\$14,100	
Metal: Cage/Fence	5%	2034 **	5-10	\$600	
Pre-Cast Concrete	5%	LIFE **	5	\$500	
Roof Single Ply Membrane	93% Now \$19, Water Penetration, Extent : Light Location : Throughout				
Skylight, Metal/Glass	5% Now \$3, Water Penetration, Extent : Light Location : Throughout	800 2039 ** , Area Affected : 20%			
Sloped Glazing	2%	LIFE **	5	\$6,600	
Interior					
Floors	750/	1100 **	_	¢27.700	
Cast in Place Concrete	75% 10% 0-2 \$13,	LIFE ** 800 2034 **	5 5	\$37,700 \$1,700	
Quarry Tile	Cracking/Crumbling, Extent: Sev Location: Throughout	2034	3	\$1,700	
Traffic Topping	15%	2029 \$44,600	5	\$4,300	
Interior Walls Concrete Masonry Unit	95% Now \$55, Cracking/Crumbling, Extent: Lig		5	\$9,500	
Plaster		200 LIFE ** tht, Area Affected : 10%	5	\$400	

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

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

Asset #: 13721

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2042	* *	5	\$16,100	
Gypsum Board	10%		\$2,400	LIFE	* *	5	\$2,900	
	_	Crumbling, : Through	, Extent : Light, Are out	ea Affecto	ed : 10%			
Plaster	20%	Now	\$6,300	LIFE	* *	5	\$2,900	
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	eted : 20%		. ,	
	_	: Through						
Site Enclosure								
Fence/Gates								
Chain Link	60%			2049	* *			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Lower R	oof					
	Explana	tion : Loca	ted At Lower Roof					
Iron Picket	40%			2064	* *			
Free Standing Walls								
Concrete Masonry Unit	100%			2039	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$3,400	2042	* *			
	_	_	, Extent : Light, Are	ea Affecto	ed : 10%			
	Location	: Through	out					
Parking/Driveway								
Cast in Place Concrete	100%			2027	\$68,000			

ectrical	Current Repair	Future Replac	ement	М	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2049	* *	5	\$400	
	Other Observation, Extent : Light, A.	rea Affected : 100%				
	Location : Electrical Room					
	Explanation: 1200 Ampere Main S	Service Switch				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2049	* *	5	\$400	
Raceway						
Conduit	50%	2049	* *	1		
Conduit	50%	2039	* *	1		
Panelboards						
Molded Case Bkrs	100%	2045	* *	5	\$400	
Wiring						
Thermoplastic	50%	2049	* *	1		
Thermoplastic	50%	2039	* *	1		
Motor Controllers						
Locally Mounted	100%	2042	* *	5	\$100	

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

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

Asset #: 13721

Electrical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting		•••		4.0	4- 000	
Fluorescent	50%	2034	**	10	\$7,000	
	T-8 Lamps And Fixtures, Ext Location: Throughout The		: 100%			
Fluorescent	50%	2029	\$45,600	10	\$7,000	
	T-12 Lamps And Fixtures, Ex Location : First Floor				4.,	
Egress Lighting						
Emergency, Battery	50%	2034	* *	10	\$1,900	
Exit, Battery	50%	2034	* *	10	\$500	
Exterior Lighting						
LED	100%	2034	* *			
Alarm						
Security System						
Generic	50%	2034	**	1	\$2,900	
	Other Observation, Extent : I Location : Throughout The		9%			
	Explanation : Intrusion Ala	-				
Generic	50%	2034	* *	1	\$2,900	
	Other Observation, Extent : I Location : Throughout The	Light, Area Affected : 100 Building	9%		4 -,,, , ,	
	Explanation: CCTV Survei	llance System				
Fire/Smoke Detection	1000/				40.50	
Generic, Digital	100%	2034	**	1-3	\$9,500	
	Other Observation, Extent : I	0	1%			
	Location: Throughout The	O .				
	Explanation: Manual Pull	Stations, Horns/strobes A	ind Smoke De	etection		

Mechanical	Current Repair	Future Replacemen	t	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	ost Cyc (Yr		Priority
Heating					
Energy Source Natural Gas	100%	2039	* 1		
Conversion Equipment					
Furnace	85%	2034	** 1	\$6,500	
	Other Observation, Extent : Light, Area Location : Roof Explanation : 4 Rooftop Package Uni				
Hot Water Boiler	15% 0-2 \$17,300 Other Observation, Extent: Light, Area Location: 1st Floor Boiler Room Explanation: 1 Obsolete Unit	2049	** 1	\$1,000	

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

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

Asset #: 13721

Mechanical	Current Repair Future Re			e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	15%			2037	* *	4	\$200	
No Component	85%							
Terminal Devices								
Fan Coil Unit/Heat	15%			2034	* *	1	\$700	
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Ext Pkg Unit -	100%			2034	* *	2	\$900	
Heating/Cooling	0.1. 01		*. * .					
			tent : Light, Area	Affectea	! : 100%			
	Location	-	° D 1 11.		407 D C:			
D' - '1 - '	Explana	tion : 4 Rooj	top Package Unit	s Using	40/c Refrigerant			
Distribution	1000/			LIEE	* *	2	¢20,000	
Ductwork/Diffusers	100%			LIFE		2	\$20,000	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2.5	\$9,600	
Exhaust Fans	10070			LIFE		2-5	\$8,600	
Roof	100%			2034	* *	2	\$500	
Plumbing	10070			2034			\$300	
H/C Water Piping								
Brass/Copper	100%	Now	\$2,200	2039	**	1		
Brass/Copper			vere, Area Affecte			1		
			in Valve, 1st Floo					
Water Heater	200411011	, 1710	, , 15, 1 100					
Gas Fired	100%			2024	\$9,100	2	\$200	
Gus i neu		ervation Ex	tent : Light, Area			2	Ψ200	
		: 1st Floor	iem : Eigm, iii ea	113300000	. 100/0			
			lon Unit With 200)-gallon	Storage Tank			
Sanitary Piping	<i>p</i>	50 800		0				
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping	10070							
Cast Iron	100%	Now	\$600	LIFE	**	1		
2002 11 311			tent : Moderate, .		ected : 2%	•		
	Location			55				
		-	Drain Clogged Ca	using Ro	of Leak			
Backflow Preventer	F ,	J -	88	6 1	<u> </u>			
Generic	100%			2029	\$3,800	1	\$900	
Fixtures					,		7	
Generic	100%							
Vertical Transport								

Vertical Transport

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

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

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

Asset #: 13721

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

Vertical Transport

Elevators

Hydraulic 100% LIFE **

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

Location: 1st To 2nd Floor Explanation: 1 Unit

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

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

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 05-Feb-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1983 Lot : 3 BIN : 1059720

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$204,500	
Electrical	\$78,500	
Total	\$282,900	
Importance Code A	\$204,500	
Importance Code B	\$78,500	
Total	\$282.900	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$67,400			
Interior Architecture	\$93,000	\$7,400		\$2,400
Electrical	\$700	\$300	\$400	\$300
Mechanical	\$3,000	\$2,100	\$2,200	\$2,400
Site Pavements	\$4,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$172,500	\$13,700	\$6,600	\$9,100
Importance Code A	\$68,900	\$1,500	\$1,500	\$1,500
Importance Code B	\$72,900	\$12,200	\$5,000	\$7,200
Importance Code C	\$30,700			\$400
Total	\$172,500	\$13,700	\$6,600	\$9,100



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

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

Asset #: 13728

rchitecture	Current Repair	Future Replacement	t N	laintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	st Cycle (Yrs)	Estimated Cost	Priority
terior			•		•
Exterior Walls					
Cast in Place Concrete	5% Now \$6,300		* 5	\$5,400	
	Cracking/Crumbling, Extent: Modera	**			
	Location : Concrete Beams At Rear				
Masonry: Brick	90% Now \$122,300	LILL	* 5	\$19,400	
	Cracking/Crumbling, Extent: Modera	te, Area Affected : 20%			
	Location: Throughout	A ACC4-J. 100/			
	Jnt Mortar Miss/Erod, Extent : Light, Location : Throughout	Area Affectea : 10%			
C ' D 1		1100 4	* 5	Ф000	
Granite Panels	5% Now \$11,900		* 5	\$800	
	Deteriorated Finish, Extent: Light, And Location: Heavy Calcium Deposits	**	Ruildina		
	Jnt Mortar Miss/Erod, Extent: Light,	•	Duitaing		
	Location: Ramp At Front Of Buildin				
Windows		-6			
Aluminum	100% Now \$13,300	2046 *	* 5	\$3,000	
	Ctrwt/Balnc Not Funct, Extent : Light,			4-,	
	Location: Throughout - Particularly	2nd Floor Staff Toilet			
Parapets					
Cast Stone/Terra Cotta	10% Now \$3,900		* 5	\$2,300	
	Jnt Mortar Miss/Erod, Extent : Light,	Area Affected : 15%			
	Location: Throughout Lower Roof				
Masonry: Brick	90% Now \$31,900		* 5	\$2,700	
	Efflorescence, Extent : Moderate, Are	a Affected : 20%			
	Location: Throughout	1 200/			
	Jnt Mortar Miss/Erod, Extent: Light,	Area Affected : 20%			
	Location: Throughout	A A.C 4 - 1 . 100/			
	Staining/Discoloring, Extent: Modera Location: Heavy Calcium Deposits	***			
	Water Penetration, Extent: Severe, A				
	Location: Stair Leading To Bulkhea	**			
Roof					
Modified Bitumen	80% Now \$82,200	2035 *	*		
	Blisters, Extent : Moderate, Area Affective				
	Location: Throughout				
	Patching Evident, Extent : Light, Area	Affected: 15%			
	Location: Throughout				
Plaza Roof: Stone Pane	ls 20%	2040 *	*		_
Soffits					
Stucco Cement	100%	2035 *	* 5		

Interior

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

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

Asset #: 13728

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors	200/	3.7	#2.5 00		at. at.	_	#10.000	
Cast in Place Concrete	Cracking/0	Now Crumbling, : Through	\$2,500 Extent : Light, Ard out	LIFE ea Affect	* * ed : 10%	5	\$10,000	
Ceramic Tile	5%	Now	\$1,200	2039	* *	5	\$600	
		Crumbling, : Through	Extent : Light, Ard out	ea Affect	ed : 10%			
Terrazzo	5%	0-2	\$1,100	LIFE	* *	5	\$900	
	Cracking/0 Location	_	Extent : Light, Ar	ea Affect	ed : 5%			
Vinyl Tile	65%	Now	\$13,200	2035	* *	3	\$5,600	
	_	-	Extent : Light, Ard out Including Nort					
Vinyl Tile 9" X 9"	5%	Now	\$13,100	2040	* *	3	\$400	
		Crumbling, : Through	Extent : Moderate out	e, Area A	ffected : 100%			
Interior Walls								
Cast in Place Concrete	Water Pen	Now etration, E : Through	\$4,400 Extent : Light, Area out	LIFE Affected	* *			
Ceramic Tile	5%			2039	* *	5	\$800	
Masonry: Brick	Jnt Mortan Location Water Pen	: Stairs To etration, E	\$3,400 d, Extent : Light, A o 129th Street extent : Moderate, 2 o 129th Street	LIFE rea Affec				
M-4-1D1				LIFE	* *			
Metal Panel	Deformed/	Now Dented, Ex : Through	\$4,800 xtent : Moderate, A out					
Plaster	Water Pen	Now etration, E : Bulkhead	\$1,000 Extent : Light, Area d	LIFE Affected	**	5	\$1,800	
Plaster	Cracking/0		\$12,600 Extent : Moderate rea On 1st Floor	LIFE e, Area A	* * ffected : 100%	5	\$800	
Ceilings								
AcousTileSusp.Lay-In	65%			2047	* *	5	\$14,800	
Exposed Concrete			\$7,700 Extent : Light, Ard nt	LIFE ea Affect	* * ed : 10%	5	\$700	
Plaster	Cracking/0	-	\$28,100 Extent : Moderate rea On The 1st Flo	-	* * ffected : 100%	5	\$2,100	

Site Enclosure

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

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

Asset #: 13728

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	25%			2050	* *			
Iron Picket	75%			2065	* *			
Free Standing Walls								
Masonry: Brick	100%			2050	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$4,400	2035	* *			
	Cracking/	Crumbling,	Extent: Light, Are	ea Affect	ed : 20%			
	Location	: Handica	p Ramp					

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$100	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: 400 Ampe	eres				
Switchgear / Switchboard						
Fused Disc Sw	100%	2040	* *	5	\$100	
Raceway						
Conduit	50%	2056	* *	1		
Conduit	50%	2040	* *	1		
Panelboards						
Molded Case Bkrs	100%	2046	* *	5	\$400	
Wiring						
Thermoplastic	50%	2050	* *	1		
Thermoplastic	50%	2040	* *	1		
Motor Controllers						
Locally Mounted	60%	2043	* *	5	\$100	
Locally Mounted	40%	2035	* *	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: Water Ma	uin				

Lighting

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

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

Asset #: 13728

Electrical		Current Repa	ir	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	70%			2035	* *	10	\$9,800	
	Other Obs	ervation, Exten	t : Light, Area	Affected	: 100%			
	Location	: Throughout						
	Explanat	ion : T-8 And C	Compact					
Fluorescent	30%	Now	\$78,500	2040	* *			
	T-12 Lamp	s And Fixtures,	Extent : Light	, Area A	ffected : 20%			
	_	: Limited Area	_	•				
Egress Lighting								
Exit, LED	70%			2058	* *	1		
No Component	30%							
Exterior Lighting								
HID	10%			2030	\$6,000	10		
No Component	90%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2030	\$9,600	1	\$1,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	* *	1-3	\$1,900	

Mechanical	Current Repair	Future Replac	ement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2050	* *	1		
Conversion Equipment						
Steam Boiler	100%	2035	* *	1	\$15,100	
	Other Observation, Extent : Li	ight, Area Affected : 100%				
	Location: Basement					
	Explanation: 2 Units					
Distribution						
Central Plant Steam	100%	2040	* *	4	\$800	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	100%	2035	* *	1	\$4,900	
Air Conditioning						
Energy Source						
Electricity	100%	2046	* *	1		

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

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

Asset #: 13728

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning							
Conversion Equipment							
Split Unit	25%	2035	* *				
	Other Observation, Extent : Light, A	rea Affected : 50%	6				
	Location: 2nd Floor						
	Explanation: 9 Split Dx System Un	nits					
Window/Wall Unit	25%	2028	\$7,800	1			
No Component	50%						
Ventilation							
Distribution							
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$2,700		
No Component	80%						
Exhaust Fans							
Roof	20%	2030	\$4,900	2	\$100		
No Component	80%						
Plumbing							
H/C Water Piping							
Brass/Copper	20%	2050	* *	1			
Galvanized Steel	80%	2043	* *	1			
Water Heater							
Gas Fired	100%	2028	\$9,100	2	\$200		
	Other Observation, Extent : Light, Area Affected : 10%						
	Location: Rood						
	Explanation: 65 Gallon Unit						
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, A	rea Affected : 100	0%				
	Location: Basement To 2nd Floor						
	Explanation : One Unit						

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

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

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

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$233,900	\$42,100
Interior Architecture	\$453,700	\$410,900
Electrical	\$347,000	\$274,400
Mechanical	\$144,700	\$188,200
Total	\$1,179,300	\$915,600
Importance Code A	\$233,900	\$42,100
Importance Code B	\$791,200	\$539,400
Importance Code C	\$154,200	\$334,100
Total	\$1,179,300	\$915,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$50,000	\$12,200	_	
Interior Architecture	\$60,600		\$500	\$6,700
Electrical	\$4,000	\$10,500	\$4,600	\$3,500
Mechanical	\$7,000	\$7,300	\$13,100	\$7,300
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$131,400	\$39,900	\$28,000	\$27,300
Importance Code A	\$52,600	\$15,400	\$2,500	\$2,500
Importance Code B	\$78,900	\$24,500	\$25,500	\$24,800
Importance Code C				
Total	\$131,400	\$39,900	\$28,000	\$27,300



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

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

Asset #: 2645

chitecture	Current Rep	pair	Future Replacement Maintenance		aintenance		
stem Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls							
Masonry: Brick	80% Now Cracking/Crumbling, Ex Location: Throughout Efflorescence, Extent: N Location: East Facade Water Penetration, Extent Location: Throughout	Moderate, Area 2 e Of Bulkhead nt : Light, Area	Affected	: 10%	5	\$42,100	
Masonry: Granite	5% Now Jnt Mortar Miss/Erod, E Location : Throughout	_	LIFE rea Affec	* * ted : 10%	5	\$2,000	
Masonry: Limestone	10% Now	\$59,900	LIFE	* *	5	\$3,900	
,	Jnt Mortar Miss/Erod, E Location : Throughout	Extent : Moderat		Affected : 10%		V = /- 1 G	
Window Wall	5%		2037	* *	5	\$9,900	
Windows							
Aluminum	98% Now Ctrwt/Balnc Not Funct, Location: Throughout Caulking Deteriorated, Location: Throughout	Extent : Light, A			5	\$12,300	
Metal Louvers	2% Now Broken/Missing Element Location : Throughout	_	2036 t, Area Ą	* * ffected : 20%			
Parapets							
Masonry: Brick	80% Now Cracking/Crumbling, Ex Location: Throughout Water Penetration, Exte. Location: Throughout	nt : Moderate, A			5	\$5,300	
Masonry: Limestone	10%		LIFE	* *	5	\$800	
·	Cracking/Crumbling, Ex Location : Throughout Water Penetration, Exte Location : Throughout	nt : Moderate, A					
Metal Rail	10%		2032	* *	5-10	\$12,000	
Roof							
Modified Bitumen	100% Now Blisters, Extent: Light, 2 Location: Throughout Water Penetration, Exte. Location: Throughout	nt : Moderate, A		* * cted : 5%			

Interior

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

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

Asset #: 2645

rchitecture	Current Repair	Future l	Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Floors Cast in Place Concrete	10% Now Cracking/Crumbling, Extent: Location: Throughout	\$8,300 LIFE Light, Area Affected	**: 20%	5	\$16,600	
Ceramic Tile	5% Now Cracking/Crumbling, Extent: Location: Throughout	\$7,700 2030 Moderate, Area Affe	\$76,900 cted : 20%	5	\$1,900	
Terrazzo	10% Now \$ Jnt Mortar Miss/Erod, Extent Location: Throughout	18,400 LIFE : Light, Area Affected	* * d : 10%	5	\$5,900	
Vinyl Tile	55% Now \$ Cracking/Crumbling, Extent: Location: Throughout	74,200 2032 Light, Area Affected	**	3	\$15,700	
Vinyl Tile	5% Recent Replace Evident, Exter Location: Throughout 4th F		* * ted : 100%	3	\$1,400	
Vinyl Tile 9" X 9"	15% Now \$ Cracking/Crumbling, Extent: Location: Throughout	26,200 2022 Moderate, Area Affe	\$131,100 cted : 20%	3	\$4,300	
Interior Walls						
Ceramic Tile	10% Now \$ Cracking/Crumbling, Extent: Location: Throughout	66,800 2030 Light, Area Affected	\$334,100 : 20%	5	\$5,800	
Gypsum Board	15%	LIFE	* *	5	\$10,500	
Marble Panels	5%	LIFE	* *		·	
Plaster	20%	LIFE	* *	5	\$7,000	
Plaster	30% Now \$ Cracking/Crumbling, Extent: Location: Throughout Water Penetration, Extent: M			5	\$10,500	
	Location : Throughout					
SGFT/Glazed Masonry	20%	LIFE	* *			
Ceilings AcousTileSusp.Lay-In	30% Now \$ Loose/Delam Surface, Extent . Location : Throughout Staining/Discoloring, Extent : Location : Throughout Water Penetration, Extent : M Location : Throughout	Moderate, Area Affe	ected : 10%	5	\$11,400	
Plaster	70% Now \$ Cracking/Crumbling, Extent: Location: Throughout Water Penetration, Extent: M Location: Throughout			5	\$33,300	

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

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

Asset #: 2645

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment Molded Case Bkrs		servation, Extent : Light, Area 1 : Electrical Room	2047 Affected	* *	5	\$1,400	
		tion : Main Service Disconne	ct Switch	Rated At 1200 Am.	neres		
Switchgear / Switchboard	Вирини	iton . Main service Bisconic		114104 111 1200 1111	peres.		
Air Circuit Breaker	98%		2027	\$99,900	5	\$300	
Molded Case Bkrs	2%		2027	\$2,000	5	4000	
Raceway				-			
Conduit	80%		2027	\$42,800	1		
Conduit	20%		2047	* *	1		
Panelboards							
Fused Disc Sw	10%		2026	\$7,000	5	\$100	
Fused Disc Sw	2%		2043	* *	5		
Molded Case Bkrs	18%		2043	* *	5	\$200	
Molded Case Bkrs	70%		2026	\$49,100	5	\$900	
Wiring							
Braided Cloth		2-4 \$40,200 Aged, Extent: Severe, Area a: Throughout The Building	2052 Affected :	**	1		
Thermoplastic	20%		2047	* *	1		
Thermoplastic	30%		2027	\$24,100	1		
Motor Controllers				, , , , , , , , , , , , , , , , , , , 			
Locally Mounted	50%		2025	\$58,500	5	\$200	
Locally Mounted	40%		2040	* *	5	\$100	
Variable Frequency Drive	10%		2040	* *			
Ground							
Grounding Devices						****	
Generic	100%		LIFE	* *	5	\$800	
Lighting							
Interior Lighting	100/		2032	* *	10	¢4.700	
Fluorescent	Location	servation, Extent : Light, Area n : 1st Floor, Tb Clinic tion : T-5 Lamps			10	\$4,700	
Fluorescent	40%		2032	* *	10	\$18,900	
		s And Fixtures, Extent : Light a : Throughout The Building	, Area Afj	fected : 100%			
Fluorescent	30%		2022	\$264,400	10	\$14,200	
		ps And Fixtures, Extent : Mod a : 1st Floor And 3rd Floor	lerate, Ar	ea Affected : 100%	ó		
Fluorescent	10%		2032	* *	10	\$4,700	
	Compact	Fluorescent Light, Extent : Li 1 : 4th Floor		Affected: 100%	-	4 -,, - 0	
LED	10%		2035	* *			

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

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

Asset #: 2645

Electrical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Battery	50%		2032	* *	10	\$6,200	
Exit, LED	10%		2055	* *	1		
Exit, Service	40%		2032	* *	1		
Exterior Lighting							
HID	19%		2032	* *	10		
Incandescent	1%		2027	\$1,700	2		
No Component	80%						
Alarm							
Security System							
No Component	70%						
Generic	30%		2032	* *	1	\$5,800	
	Other Obs	ervation, Extent : Light, Area	Affected	l : 100%			
	Location	: Outside, Hallways, Lobby,	Staircas	e			
	Explana	tion : CCTV Surveillance Can	ıera				
Fire/Smoke Detection							
Generic, Digital	100%		2035	* *	1-3	\$31,700	
	Other Obs	ervation, Extent : Light, Area	Affected	l : 100%			
	Location	: Throughout The Building					
	Explana	tion : Strobe Lights, Manual I	Pull Stati	on, Alarm Bells, H	orns And	Smoke Detector	

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2040	* *	1	\$25,400	
	Other Observation, Extent:	Light, Area Affected: 1	00%			
	Location: Basement Boile	er Room				
	Explanation: 3 Natural G	as Fired Hot Water Boil	lers			
Distribution						
Hot Wtr Piping/Pump	100%	2043	* *	4	\$2,500	
Terminal Devices						
Air Handler	30%	2032	* *	1	\$9,500	
Convector/Radiator	70%	2025	\$188,200	1	\$11,600	
	On Extended Life, Extent : Location : Throughout	Moderate, Area Affected	: 100%		•	
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		
Conversion Equipment						
Reciprocating	30%	2032	* *	1	\$7,200	
Compr/Chiller	•				4.,	
Window/Wall Unit	70%	2022	\$73,300	1		

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

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

Asset #: 2645

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Distribution						
CW & CHW Wtr	30%	2047	* *	4	\$800	
Pipe/Pump	700/					
No Component	70%					
Terminal Devices Air Handler/Cool/Ht	40%	2032	* *	1	\$12,700	
No Component	60%	2032		1	\$12,700	
entilation	0070					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$28,700	
Exhaust Fans					4-0,	
Interior	40%	2022	\$71,500	2	\$600	
Roof	30%	2032	* *	2	\$500	
No Component	30%					
	Other Observation, Extent : Light, A					
	Location : First Floor Mechanical					
	Explanation : These Components A This Report	Are Already A	ccounted For Und	der The (Cooling Section Of	
lumbing						
H/C Water Piping						
Brass/Copper	100%	2037	* *	1		
Water Heater						
Gas Fired	100%	2026	\$30,600	2	\$800	
Sanitary Piping	1000/	LIBB	* *			
Cast Iron	100%	LIFE		1		
	On Extended Life, Extent: Moderate Location: Throughout	e, Area Ajjeci	ea : 100%			
Ct Davis Bisis	Location . Inroughout					
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Cast Iron	On Extended Life, Extent : Moderate			1		
	Location: Throughout	c, 111 ca 11jjecu	си . 100/0			
Sump Pump(s)	22					
Non-Submersible	100%	2027	\$7,700	4	\$1,100	
Tion Suchicipiote	Other Observation, Extent : Light, A			•	Ψ1,100	
	Location : Boiler Room	50				
	Explanation: Boiler Pit Only					
	-					
Backflow Preventer				1	#2.200	
Backflow Preventer Generic	100%	2037	* *	1	\$3,200	
	100% Other Observation, Extent : Light, A			1	\$3,200	
				1	\$3,200	
Generic	Other Observation, Extent : Light, A	Irea Affected .	: 100%	1	\$3,200	
	Other Observation, Extent : Light, A Location : Basement Boiler Room	Irea Affected .	: 100%	I 	\$3,200	

Vertical Transport

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

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

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

Asset #: 2645

Mechanical	Cui	rrent Repair	Futu	re Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Vertical Transport

Elevators

Geared Traction 100% LIFE **

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

Location : Basement To 5th Floor

Explanation: Two Units

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

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 14-Nov-2018 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,9,10,14,15,Ph

Block : 962 Lot : 100 BIN : 1087242

CAPITAL	FY 2021 - 2024	FY 2025 - 2030		
Exterior Architecture	\$514,600	\$1,521,800		
Interior Architecture	\$563,100	\$1,895,800		
Electrical		\$294,800		
Mechanical	\$93,700	\$192,600		
Total	\$1,171,500	\$3,905,000		
Importance Code A	\$514,600	\$1,521,800		
Importance Code B	\$537,700	\$2,138,200		
Importance Code C	\$119,200	\$245,000		
Total	\$1,171,500	\$3,905,000		

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$63,900			
Interior Architecture	\$635,900			\$138,700
Electrical	\$63,400	\$42,500	\$54,700	\$44,100
Mechanical	\$214,200	\$149,800	\$232,500	\$119,000
Site Pavements	\$7,300			
Elevators/Escalators	\$148,000	\$148,000	\$148,000	\$148,000
Total	\$1,132,800	\$340,300	\$435,300	\$449,800
Importance Code A	\$65,800	\$1,900	\$1,900	\$7,500
Importance Code B	\$1,004,200	\$338,500	\$433,400	\$442,300
Importance Code C	\$62,800			
Total	\$1,132,800	\$340,300	\$435,300	\$449,800



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

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

Asset #: 14212

rchitecture		Current F	Repair	Futur	e Replacement	N	Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior						-		
Exterior Walls	- 0./		*				***	
Masonry: Granite			\$72,700 l, Extent : Light, A Building Along Ea			• 5	\$21,700	
Metal/Glass Curt Wall	7%			LIFE	* *	5	\$151,800	
Metal Panel	Corrosion/	_	\$17,300 xtent : Moderate, A or Roof At Cooling		* * cted : 5%	· 5	\$216,800	
Metal Sect. OHD	Other Obse	: Along Ed	\$47,100 Extent: Moderate, A Sust 26th Street Stripping Arou			5	\$45,200	
Pre-Cast Concrete	_	_	\$251,100 Extent : Light, Are est Corner	LIFE ea Affect	* * ed : 2%	5	\$1,183,900	
Windows								
Metal Louvers	10%			2039	* *	10		
No Component	90%							
Parapets Concrete Masonry Unit		ervation, E : Various	xtent : Light, Area Locations	LIFE Affected	* * ' : 100%	5-10	\$34,800	
		on : Rubb	er Membrane Ran		Vay Up This Port			
Metal/Glass Curt Wall		_	\$7,700 xtent : Light, Area or Roof Deck At Co			· 5	\$12,300	
Metal Panel	Misaligned Location Caulking D Location	: 9th Floor eteriorate : 9th Floor	\$67,900 Extent : Moderate, r Lower Roof d, Extent : Modera r Lower Roof xtent : Moderate, 2	ite, Area	Affected : 5%	5	\$16,400	
Roof			r Lower Roof	тей Ајје	Cieu . 1070			
IRMA/Protected Membrane	100%	Now	\$11,200	2035	* *	•		
	Other Observation, Extent : Light, Area Affected : 100% Location : Under Cooling Tower							
g cc.	Explanati	on : Drain	Basket Missing O	n One D	rain, Also Clogge	ed With D	rinking Cans	
Soffits Metal Panel	100%			2050	* *	5-10		

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

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

Asset #: 14212

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	220/	0.2	Φ40 7 100	2026	#2 405 500	2	#200 200	
Carpet			\$497,100 : Light, Area Affect out	2026 cted : 259	\$2,485,500	3	\$280,200	
Carpet	6%			2026	\$451,900	3	\$67,900	
Cast in Place Concrete	5%	Now	\$6,100	LIFE	* *	5	\$61,900	
			xtent : Moderate, A l 15th Floor Mecho					
Ceramic Tile	5%			2039	* *	5	\$28,300	
Raised Access Floor	1%	2-4	\$14,500	2033	* *	5	\$10,600	
		am Surface : Security	e, Extent : Light, Ar Office	rea Affect	ted : 10%			
Terrazzo	30%			LIFE	* *	5	\$265,300	
Vinyl Tile	20%	2-4	\$20,100	2030	\$1,003,400	3	\$42,500	
,	Worn/Ero	ded, Extent	: Moderate, Area				. ,	
	Location	: Storage	Areas Throughout					
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$15,300	
Glass: Single Pane	15%			LIFE	* *	5	\$85,800	
Gypsum Board		Now	\$18,100	LIFE	* *	5	\$125,800	
71			xtent : Moderate, A Room 905, 3rd Flo				. ,	
Masonry: Limestone	15%			LIFE	* *	10	\$22,900	
·		etration, E : Main Lo	xtent : Light, Area bby	Affected	: 5%			
		ervation, E : Main Lo	Extent : Light, Area bby	Affected	: 100%			
	Explana	tion : Actua	ally Artificial Corid	an Materi	ial			
Metal Panel	5%			LIFE	* *	10	\$8,600	
Wood	5%			LIFE	* *	5	\$152,500	
Ceilings AcousTileSusp.Lay-In	60%			2043	* *	5	\$339,600	
		Discoloring, : Through	Extent : Light, Ar out	ea Affecto	ed : 2%			
Gypsum Board	Water Per		\$23,900 Extent : Moderate, A om S2-05 From Tr			5	\$141,500	
Metal Panel	20%			LIFE	* *	5	\$283,000	
Site Enclosure							· · · · · · · · · · · · · · · · · · ·	
Fence/Gates								
Aluminum Picket	100%			2050	* *			
Retaining Walls Cast in Place Concrete	100%			2065	* *			
Site Pavements								

Site Pavements

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

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

Asset #: 14212

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	4+	\$1,400	2043	* *			
	Cracking/	Crumbling,	Extent: Light, Are	ea Affect	ed : 2%			
	Location	: Along Ec	ast 26th Street					
Pavers/Stone	10%	4+	\$300	2039	* *			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 5%			
	Location	: Along Ec	ast 26th Street					
On-Site Walkways								
Cast in Place Concrete	40%			2043	* *			
Pavers/Stone	60%	4+	\$5,600	2039	* *			
	Cracking/	Crumbling,	Extent : Light, Ar	ea Affect	ed : 10%			
	Location	: Main En	trance					
Parking/Driveway								
Cast in Place Concrete	100%			2043	* *			

ectrical	Current Repair	Future I	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estim Total (Years)	nated Cost Year E	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts		•	•			
Service Equipment						
Air Circuit Breaker	2%	2050	* *	5		
Fused Disc Sw	98%	2050	* *	5	\$1,600	
	Other Observation, Extent:	Moderate, Area Affecto	ed : 100%			
	Location : Switchgear Roo	om .				
	Explanation: One 6,000 A 1,200 Amperes, Fire Pump			h, Five 6	,000 Amperes,	
Transformers						
Dry Type	100%	2043	* *	5	\$1,400	
	Other Observation, Extent:	Moderate, Area Affecto	ed : 100%			
	Location : Switchgear Roo	m, 15, 14, 9 Floors And	d Sub 2 Electrice	al Closet		
	Explanation: 500 Kilovoli	-amperes, 225 Kilovolt	t-amperes, 45 Ki	lovolt-an	nperes, 30	
	Kilovolt-amperes And 15 H	Kilovolt-amperes.				
Switchgear / Switchboard						
Fused Disc Sw	100%	2050	* *	5	\$1,600	
	Other Observation, Extent:	Moderate, Area Affecto	ed : 100%			
	Location : Switchgear Roo	m				
	Explanation : One 6,000 A Ampere Fire Pump, 1,600) Ampere North,	Five 6,0	00 Ampere, 1,200	
Raceway						
Conduit	100%	2050	* *	1		
Panelboards						
Fused Disc Sw	30%	2046	* *	5	\$2,600	
Molded Case Bkrs	70%	2046	* *	5	\$7,000	
Wiring						
Thermoplastic	100%	2050	* *	1		

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

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

Asset #: 14212

Electrical	Current Repair	Future Repl	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Motor Controllers							
Locally Mounted	Location : Mechanical Sp	2043 : Light, Area Affected : 100% vaces requency Drive Controllers .		5 1 Conditi	\$1,800		
M + C + 1C +			* *				
Motor Control Center	Location : 9, 14, 15 Floor	2043 : Light, Area Affected : 100% rs And Sub Basement 2 stor Control Center And Emo	6	5 tor Contr	\$3,100 rol Center At 14		
Ground	•						
Grounding Devices							
Generic	100% Other Observation, Extent Location: Basement Explanation: Water Main	LIFE : Light, Area Affected : 100% 1	**	5	\$11,100		
Stand-by Power	•						
Transfer Switches							
Automatic	95% Other Observation, Extent Location : Transfer Switc	2043 : Moderate, Area Affected : h Room	**	1	\$110,500		
		Transfer Switch: One 1,000 Imperes, Five 260 Amperes	Amperes, T	wo 2,000	Amperes, Three		
Automatic	Location: 15th Floor Equ	2043 : Light, Area Affected : 1009 uipment Room c Transfer Switches: 15 A / I		1 aperes	\$5,800		
Generators	1	J		1			
Diesel	100% Other Observation, Extent Location: 14th Floor Get Explanation: 2400 Kilow		**	1	\$146,500		
Batteries							
Lead/Acid	100%	2024	\$1,600	5	\$14,000		
Fuel Storage Day Tank	Location: Generator Roc		* *	5	\$7,000		
	Explanation: The Tank Is		-de4				
Main Tank	Location : Underground	2065 : Light, Area Affected : 1009 Capacity Is Rated 10,000 Gai		5	\$10,000		

Lighting

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

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

Asset #: 14212

Electrical		Current Repair		e Replacement	M		
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	85%		2035	* *	10	\$294,800	
		ervation, Extent : Light, Ar	ea Affectea	: 100%			
		: Throughout					
		ion: T-5 And T-8 Lamps					
LED	15%		2038	* *			
	Other Obse	ervation, Extent : Light, Ar	ea Affectea	: 100%			
	Location	: Garage Area					
		ion : The Garage Area Ligi e Fixtures.	hting Fixtu	res Were Replaced	About 2	Years Ago To	
Egress Lighting							
Emergency, Service	40%		2035	* *	1		
Exit, LED	20%		2058	* *	1		
Exit, Service	40%		2035	* *	1		
Exterior Lighting							
LED	20%		2038	* *			
		ervation, Extent : Light, Ard : Exterior	ea Affectea	: 100%			
	Explanati	ion : Exterior Fixtures Wer	e Replaced	l With LED Type F	ixtures A	bout 2 Years Ago.	
No Component	80%						
Lightning Protection							
Arresters/Cabling							
Generic	100%		2058	* *	5	\$11,100	
Alarm							
Security System							
No Component	60%						
Generic	40%		2035	* *	1	\$56,500	
Fire/Smoke Detection							
No Component	50%						
Generic, Digital	50%		2038	* *	1-3	\$116,500	

Mechanical	Current Repa	ir Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Utility Steam	100%	2056	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 14212

Mechanical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Heat Exchanger, Shell &	40%			2039	* *			
Tube Heat Exchanger, Plate & Frame	10%			2039	* *	1	\$18,700	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
			or Mechanical Equ					
	Explana	tion : Serve	s Reheat System A	nd Perim	eter Heat			
Pres. Reducing Valve/LP Steam	50%			2039	* *	5	\$11,200	
Distribution								
Hot Wtr Piping/Pump	50%			2046	* *	4	\$14,000	
Central Plant Steam Piping/Pmp	50%			2050	* *	4	\$14,000	
Terminal Devices								
Air Handler	50%			2035	* *	1	\$116,900	
Convector/Radiator	25%			2043	* *	1	\$30,500	
Fan Coil Unit/Heat	25%			2035	**	1	\$30,500	
			Extent : Light, Area	Affected	: 100%			
		: Through		***. 1				
A. G. 193	Explana	tion : Vario	ıble Air Volume Bo	xes With	Hot Water Reheat			
Air Conditioning								
Energy Source	100%			2046	* *	1		
Electricity Conversion Equipment	100%			2040		1		
Conversion Equipment Centrifugal, Elec Chiller	90%			2039	* *	1	\$368,300	
		ofrigerant	Extent : Light, Area			1	\$300,300	
	Location	: Chillers						
			Extent : Light, Area or Mechanical Equ					
		tion : 3 Chi		пртені г	XOOM			
I (DI II)		non : 3 Chi	ners	2021	* *	2	Ф2 200	
Int Pkg Unit -	10%			2031	* *	2	\$2,300	
Heating/Cooling Distribution								
CW & CHW Wtr	90%			2050	* *	4	\$25,200	
Pipe/Pump	2070			2030		7	\$23,200	
Ductwork/Diffusers	10%			LIFE	* *	2	\$61,500	
Terminal Devices	1070			EII E			ψ01,200	
Air Handler/Cool/Ht	90%			2035	* *	1	\$210,500	
No Component	10%			_000		-	\$210,000	
Heat Rejection	1070							
Evaporative Condenser	10%			2038	* *	2	\$26,300	
Water Cooling Tower	90%			2031	* *	2	\$342,500	
Ventilation							. , , , , , , , , , , , , , , , , , , ,	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$333,900	
		_						_

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

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

Asset #: 14212

echanical	Current Repair	Future Replace	ment	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Pri
ntilation						
Exhaust Fans						
Interior	100%	2035	* *	2	\$11,600	
umbing						
H/C Water Piping						
Brass/Copper	100%	2050	* *	1		
	Other Observation, Extent : Light, Area	a Affected: 100%				
	Location: Sub-basement 1					
	Explanation: Triplex House Pumps					
HW Heat Exchanger	1000/	2050	* *	4	0.5.6.100	
Steam Fired	100%	2050	* *	4	\$56,100	
	Other Observation, Extent : Light, Area					
	Location: 9th Floor Mechanical Equ	•				
	Explanation: 2 Units - Instantaneous	With No Storage				
Sanitary Piping	1000/	LIEE	* *	1		
Cast Iron	100%	LIFE	<u> </u>	1		
Storm Drain Piping	000/	LIEE		1		
Cast Iron	98%	LIFE	* *	l		
Cast Iron	2% Now \$300	LIFE	* *	1		
	Corroded, Extent : Severe, Area Affecte Location : Sub-basement	2a: 2%				
G P ()	Location . Sub-basement					
Sump Pump(s) Non-Submersible	1000/	2035	* *	4	¢0,000	
Non-Submersible	100% Other Observation, Extent : Light, Area			4	\$8,000	
	Location: Sub-basement	i Ajjecieu . 10070				
	Explanation: 2 Duplex Units					
Sewage Ejector(s)	Explanation . 2 Duplex Onlis					
Electric	100%	2035	* *	4	\$15,100	
Licente	Other Observation, Extent : Light, Area			•	Ψ15,100	
	Location: Sub-basement					
	Explanation : Duplex Unit					
Backflow Preventer	*					
Generic	100%	2035	* *	1	\$23,200	
	Other Observation, Extent : Light, Area				, -	
	Location: Basement And Sub-baseme					
	Explanation : Multiple Devices For F	ire, Domestic Water	r, And L	aborator	y Water Supply	
Fixtures					 ·	
Generic	100%					
ertical Transport						
Elevators						
Geared Traction	70%	LIFE	* *			
	Other Observation, Extent : Light, Area					
	Location: One Unt From S-2 To 15th	Floor, Six Units F	rom S-1	To 13th	Floor	
	Explanation: 7 Units					
Hydraulic	30%	LIFE	* *			
-	Other Observation, Extent : Light, Area	a Affected : 100%				
	Location : Two Units From Ground T	o 2nd Floor, One U	Init Fro	m S-2 To	2nd Floor	
	Explanation: 3 Units					

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

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

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 Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe Generic	100%	2050	* *	1-5	\$190,700	
Sprinkler						
Generic	100%	2050	* *	1-2	\$105,900	
Fire Pump						
Generic	100%	2039	* *	1	\$70,600	

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

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

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 07-Dec-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 791 Lot : 16 BIN : 4015250

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$35,700
Interior Architecture	\$75,900	\$38,000
Total	\$75,900	\$73,600
Importance Code A		\$35,700
Importance Code B	\$75,900	\$38,000
Total	\$75,900	\$73,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,000		\$800	
Interior Architecture	\$13,900		\$1,000	\$1,000
Electrical	\$3,100	\$1,900	\$1,400	\$1,200
Mechanical	\$5,600	\$1,700	\$2,200	\$1,700
Total	\$48,700	\$3,500	\$5,400	\$3,900
Importance Code A	\$26,700	\$700	\$1,500	\$700
Importance Code B	\$12,400	\$2,800	\$3,900	\$3,200
Importance Code C	\$9,600			
Total	\$48,700	\$3,500	\$5,400	\$3,900



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

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

Asset #: 13730

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Concrete Masonry Unit	8%		LIFE	* *	5	\$2,700	
Glass Block	5%		LIFE	* *	5	\$1,700	
		etration, Extent : Moderate, : West Facade At Fascia Pa					
Masonry: Brick	85%		LIFE	* *	5	\$46,000	
Metal Coiling Doors	2%		2043	* *	5	\$1,700	
Windows							
Aluminum	100%		2046	* *	5	\$1,700	
Roof							
Modified Bitumen	100%		2035	* *	10	\$35,700	
	Recent Rep Location	oair Evident, Extent : Light, 2 : Roof	Area Affe	cted : 8%			
Interior							
Floors							
Carpet	10%		2026	\$27,200	3	\$4,100	
Cast in Place Concrete	85%		LIFE	* *	5	\$75,900	
Mosaic Tile	5%	4+ \$1,300	2043	* *	5	\$1,300	
		ssing Elements, Extent : Mod : 2nd Floor Toilet Room	lerate, Ar	rea Affected : 2%			
Interior Walls							
Cast in Place Concrete	5%		LIFE	* *	10	\$2,200	
Concrete Masonry Unit	90%		LIFE	* *	5	\$12,800	
Gypsum Board	5%		LIFE	* *	5-10	\$1,500	
Ceilings							
AcousTileSusp.Lay-In	10%		2043	* *	5	\$2,000	
Exposed Struc: Steel	5%		LIFE	* *	10	\$2,000	
Gypsum Board	85%		LIFE	* *	5-10	\$59,700	
Site Enclosure						. , ,	
Fence/Gates							
Chain Link	100%		2050	* *			
Retaining Walls							
Cast in Place Concrete	100%		2065	* *			
Site Pavements			,,,,				
Public Sidewalk							
Cast in Place Concrete	100%		2043	* *			
On-Site Walkways	-0070						
Cast in Place Concrete	100%		2043	* *			
Parking/Driveway	10070		2013				
Cast in Place Concrete	100%		2043	* *			
- Cust in Frace Concrete	100/0		2073				

Electrical	Curre	ent Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ers)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 13730

Electrical		Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment	1000/			2050	* *	-	#100	
Fused Disc Sw	100%	.: F		2050		5	\$100	
		ervation, Ex : Electrical	tent : Light, Area	Affected :	100%			
			коот 10 Ampere Main I)iaaannaa	t Cavital			
Switchgear / Switchboard	Expianai	ion : One of	00 Ampere Main 1	nsconnect	Swiich			
Fused Disc Sw	100%			2050	* *	5	\$100	
Raceway	10070			2030			\$100	
Conduit	100%			2050	* *	1		
Panelboards	10070			2030		1		
Fused Disc Sw	5%			2046	* *	5		
Molded Case Bkrs	95%			2046	* *	5	\$300	
Wiring	,,,,,			20.0			Ψ200	
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2043	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	\$4,200	
Generators								
Diesel	100%	_		2043	**	1	\$5,300	
			tent : Light, Area	Affected :	100%			
			Room Roof					
D	Explanat	ion : One 12	25 Kilowatt					
Batteries	1000/			2025	¢1.600	-	\$2,000	
Nickel Cadmium	100%			2025	\$1,600	5	\$3,000	
Fuel Storage Day Tank	50%			2052	* *	5	\$1,300	
Day Talik		ervation Fr	tent : Light, Area			3	\$1,500	
			iem . Ligni, Areu · Room Roof	престеи.	100/0			
		ion : One 10						
Main Tank	50%	ion . One I	Junons	2070	* *	5	\$200	
Iviaiii Talik		ervation Fr	tent : Light, Area			3	\$200	
		: First Floo	O	11,,сеней.	100/0			
		ion : One 3:						
Lighting								

Lighting

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

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

Asset #: 13730

Electrical	Cal Current Repair Future Replacemen		acement	Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2035	* *	10	\$11,300	
	Other Observation, Exte Location : Throughout Explanation : T-12 La.	-	ó			
Fluorescent	8%	2035	* *	10	\$1,000	
	T-8 Lamps And Fixtures Location : Throughou	s, Extent : Light, Area Affected : t The Building	100%			
HID	2%	2035	* *	10		
Egress Lighting						
Emergency, Service	60%	2035	* *	1		
Exit, Service	40%	2035	* *	1		
Exterior Lighting						
HID	30%	2035	* *	10		
No Component	70%					
Alarm						
Security System						
No Component	90%					
Generic	10%	2038	* *	1	\$500	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2035	* *	1-3	\$2,500	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2050	* *	1		
Conversion Equipment						
Furnace	40%	2035	* *	1	\$2,700	
	Other Observation, Extent: Light, Area Location: Roof Explanation: 3 Gas Fired Rooftop Un	55	: 100%			
Furnace	60%	2030	\$18,800	1	\$4,100	
1 0221000	Other Observation, Extent : Light, Area			•	ψ.,100	
	Location : Gas Fired Space Heater Se					
	Explanation : 5 Gas Fire Modine Hea	ters	•			
Air Conditioning						
Energy Source						
Electricity	100%	2046	* *	1		

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

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

Asset #: 13730

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Ext Pkg Unit - Heating/Cooling	40%		2035	* *	2	\$300	
		gerant, Extent : Light, Area Rooftop Units, Roof	a Affected	d : 100%			
Split Unit	Location: 1	ation, Extent : Light, Area st Floor : 1 Unit. R-407a Refrigen		**			
Window/Wall Unit	<u>5%</u>	. 1 Onii. K-40/a Kejrigeri	2025	\$1,400	1		
No Component	5% 35%		2025	\$1,400	1		
Terminal Devices	3370						
Fan Coil - 2 Pipe	20%		2038	* *	1	\$900	
No Component	80%					4,,,,	
Heat Rejection							
Dry Cooler	20%		2038	* *	2	\$1,900	
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$12,000	
Exhaust Fans							
Roof	100%		2035	**	2	\$400	
Plumbing							
H/C Water Piping Brass/Copper	100%		2050	* *	1		
Water Heater							
Electric	100%		2029	\$11,700	4	\$100	
Sanitary Piping				•			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Fixtures	- 30.0						
Generic	100%						
Fire Suppression							-
Sprinkler							
Generic	100%		2040	* *	1-2	\$3,800	

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

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

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 18-Jul-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,13,14

Block : 932 Lot : 17 BIN : 1020610

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$5,241,500	\$404,700
Interior Architecture	\$3,422,600	\$1,451,900
Electrical	\$292,200	\$1,185,300
Mechanical	\$9,659,800	\$4,078,500
Total	\$18,616,100	\$7,120,400
Importance Code A	\$5,241,500	\$621,600
Importance Code B	\$12,737,200	\$6,333,700
Importance Code C	\$637,400	\$165,100
Total	\$18,616,100	\$7,120,400

Total	\$301,900	\$271,100	\$357,100	\$319,500
Importance Code C				
Importance Code B	\$288,000	\$261,100	\$349,000	\$288,200
Importance Code A	\$13,900	\$10,000	\$8,100	\$31,300
Total	\$301,900	\$271,100	\$357,100	\$319,500
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
Mechanical	\$147,600	\$94,500	\$185,000	\$100,700
Electrical	\$57,500	\$68,000	\$68,600	\$74,000
Interior Architecture		\$15,700	\$12,600	\$31,400
Exterior Architecture	\$13,900	\$10,000	\$8,100	\$30,600
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

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

Asset #: 1574

Architecture	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	20/ 37	*** * **			_	4	
Cast in Place Concrete	3% Now Cracking/Crumbling Location: Through	-	LIFE ea Affecto	* * ed : 10%	5	\$47,200	
Masonry: Brick	87% Now Cracking/Crumbling Location: Through Water Penetration, I Location: Through	hout Extent : Light, Area			5	\$273,700	
Granite Panels	5% Now Jnt Mortar Miss/Ero Location : Through Loose Units, Extent Location : Support	hout : Light, Area Affect	ed : 25%		5	\$11,800	
Window Wall	5%		2039	* *	5	\$59,000	
Windows							
Aluminum	100% 0-2 Air Infiltration, Exte Location: Through Water Penetration, 1 Location: Through	hout Extent : Light, Area			5	\$42,000	
Parapets							
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$4,300	
Masonry: Brick	70%		LIFE	* *	5	\$7,700	
Metal Panel	5%		2049	* *	5	\$2,100	
Metal: Cage/Fence	20%		2042	* *	5-10	\$17,100	
Roof Built-Up (BUR)	5% Now Alligatoring, Extent Location: Lower F Vegetation Growth, Location: Lower F	Roof Extent : Severe, Ard					
Cast in Place Concrete	10% Now Water Penetration, I Location: Through		LIFE Area Affe	* * cted : 25%			
Modified Bitumen	70%		2034	* *	10	\$68,100	
Roll Roofing	10%		2028	\$41,800	5	\$16,200	
Skylight, Metal/Glass	5%		2039	* *	10	\$16,200	
Soffits						,	
Cast in Place Concrete	100%		LIFE	* *	5		

Interior

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

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

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

Asset #: 1574

Architecture	Current Repair		Future Replacement		M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors Cost in Place Community	150/	Now	\$40,800	LIEE	* *	5	¢164.700	
Cast in Place Concrete	Water Pen	Now etration, E : Through	\$40,800 Extent : Light, Area out	LIFE Affected		5	\$164,700	
Ceramic Tile	5%			2032	* *	5	\$25,100	
Terrazzo	5%			LIFE	* *	5	\$19,600	
Vinyl Tile	_	Crumbling, : Through	, Extent : Light, Arc	2029 ea Affecto	\$889,900 ed : 10%	3	\$37,700	
Vinyl Tile	5%			2037	* *	3	\$9,400	
Vinyl Tile 9" X 9"	Cracking/0	Now Crumbling; : Through	\$1,441,000 Extent : Moderate out	2034 , <i>Area A</i> j	* * ffected : 20%	3	\$94,100	
Interior Walls								
Concrete Masonry Unit	_	0-2 Crumbling; : Through	\$341,400 Extent : Light, Are out	LIFE ea Affecto	* * ed : 10%	5	\$59,000	
Gypsum Board	5%			LIFE	* *	5	\$17,700	
Metal Panel	5%			LIFE	* *	5	Ψ17,700	
Marble Panels	5%			LIFE	* *			
Plaster			\$296,000 Extent : Light, Area ows Throughout	LIFE Affected	* *	5	\$106,200	
Ceilings								
AcousTileSusp.Lay-In	Broken/Mi Location Cracking/O	: Through	Extent : Light, Are			5	\$75,300	
Exposed Concrete	30%		\$252,600	LIFE	* *	5	\$23,500	
2	Water Pen		Extent : Moderate, A		cted : 10%	C	\$25,000	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	Location Broken/Mi	: Corrido	nents, Extent : Mod			5	\$94,100	
Plaster	Cracking/0	Now Crumbling, : Through	\$137,400 , Extent : Light, Are	LIFE ea Affecte	* * ed : 10%	5	\$62,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	* *			
Free Standing Walls Concrete Masonry Unit	100%			2049	* *			

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

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

Asset #: 1574

Architecture		Current F	Repair Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	50%			2064	* *			
Masonry: Brick	50%			2049	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	10%			2032	* *			
Cast in Place Concrete	90%			2034	* *			

lectrical	Current Repai	r Futur	e Replacement	M		
ystem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2049	* *	5	\$1,500	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Electrical Roc	om In Vault Area And I	Room 002			
	Explanation: Three Mail	n Service Switches Rat	ed At 5000 Amper	es Each		
Transformers						
Dry Type	100%	2042	* *	5	\$1,300	
Switchgear / Switchboard						
Fused Disc Sw	80%	2049	* *	5	\$1,200	
Molded Case Bkrs	20%	2049	* *	5	\$1,900	
Raceway						
Conduit	60%	2029	\$361,500	1		
Conduit	40%	2049	* *	1		
Panelboards						
Fused Disc Sw	5%	2028	\$24,900	5	\$400	
Fused Disc Sw	10%	2045	* *	5	\$800	
Molded Case Bkrs	60%	2028	\$299,200	5	\$5,600	
Molded Case Bkrs	25%	2045	* *	5	\$2,300	
Wiring						
Braided Cloth	40%	2028	\$325,100	1		
Thermoplastic	60%	2049	* *	1		

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

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

Asset #: 1574

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	18%	2042	* *	5	\$400	
Locally Mounted	10%	2027	\$24,000	5	\$200	
Motor Control Center	5%	2027	\$75,300	5	\$500	
Motor Control Center	60%	2034	* *	5	\$5,800	
Motor Control Center	5%	2027	\$75,300	5	\$500	
	Other Observation, Extent : Light, Ar	ea Affected	1 : 5%			
	Location: Mechanical Spaces					
	Explanation: Motor Control Center	s Abandon	ed In Place			
Variable Frequency Drive	2%	2042	* *			
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$5,200	
Stand-by Power					•	
Transfer Switches						
Automatic	100%	2042	* *	1	\$108,600	
Generators					•	
Diesel	100%	2038	* *	1	\$136,700	
	Other Observation, Extent : Light, Are	ea Affected	! : 100%			
	Location: Generator Room					
	Explanation: 2000 Kilowatt Capaci	ity				
Batteries						
Lead/Acid	100%	2023	\$1,600	5	\$13,100	
Fuel Storage						
Day Tank	50%	2045	* *	5	\$31,100	
-	Other Observation, Extent : Light, Ar	ea Affected	! : 100%			
	Location: At Generator					
	Explanation: 275 Gallon Capacity					
Main Tank	50%	2057	* *	5	\$4,900	
	Other Observation, Extent : Light, Are		! : 100%	-	4 1,5 0 0	
	Location : Basement	33				
	Explanation: 12000 Gallon Capaci	tv				
Lighting	rsupue.					
Interior Lighting						
Fluorescent	90%	2034	* *	10	\$276,800	
	T-8 Lamps And Fixtures, Extent: Ligi		fected : 100%	- 0		
	Location : Throughout The Building					
Fluorescent	5%	2034	* *	10	\$15,400	
1 Iuorescent	Compact Fluorescent Light, Extent : 1			10	Ψ12,π00	
	Location: First Floor Lobby And Co	_	11, јесней . 100/0			
LED			* *			
LED	5%	2039				
	Recent Installation, Extent: Light, Ar	ea Affectea	1:100%			
	Location : Stairs					

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

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

Asset #: 1574

Electrical	ectrical Current Repair		acement	М				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Egress Lighting								
Emergency, Service	50%	2034	* *	1				
Exit, Battery	50%	2034	* *	10	\$11,300			
Exterior Lighting								
Not Accessible	100%							
	Other Observation, Exten	t : Light, Area Affected : 0%						
	Location: Building Per	imeter						
	Explanation: Unable To	o Inspect Due To Scaffolding A	lround The	Building	-			
Alarm								
Security System								
Generic	100%	2034	* *	1	\$131,800			
	Other Observation, Exten	t : Light, Area Affected : 100%	ó					
	Location : Throughout T	The Building						
	Explanation: CCTV Sur	veillance System						
Fire/Smoke Detection								
Generic, Digital	100%	2034	* *	1-3	\$217,500			
, 2	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout T							
	e	ull Stations, Horns/strobes, Sn	noke Detec	tion				

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2039	* *	1		
	Other Observation, Extent : Light, Ar	rea Affected :	100%			
	Location: Basement					
	Explanation : Steam From Con Edi	son				
Conversion Equipment						
Pres. Reducing Valve/LP Steam	100%	2025	\$216,900	5	\$19,900	
	Other Observation, Extent : Light, An	rea Affected :	60%			
	Location : Basement					
	Explanation: 3 Old Steam To Hot	Water Conve	rters			
Distribution	•					
Hot Wtr Piping/Pump	60%	2037	* *	4	\$14,900	
Central Plant Steam	40%	2029	\$2,216,900	4	\$9,900	
Piping/Pmp			. , ,			
Terminal Devices						
Air Handler	80%	2024	\$3,683,800	1	\$165,900	
Convector/Radiator	20%	2027	\$350,600	1	\$21,700	
Air Conditioning					. ,	
Energy Source						
Electricity	65%	2037	* *	1		
Steam/HW System	35%	2039	* *	1		

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

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

Asset #: 1574

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment Absorption Chiller/Steam/HW	40%	Now	\$928,000	2032	* *	1	\$130,700	
	Other Observation, Extent : Severe, Area Affected : 40% Location : 14th Floor							
		ion : One (Chiller Is 50 Years					
Centrifugal, Elec Chiller	R-22 Refri	gerant, Ext : 14th Flo	tent : Light, Area A or	2032 ffected :	**	1	\$145,200	
Reciprocating Compr/Chiller	18%			2034	* *	1	\$28,000	
	R-134a Re Location		Extent : Light, Area	a Affected	d : 20%			
Split Unit	2%			2034	* *			
Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$79,900	2039	* *	4	\$16,500	
	Location	: 14th Flo			d : 20%			
Terminal Devices	Expianai	ion : One (Of Six Chw Pumps	Вгокеп				
Air Handler/Cool/Ht	100%			2024	\$3,672,700	1	\$207,400	
Heat Rejection Air Cooled Condenser Unit	20%			2034	* *	2	\$46,700	
Water Cooling Tower	Location	: Roof And	Extent : Light, Area d 14th Floor Outdoor Tower An			2	\$270,000	
Ventilation	Explanal	ion . one .		a one m	1000 1000			
Distribution								
Ductwork/Diffusers	Noxious F		\$150,900 nt : Severe, Area A nt - Interior Exhaus			2-5	\$187,000	
Exhaust Fans					-			
Interior	Other Obs	Now ervation, E : Through	\$46,600 Extent : Moderate, 2 out	2024 Area Affe	\$932,000 ected : 25%	2	\$6,600	
	Explanat	ion : Diffe	rent Areas Are Mix	ed Toget	her Allowing Cros	s Contan	nination	
Roof	Other Obs	Now ervation, E : Through	\$5,400 Extent : Severe, Are out	2029 a Affecte	\$108,700 ed: 20%	2	\$1,600	
Plumbing	Explanat Contami		sign Of Some Exha	ust Ducts	s Necessary To Pre	event Bac	ckfeed And Cross	

Plumbing

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

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

Asset #: 1574

Mechanical	Current Repair	Future Re	placement	M						
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Plumbing										
H/C Water Piping										
Brass/Copper	100% Now \$122,100		* *	1						
	Corroded, Extent : Severe, Area Affec	eted : 30%								
	Location : Basement									
HW Heat Exchanger	1000/	2077	de de		444					
Steam Fired	100%	2055	**	4	\$33,200					
	Other Observation, Extent: Light, Area Affected: 100%									
	Location: 14th Floor									
Canida na Dinina	Explanation: 1 Units									
Sanitary Piping Cast Iron	100%	LIFE	* *	1						
	100%	LIFE		1						
Storm Drain Piping Cast Iron	100%	LIFE	* *	1						
Sewage Ejector(s)	10076	LIFE		1						
Compressed Air	100%	2029	\$64,200	4	\$5,300					
Fixtures	10070	2029	ψ0 1 ,200		\$3,300					
Generic	100%									
Generic	Obsolete Fixtures, Extent : Severe, Area Affected : 100%									
	Location: Throughout									
Vertical Transport	·									
Elevators										
Geared Traction	100%	LIFE	* *							
	Other Observation, Extent : Light, Ar	ea Affected : 10	0%							
	Location: Passenger Cellar To 13 A	And Freight Cel	lar To 14							
	Explanation: 4 Passenger 2 Freigh		s Abandoned	One Frei	ght Was Removed					
	And The Shaft Is Now A Conduit Ris	ser								
ire Suppression										
Standpipe	1000/	2020	* *	1.5	¢175.400					
Generic	100%	2039	* *	1-5	\$175,400					
Sprinkler	900/									
No Component	80%	2020	* *	1.2	¢10 000					
Generic	20%	2039		1-2	\$18,800					
Fire Pump Generic	100%	2032	* *	1	\$42 400					
Generic	1UU70	2032		1	\$62,600					

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

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

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

Asset Name : OUEENS OCME

Total

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 : 25-Jul-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 6858 Lot : 1 BIN : 4854226

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$63,800	\$80,000
Interior Architecture	\$243,700	
Mechanical		\$139,800
Total	\$307,500	\$219,800
Importance Code A	\$63,800	\$80,000
Importance Code B	\$243,700	\$139,800
Total	\$307,500	\$219,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$57,600	\$12,600		\$36,700
Interior Architecture		\$17,300	\$2,700	\$8,800
Electrical	\$8,800	\$12,100	\$5,200	\$37,500
Mechanical	\$14,100	\$19,000	\$16,700	\$18,300
Site Enclosure	\$1,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$86,100	\$64,900	\$28,600	\$105,300
Importance Code A	\$57,800	\$12,800	\$1,200	\$36,900
Importance Code B	\$26,600	\$52,200	\$26,100	\$68,300
Importance Code C	\$1,700		\$1,300	

\$64,900

\$28,600

\$105,300



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

\$86,100

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

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

Asset #: 14654

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls								
Masonry: Brick		Now	\$18,600	LIFE	* *	5	\$29,600	
	~		e, Extent : Modera	te, Area	Affected: 2%			
		: North Ec	ist Corner					
Metal Panel	27%			2049	* *	5-10	\$110,000	
Metal Coiling Doors		Now	\$2,100	2042	* *	5	\$2,800	
	_		ent : Moderate, Are	ea Affecto	ed : 2%			
		i : Broken S	Spring					
Pre-Cast Concrete	5%			LIFE	* *	5	\$9,600	
Window Wall		Now	\$8,900	2049	* *	5	\$16,700	
	_		d, Extent : Modera					
	Location	ı : Conferer	nce Room And Fan	ily Roon	n			
Windows								
Aluminum		Now	\$10,400	2045	* *	5	\$6,000	
	_		d, Extent : Modera	ite, Area	Affected: 2%			
		ı : Offices 2						
			xtent : Moderate, 2	Area Affe	ected : 2%			
		i : Offices 2						
			xtent : Moderate, 2	Area Affe	ected : 100%			
		: Through						
	Explana	tion : Fixea	! Windows					
Metal Louvers	5%			2038	* *	10	\$3,900	
Parapets								
Masonry: Brick		Now	\$16,100	LIFE	* *	5	\$2,700	
			: Moderate, Area	Affected	: 10%			
		: Through						
			l, Extent : Moderai	te, Area 2	Affected: 10%			
		: Through	out					
Metal/Glass Curt Wall	20%			2049	* *	5	\$5,900	
Metal Panel	25%			2049	* *	5	\$7,400	
Metal Rail	15%			2042	* *	5-10	\$20,700	
Pre-Cast Concrete		Now	\$1,400	LIFE	* *	5	\$2,400	
			l, Extent : Moderai	te, Area 2	Affected : 25%			
		: Coping						
	_		d, Extent : Modera	ite, Area	Affected: 25%			
	Location	: Coping						
Roof	10007			2024	ساد راي	10	0.00	
Single Ply Membrane	100%			2034	* *	10	\$63,800	
Soffits	0.50/			TIPP	* *	1		
Glass: Special Gauge	25%			LIFE	ተ ች	1		
Metal Panel	75%			2049	* *	5-10		

Interior

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

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

Asset #: 14654

Architecture	chitecture Current Repair		Repair	Future Replacement			Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior	•								
Floors									
Carpet	15%			2025	\$112,700	3	\$12,700		
Cast in Place Concrete	5%			LIFE	* *	5	\$6,200		
Ceramic Tile	5%			2038	* *	5	\$2,800		
Steel Plate	Deformed	Now Dented, Ex : Freezers	\$134,300 etent : Moderate, A	LIFE rea Affec	* * cted : 25%	1			
	Loose/Mis	s Fasteners	s, Extent : Moderat	e, Area	Affected : 5%				
		: Freezers			33				
		rface, Exte : Freezers	nt : Moderate, Are	a Affecte	ed : 25%				
Terrazzo	Cracking/	Now Crumbling, : Through	\$109,400 Extent : Moderate out	LIFE , Area A	* * ffected : 5%	5	\$8,800		
	Location Recent Rep	: Through	nt, Extent : Light, A						
Traffic Topping	25%			2034	* *	5	\$17,600		
Vinyl Tile	25%			2034	* *	3	\$5,300		
Interior Walls									
Ceramic Tile	30%			2038	* *	5	\$2,700		
Concrete Masonry Unit	20%			LIFE	* *	5	\$700		
Gypsum Board	50%			LIFE	* *	5	\$2,700		
Ceilings									
AcousTileSusp.Lay-In	40%			2042	* *	5	\$22,600		
Exposed Struc: Steel	20%			LIFE	* *				
Gypsum Board	5%			LIFE	* *	5	\$3,500		
Metal Panel	35%			LIFE	* *	5	\$24,700		
Site Enclosure									
Free Standing Walls									
Masonry: Brick			\$1,700 l, Extent : Moderat out	2049 e, Area 2	* * Affected : 5%				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2042	* *				
Parking/Driveway Asphalt	100%			2038	* *				

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

Under 600 Volts

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

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

Asset #: 14654

Electrical	Current Repair	Future	Replacement	M	laintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2049	* *	5	\$200			
	Other Observation, Extent : Light, Are	ea Affected :	100%					
	Location : Electrical Room							
	Explanation : Main Service Switch R 800 Amperes	ated 4000 A	mperes, Fire Pur	mp Servi	ce Switch Rated			
Transformers								
Dry Type	100%	2042	* *	5	\$100			
	Other Observation, Extent : Light, Are	ea Affected :	100%					
	Location : Electrical Room							
	Explanation: 112.5 Kilovolt-ampere	, 208 Volts I	Primary, 480/27	7 Volts S	Secondary			
Switchgear / Switchboard								
Fused Disc Sw	90%	2049	* *	5	\$100			
Molded Case Bkrs	10%	2049	* *	5	\$100			
Raceway								
Conduit	100%	2049	* *	1				
Panelboards								
Fused Disc Sw	15%	2045	* *	5	\$100			
Molded Case Bkrs	85%	2045	* *	5	\$800			
Wiring					*			
Thermoplastic	100%	2049	* *	1				
Motor Controllers								
Locally Mounted	95%	2042	* *	5	\$200			
Locally Mounted	5% 4+ \$2,400		* *	5	Ψ200			
Eccarry Weamica	Enclosure Corroded, Extent : Light, A		: 100%	J				
	Location: Roof Exhaust Fans							
Ground								
Grounding Devices								
Generic Generic	100%	LIFE	* *	5	\$600			
Stand-by Power	10070	DII D			φοσο			
Transfer Switches								
Automatic	100%	2042	* *	1	\$11,600			
Generators	10070	2072		1	Ψ11,000			
Diesel	100%	2038	* *	1	\$14,600			
Diesei	Other Observation, Extent : Light, Are		100%	1	φ14,000			
	Location: Roof	u mjeticu .	100/0					
	Explanation: Generator Rated 600 I	Kilowatta						
Batteries	Емрининоп . Generator Ratea 000 I	xiiowaiis						
Nickel Cadmium	100%	2022	\$1,600	5	\$8,400			
Nickei Cadilliulli	10070	2022	\$1,600	5	\$6,400			

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

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

Asset #: 14654

Electrical	Current Repair	Future Replace	ment	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage				_		
Day Tank	50%	2045	* *	5	\$3,500	
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location: Roof					
	Explanation: 275 Gallon Capacity	2055	ale ale		Φ.600	
Main Tank	50%	2057	* *	5	\$600	
	Other Observation, Extent: Light, Area	Affected: 100%				
	Location: Basement					
[: _1.4:	Explanation: 4500 Gallon Capacity					
Lighting Interior Lighting						
Fluorescent	3%	2034	* *	10	\$1,000	
Tidorescent	Other Observation, Extent : Light, Area			10	Ψ1,000	
	Location : Hallways	33				
	Explanation : Compact Fluorescent L	ight Fixtures				
Fluorescent	50%	2034	* *	10	\$17,300	
Tuorescent	T-5 Lamps And Fixtures, Extent: Light,		0%	10	Ψ17,500	
	Location : Throughout The Building	33				
Fluorescent	40%	2034	* *	10	\$13,800	
Tidorescent	T-8 Lamps And Fixtures, Extent: Light,		0%	10	Ψ15,000	
	Location : Autopsy Rooms And Basem					
HID	2% 0-2 \$1,300	2039	* *			
IIID	Inadequate Lighting Level, Extent : Mod		ed : 1009	6		
	Location : Conference Room	,				
	Other Observation, Extent : Light, Area	Affected : 100%				
	Location : Conference Room	33				
	Explanation : Halogen Light Fixtures					
LED	5%	2034	* *			
	Other Observation, Extent : Light, Area					
	Location: Mechanical Room					
	Explanation: LED Light Fixtures					
Egress Lighting						
Emergency, Service	50%	2034	* *	1		
Exit, LED	50%	2057	* *	1		
Exterior Lighting						
HID	10%	2034	* *	10		
No Component	90%					
Alarm						
Security System	700/					
No Component	70%	2024	باد ماد			
Generic	30%	2034	* *	1	\$4,200	
	Other Observation, Extent: Light, Area	Affectea : 100%				
	Location: Hallways					
	Explanation: CCTV Surveillance Can	neras				

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

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

Asset #: 14654

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Alarm					
Fire/Smoke Detection					
Generic, Analog	100%	2034 **	1-3	\$23,200	
	Other Observation, Extent: Light, Ai	rea Affected : 100%			
	Location: Throughout The Building	g			
	Explanation: Strobe Lights, Manua	al Pull Stations, Alarm Bells,	Smoke De	etectors	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2049	* *	1		
	Other Obs	ervation, E	xtent : Moderate, A	1rea Affe	ected : 100%			
	Location	: Q H C						
	Explana	tion : From	Queens Hospital (Center				
Conversion Equipment Heat Exchanger, Plate &	10%			2038	* *	1	\$1,900	
Frame Pres. Reducing Valve/LP Steam	90%			2038	* *	5	\$2,000	
Distribution Hot Wtr Piping/Pump	10% 90%			2045 2049	**	4	\$300	
Steam Piping/Pump Terminal Devices	90%			2049				
Air Handler	90% 10%			2034 2034	* *	1	\$21,000	
Fan Coil Unit/Heat	10%			2034		1	\$1,200	
Air Conditioning								
Energy Source Steam/HW System	100%			2049	* *	1		
Conversion Equipment Absorption Chiller/Steam/HW	100%			2038	* *	1	\$40,800	
•	Location	: Basemen						
	Explana	tion : 2 Uni	ts, Using Lithium I	Bromide .	Refrigerant			
Distribution CW & CHW Wtr Pipe/Pump	100%			2049	* *	4	\$2,800	
Terminal Devices Air Handler/Cool/Ht	100%			2034	* *	1	\$23,300	
Heat Rejection Water Cooling Tower	100%			2030	\$139,800	2	\$38,000	
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,000	

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

Asset #: 14654

Current Repa	ir Futur	e Replacement	М	aintenance	
% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2034	* *	2	\$1,200	
100%	2049	* *	1		
100%	2049	* *	4	\$5,600	
100%	LIFE	* *	1		
100%	LIFE	* *	1		
100%	2023	\$1,200	4	\$800	
100%	2034	* *	4	\$2,300	
100%	2034	* *	1	\$2,300	
				·	
100%					
100%	LIFE	* *			
Other Observation, Exten	t : Light, Area Affected	: 100%			
Location: Basement To	2nd Floor				
Explanation: One Unit					
^					
100%	2049	* *	1-2	\$10,600	
100%	2038	* *	1	\$7,000	
	% of Fail Date Est Total (Years)	Nof Total (Years) Year FY	Year Estimated Cost Year Estimated Cost FY	100% 2034 ** 2	Total Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs) Estimated Cost FY Estimated Cost Cycle (Yrs) Estimated Cost Cycle Cycl

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

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

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

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 11-Oct-2018 Landmark Status : NONE

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

Block : 1852 Lot : 49 BIN : 1055906

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$119,600	\$58,600
Interior Architecture	\$66,700	\$36,400
Total	\$186,300	\$95,000
Importance Code A	\$119,600	\$58,600
Importance Code C	\$66,700	\$36,400
Total	\$186,300	\$95,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$43,000		\$23,300	
Interior Architecture	\$77,500	\$1,000	\$25,300	
Electrical	\$4,000	\$4,200	\$3,100	\$3,000
Mechanical	\$29,300	\$8,300	\$20,300	\$8,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$161,800	\$21,500	\$80,000	\$19,000
Importance Code A	\$44,800	\$1,700	\$25,000	\$1,700
Importance Code B	\$108,600	\$19,800	\$53,300	\$17,300
Importance Code C	\$8,400		\$1,700	
imperiumes course	\$6,400		Φ1,700	



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

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

Asset #: 1984

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls						-	.	
Glazed Ceramic Panel	10%			LIFE	* *	5	\$61,000	
Masonry: Brick	90%			LIFE	* *	5	\$117,200	
Windows	10007	N T	0.71 000	2046	* *	-	ф д 000	
Aluminum		Now	\$61,000	2046		5	\$7,000	
•		nc Not Func : Through	ct, Extent : Modera	ue, Area	Ајјестей: 30%			
		_	oui xtent : Moderate, 1	Area Affa	octed : 50%			
•		missing, E. : Through		пси Ајје	ми . 30/0			
Parapets	Locuiton	. Imough						
Masonry: Brick	45%			LIFE	* *	5-10	\$13,100	
Metal Rail	50%			2043	* *	5-10	\$38,500	
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,700	
Roof	2.0						<i>\$</i> =,	
Green, Roof Inaccessible	10%			LIFE	* *			
Modified Bitumen	90%			2035	* *	10	\$16,400	
			ht, Area Affected :	2%				
	Location	: Through	out					
Soffits								
Metal: Cage/Fence	50%			2047	* *	5		
Stucco Cement	50%			2047	* *	5		
Interior								
Floors				• • • •				
Carpet	2%			2029	\$11,000	3	\$1,200	
Cast in Place Concrete	5%			LIFE	* *	5	\$9,000	
Sheet Vinyl/Rubber	5%			2035	* *	5	\$3,100	
Steel Grating	3%			2056	* *	1	¢17 100	
Terrazzo	25%			LIFE	* *	5	\$16,100 \$46,500	
Wood	60%			2058	T T	5	\$46,500	
Interior Walls Cast in Place Concrete	5%			LIFE	* *	10	¢0 100	
Cast in Place Concrete Ceramic Tile	5% 5%			2043	* *	10 5	\$8,400 \$3,400	
Gypsum Board	90%			LIFE	* *	5-10	\$3,400	
Ceilings	<i>3</i> 0 /0			LIFE		5-10	φ105,100	
AcousTileSusp.Lay-In	5%			2047	* *	5	\$2,100	
Exposed Concrete	65%			LIFE	* *	5-10	\$33,600	
Gypsum Board	30%			LIFE	* *	5-10	\$42,600	
Site Enclosure	20.0						÷ ·=,	
Fence/Gates								
Chain Link	100%			2056	* *			
Retaining Walls								
Cast in Place Concrete	100%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			

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

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

Asset #: 1984

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

Electrical	Current Repair	Future Replacement	N	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2056 **	* 5	\$100	
	Other Observation, Extent : Light, A Location : Electrical Room				
	Explanation: The Main Disconne	ct Switch Is Rated 1,600 Amp	eres, It Is I	n Good Condition.	
Switchgear / Switchboard Molded Case Bkrs	100%	2056 **	* 5	\$900	
Raceway					
Conduit	100%	2056 *	* 1		
Panelboards					
Molded Case Bkrs	100%	2052 **	* 5	\$900	
Wiring					
Thermoplastic	100%	2056 *	* 1		
Motor Controllers					
Locally Mounted	100%	2047 **	* 5	\$200	
Ground					
Grounding Devices					
Generic	100%	LIFE *	* 5	\$1,000	
	Other Observation, Extent : Light, A	Area Affected : 100%			
	Location : Boiler Room				
	Explanation: Water Main				
Stand-by Power					
Transfer Switches					
Automatic	100%	2047 **	* 1	\$10,500	
Generators					
Diesel	100%	2043 **	* 1	\$13,200	
Batteries Not Accessible	100%				

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

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

Asset #: 1984

Electrical	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	20%	2052	* *	5	\$1,300	
	Other Observation, Extent : Lig	ght, Area Affected : 20%				
	Location: Roof	G 100 G !!		1.0 1.		
	Explanation: The Day Tank	• •				
Main Tank	80%	2065	* *	5	\$800	
	Other Observation, Extent : Lig	ght, Area Affected : 100%	6			
	Location: Basement	a				
** 1 · ·	Explanation: The Main Tank	Capacity Is 2/5 Gallons	s. It Is In Go	ood Cona	lition.	
Lighting						
Interior Lighting Fluorescent	95%	2038	* *	10	\$29,600	
Fluorescent	95% Other Observation, Extent : Li _z			10	\$29,000	
	Location : Throughout	zni, Area Ajjeciea . 100/	0			
	Explanation : Fixtures Are T-	5 Than Ara In Good Co.	ndition			
F1	3%	2038	* *	10	¢000	
Fluorescent	5% T-8 Lamps And Fixtures, Exten			10	\$900	
	Location : Elevator Room An		10070			
Fluorescent	2%	2038	* *	10	\$600	
	Compact Fluorescent Light, Ex	tent : Light, Area Affecte	ed : 100%			
	Location: Roof					
Egress Lighting						
Exit, LED	100%	2065	* *	1		
Exterior Lighting						
HID	20%	2038	* *	10		
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2038	* *	1	\$2,500	
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2038	* *	1-3	\$4,200	

Mechanical	Current Repair	Future R	Replacement	M	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2050	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2043	* *	1	\$16,800	
	Other Observation, Extent : Light, Area	Affected: 1	00%			
	Location : Boiler Room					
	Explanation: 2 Units					

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

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

Asset #: 1984

Mechanical	Anical Current Repair Future Re		placement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Distribution						
Hot Wtr Piping/Pump	100%	2046	**	4	\$2,500	
	Recent Installation, Extent: Light, A Location: Roof	Area Affectea : 10	0%			
Terminal Devices						
Air Handler	20%	2035	* *	1	\$4,200	
	Other Observation, Extent: Light, A	1rea Affected : 100	0%			
	Location: Roof					
	Explanation: 11 Units		de de			
Convector/Radiator	50%	2043	* *	1	\$5,500	
Fan Coil Unit/Heat	30%	2035	* *	1	\$3,300	
Air Conditioning						
Energy Source	1000/	2020	* *	1		
Electricity	100%	2038		1		
Conversion Equipment	000/	2040	* *	2	\$1,900	
Ext Pkg Unit - Heating/Cooling	90%	2040		2	\$1,900	
Split Unit	10%	2035	* *			
Distribution Distribution	1070	2033				
Ductwork/Diffusers	100%	LIFE	* *	2	\$55,300	
Terminal Devices	10070	- EH E			455,500	
Air Handler/Cool/Ht	100%	2035	* *	1	\$21,000	
Ventilation					· · · · · · · · · · · · · · · · · · ·	
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$30,000	
Exhaust Fans						
Roof	100%	2035	* *	2	\$1,000	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2050	* *	1		
Water Heater	1000/					
Gas Fired	100%	2028	\$20,200	2	\$500	
	Other Observation, Extent: Light, A	irea Affectea : 100	0%			
	Location: Basement					
Canitary Dining	Explanation: 100 Gallon Unit					
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, A		0%			
	Location: Basement To 3rd Floor					
	Explanation: 2 Units					

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

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

Asset #: 1984

Mechanical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe						
Generic	100%	2060	* *	1-5	\$17,800	
Sprinkler						
Generic	100%	2060	* *	1-2	\$9,500	
Chemical System						
Wet	5%	2028	\$1,400	1-3	\$200	
	Other Observation, Extent : Light, A	rea Affected : 5%	%			
	Location: 2nd Floor Training Kitc	hen				
	Explanation: Over Range					
No Component	95%					

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

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

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$204,000	\$193,300
Interior Architecture		\$185,500
Mechanical		\$354,600
Total	\$204,000	\$733,400
Importance Code A	\$204,000	\$193,300
Importance Code B		\$540,100
Total	\$204,000	\$733,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$55,000			
Interior Architecture	\$38,500			\$2,600
Electrical	\$2,800	\$27,200	\$4,100	\$2,800
Mechanical	\$3,500	\$4,300	\$6,500	\$2,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$111,600	\$43,300	\$22,500	\$20,000
Importance Code A	\$56,100	\$1,200	\$1,200	\$1,200
Importance Code B	\$48,300	\$42,100	\$21,400	\$18,900
Importance Code C	\$7,100			
Total	\$111,600	\$43,300	\$22,500	\$20,000



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

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

Asset #: 1977

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
xterior				
Exterior Walls	50/ 31 014.200		5 012 100	
Cast in Place Concrete	5% Now \$14,200 Cracking/Crumbling, Extent : Light, A Location : Throughout	LIFE ** rea Affected : 10%	5 \$12,100	
Masonry: Brick	80% Now \$121,500 Corrosion/Rusting, Extent: Light, Are Location: Throughout Cracking/Crumbling, Extent: Light, A	a Affected : 10%	5 \$38,600	
	Location : Throughout			
Masonry: Limestone	15% Now \$82,500 Cracking/Crumbling, Extent: Light, A Location: Throughout Jnt Mortar Miss/Erod, Extent: Light, Location: Throughout	rea Affected : 10%	5 \$5,400	
Windows				
Aluminum	90% 0-2 \$13,200 Air Infiltration, Extent: Moderate, Ard Location: Throughout Ctrwt/Balnc Not Funct, Extent: Mode Location: Throughout	-	5 \$1,500	
Steel	10% Now \$18,200 Corrosion/Rusting, Extent: Light, Are Location: Throughout Ctrwt/Balnc Not Funct, Extent: Mode Location: Throughout	a Affected : 10%	5 \$2,100	
Parapets	Locuiton : 1111 oughout			
Cast Stone/Terra Cotta	10% Now \$1,800 Cracking/Crumbling, Extent: Light, A Location: Throughout Water Penetration, Extent: Light, Are		5 \$1,100	
	Location : Throughout			
Masonry: Brick	90% Now \$7,500 Cracking/Crumbling, Extent: Light, A Location: Throughout Water Penetration, Extent: Light, Are Location: Throughout		5 \$1,300	
Roof				
Modified Bitumen Skylight, Metal/Glass	95% 5%	2027 \$154,700 2037 **	10 \$10,900 10 \$1,900	

Interior

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

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

Asset #: 1977

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$3,800	
Ceramic Tile	10%			2036	* *	5	\$3,500	
Granite Panels	15%			LIFE	* *	5	\$3,900	
Terrazzo	10%			LIFE	* *	5	\$2,700	
Vinyl Tile	60%	Now	\$18,500	2027	\$185,500	3	\$7,800	
·	_	Crumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 20%			
Interior Walls								
Ceramic Tile	5%			2030	\$29,700	5	\$1,000	
Gypsum Board	80%	Now	\$7,100	LIFE	* *	5	\$9,900	
	Location Water Pen	: Through	xtent : Light, Area					
Granite Panels	5%			LIFE	* *			
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	75%	0-2	\$11,000	2040	* *	5	\$13,100	
	Location	: Through	, Extent : Moderat			·	¥ - 0, - 0 0	
	Location	: Through	out					
Exposed Concrete	5%			LIFE	* *	5	\$300	
Gypsum Board	10%			LIFE	* *	5	\$4,400	
Plaster	10%			LIFE	* *	5	\$2,200	

lectrical	Current Repair	Future	Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2047	* *	5	\$200	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement					
	Explanation: Main Service Disconne	ct Switch	Rated At 1600 Am	peres.		
Transformers						
Dry Type	100%	2040	* *	5	\$200	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement					
	Explanation: 208/480/277 Volts, 75 I	Cilovolt-ar	npere			
Switchgear / Switchboard			_			
Fused Disc Sw	100%	2047	* *	5	\$200	
Raceway						
Conduit	100%	2047	* *	1		

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

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

Asset #: 1977

Electrical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	5%	2043	* *	5		
Molded Case Bkrs	95%	2043	* *	5	\$1,000	
Wiring						
Thermoplastic	100%	2047	* *	1		
Motor Controllers	1000/	2040	ala ala	_	#200	
Locally Mounted	100%	2040	* *	5	\$300	
Ground						
Grounding Devices	1000/	LIEE	* *	-	\$600	
Generic	100% Other Observation, Extent : Ligh	LIFE		5	\$600	
	Location: Basement	i, Area Ajjeciea . 100%	9			
	Explanation: Connected To Me	etal Water Pine				
Lighting	Explanation . Connected 10 Me	iui waier i ipe				
Interior Lighting						
Fluorescent	10%	2032	* *	10	\$2,100	
	Compact Fluorescent Light, Exte		d: 100%		4- ,	
	Location : Throughout The Buil	ding				
Fluorescent	90%	2032	* *	10	\$19,200	
11001000111	T-8 Lamps And Fixtures, Extent:		100%	10	\$15 ,2 00	
	Location : Throughout The Bui					
Egress Lighting	-	-				
Emergency, Battery	50%	2032	* *	10	\$2,800	
Exit, LED	50%	2055	* *	1		
Exterior Lighting						
HID	20%	2032	* *	10		
No Component	80%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2032	* *	1	\$4,700	
	Other Observation, Extent: Ligh		ó			
	Location: Lobby, Entry And Ex					
	Explanation: CCTV Surveillan	ce Camera And Intrusi	on Alarm S	ystem. M	otion Sensors And	
Fire/Smoke Detection	Panic Bars					
Generic, Digital	100%	2032	* *	1-3	\$25,800	
Generic, Digital	Other Observation, Extent : Ligh		ó	1.5	Ψ23,000	
	Location: Throughout The Buil		-			
	Explanation : Manual Pull Stat	-	rs. Smoke 1	Detectors	And Strobe Lights	

Mechanical	Curre	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

Asset #: 1977

Mechanical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2037	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2032	* *	1	\$11,500	
	Other Observation, Extent : Lig		100%			
	Location : Basement Boiler Ro					
	Explanation: 8 Natural Gas F	ired Modular Hot	Water Boilers			
Distribution	1000/	2025	ata ata		01 100	
Hot Wtr Piping/Pump	100%	2035	* *	4	\$1,100	
Terminal Devices	500/	20.40	ata ata		#2 000	
Convector/Radiator	50%	2040	**	1	\$3,800	
Fan Coil Unit/Heat	50%	2027	\$170,400	1	\$3,800	
	Other Observation, Extent: Ligarity		100%			
	Location: Throughout Air Dis	•	D			
At G. British	Explanation: Vav Boxes With	Reneat Colls In 1n	e Ductwork			
Air Conditioning						
Energy Source Electricity	100%	2043	* *	1		
	10076	2043		1		
Conversion Equipment Exterior Pkg Unit -	100%	2027	\$184,200	2	\$1,400	
Cooling	10070	2027	\$104,200	2	\$1,400	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$13,000	
Exhaust Fans					4-2,000	
Interior	40%	2027	\$32,400	2	\$300	
Roof	10%	2027	\$3,800	2	\$100	
No Component	50%					
•	Other Observation, Extent : Liga	ht, Area Affected : (0%			
	Location : Roof					
	Explanation: Component Acce	ounted For Under I	The Cooling Sec	tion Of T	his Report	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2047	* *	1		
Water Heater						
Gas Fired	100%	2026	\$13,900	2	\$300	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent: Mode	erate, Area Affected	d: 100%			
	Location : Throughout					
Storm Drain Piping				_		
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent: Mode	erate, Area Affected	d : 100%			
	Location : Throughout					
Sump Pump(s)						
Non-Submersible	100%	2027	\$6,200	4	\$900	

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

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

Asset #: 1977

Mechanical	Current Repair	Future Replacement	ent	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estimated (FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
Generic	100%	2032	* *	1	\$1,400	
	Other Observation, Extent : Ligi	ht, Area Affected : 100%				
	Location: 1st Floor					
	Explanation : Rpz					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	75%	LIFE	* *			
	Other Observation, Extent : Ligi					
	Location: Basement To 5th Fl	oor				
	Explanation: Two Units					
	, One Of Two Units With Defec	ctive Elevator Controller				
Hydraulic	25%	LIFE	* *			
	Other Observation, Extent : Ligi	ht, Area Affected : 100%				
	Location: Basement To 1st Flo	oor				
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
No Component	50%					
Generic	50%	2047	* *	1-5	\$5,900	
Sprinkler						
Generic	100%	2047	* *	1-2	\$6,500	

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

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

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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,Ph

Total

Block : 2138 Lot : 24 BIN : 1063379

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,072,500	\$391,200
Interior Architecture		\$106,700
Electrical	\$30,000	\$493,000
Mechanical	\$24,300	\$1,158,300
Total	\$1,126,800	\$2,149,200
Importance Code A	\$1,072,500	\$391,200
Importance Code B	\$54,400	\$1,758,000
Total	\$1,126,800	\$2,149,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,800	\$24,300		
Interior Architecture	\$104,400			\$1,300
Electrical	\$62,100	\$11,500	\$3,500	\$2,700
Mechanical	\$22,300	\$31,800	\$9,600	\$3,300
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$227,300	\$81,400	\$26,800	\$21,100
Importance Code A	\$25,800	\$24,400		
Importance Code B	\$156,500	\$57,000	\$26,800	\$21,100
Importance Code C	\$45,000			

\$81,400

\$26,800

\$21,100



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

\$227,300

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

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

Asset #: 1999

rchitecture	Current Repair			e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Total (Years)	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	000/ 37	0.55			_	0.00.400	
Masonry: Brick	Location : Throug Jnt Mortar Miss/Er Location : Throug	rod, Extent : Modera ghout Moderate, Area Affec	te, Area A	lffected : 15%	5	\$69,100	
Masonry: Limestone	5% Now Vertical Cracks, Ex Location: Windo	\$98,400 tent : Moderate, Are w Sills	LIFE ea Affecte	* * d : 30%	5	\$3,200	
Metal Panel	15%		2037	* *	5-10	\$89,100	
Windows							
Aluminum	Location : Throug	ted, Extent : Modera			5	\$8,900	
Steel	Location : Pentho Corrosion/Rusting, Location : Pentho	Extent : Moderate, 2 ouse nt, Extent : Moderate	Area Affe	cted : 25%	5	\$12,400	
Parapets							
Masonry: Brick	Location : Throug Jnt Mortar Miss/Er Location : Throug	rod, Extent : Modera ghout Moderate, Area Affec	te, Area A	Iffected : 10%	5	\$3,300	
Masonry: Limestone	Location: Throug	Extent : Moderate, A			5	\$500	
Pre-Cast Concrete	Location: Coping	od, Extent : Modera			5	\$2,600	

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

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

Asset #: 1999

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior							
Roof							
Modified Bitumen	100% Now Water Penetration, Exte	\$12,900	2027	\$257,300			
	Location: Throughou	_	Ајјестей	570			
nterior							
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$5,700	
Ceramic Tile	10% Now	\$5,300	2036	* *	5	\$2,600	
	Cracking/Crumbling, E. Location: Throughou	-	ea Affected	: 5%			
Quarry Tile	5%		2040	* *	5	\$3,900	
Terrazzo	5% 0-2	\$6,400	LIFE	* *	5	\$2,000	
	Cracking/Crumbling, E. Location : Stairwells		, Area Affe	cted : 5%			
Vinyl Tile	10%		2027	\$46,500	3	\$2,600	
Vinyl Tile 9" X 9"	10% Now	\$18,100	2027	\$60,200	3	\$2,000	
,	Cracking/Crumbling, E. Location: Throughou	xtent : Moderate	, Area Affe			. ,	
Wood	55%		2055	* *	5	\$54,100	
	Other Observation, Ext	ent : Moderate, 2		ed : 100%		42 .,	
	Location: 4th, 5th, 6th	h And 7th Floor					
	Explanation : Lamina	ted Wood					
Interior Walls	•						
Concrete Masonry Unit	15% Now	\$15,400	LIFE	* *	5	\$5,300	
•	Cracking/Crumbling, E. Location: Throughou		ea Affected	: 10%			
	Water Penetration, Exte	ent : Light, Area	Affected :	10%			
	Location : Throughou	t					
Glass: Single Pane	5%		LIFE	* *	5	\$3,300	
Gypsum Board	45%		LIFE	* *	5	\$23,900	
Marble Panels	5%		LIFE	* *		+ - ,	
Plaster	20% Now	\$29,600	LIFE	* *	5	\$5,300	
	Cracking/Crumbling, E. Location: Throughou	xtent : Moderate		cted : 30%			
	Water Penetration, Extent: Moderate, Area Affected: 30%						
	Water Penetration Fra	ent · Moderate	Area Afforta	ed · 30%			
	Water Penetration, Exte Location: Throughou		Area Affecte	ed : 30%			

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

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

Asset #: 1999

Architecture		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$11,100	2040	* *	5	\$8,200	
	O	Crumbling, : Througho	Extent : Light, Are	ea Affecto	ed : 20%			
AcousTileSusp.Lay-In	40%			2040	* *	5	\$21,000	
Gypsum Board	10%			LIFE	* *	5	\$6,600	
Plaster	25%	Now	\$17,900	LIFE	* *	5	\$8,200	
	Location Paint Peel Location Water Pen	: Stairwell ing, Extent : Stock Roo	: Moderate, Area . om xtent : Light, Area	Affected	: 30%			

lectrical		Current Re	epair	Futur	re Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	* *	5	\$200	
			tent : Moderate, 1	Area Affe	ected : 100%			
	Location	: Electrical	Room					
	Explanati	ion : Main S	Service Disconnec	et Switch	Rated At 2000 Am	peres.		
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	* *	5	\$200	
Raceway								
Conduit	30%			2037	* *	1		
Conduit	65%			2027	\$34,800	1		
Conduit	5%			2053	* *	1		
Panelboards								
Fused Toggle Switch	35%	2-4	\$16,400	2052	* *	5	\$200	
	On Extende	ed Life, Exte	ent : Severe, Area	Affectea	l : 100%			
	Location	: Basement	1,2,3,4 Stairway					
Molded Case Bkrs	30%			2026	\$14,000	5	\$300	
Molded Case Bkrs	5%			2049	* *	5	\$100	
Molded Case Bkrs	30%			2035	* *	5	\$300	
Wiring								
Braided Cloth	35%	2-4	\$28,100	2052	* *	1		
	Insulation Aged, Extent : Severe, Area Affected : 100%							
	Location	: Througho	ut The Building					
Thermoplastic	30%			2027	\$24,100	1		
Thermoplastic	5%			2053	**	1		
Thermoplastic	30%			2037	* *	1		

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

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

Asset #: 1999

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Motor Controllers	450/		2025	¢42.000	-	¢100	
Locally Mounted	45% 5% Now	\$4,900	2025 2047	\$43,900	5 5	\$100	
Locally Mounted	Not Functioning, Ext				3		
	Location: Roof		2022	ale ale			
Variable Frequency Drive	50%		2032	* *			
Ground							
Grounding Devices	1000/ 0.2	ФО ООО			_	.	
Generic	100% 0-2 Other Observation, I Location: Basemen Explanation: Corr	nt	LIFE ea Affecte	* * d : 100%	5	\$600	
Lighting							
Interior Lighting	2001		• • • •		4 ~	** ***	
Fluorescent	30%		2035	**	10	\$9,600	
	T-8 Lamps And Fixti Location : Through	0	, Area Aff	fected : 100%			
Fluorescent	50%		2027	\$300,200	10	\$16,100	
	T-8 Lamps And Fixtu Location : Through		rate, Are	a Affected : 100%			
Fluorescent	5%		2022	\$30,000	10	\$1,600	
	T-12 Lamps And Fix Location : 1st Floo		lerate, Ar		ó		
Fluorescent	15%		2027	\$90,100	10	\$4,800	
	Compact Fluorescen Location : Hallway	-				4 1,000	
Egress Lighting							
Emergency, Battery	50%		2032	* *	10	\$4,200	
Exit, LED	10%		2055	* *	1		
Exit, Service	40%		2032	* *	1		
Exterior Lighting	• • •		202-	4.400		4.00	
Fluorescent	3%		2027	\$4,200	10	\$100	
	Compact Fluorescen Location : Outside	t Light, Extent : Mo	oderate, 2	Area Affectea : 100	1%		
HID	15%		2027	\$24,800	10		
Incandescent	2%		2022	\$2,800	2		
No Component	80%						
Alarm							
Security System	0007						
No Component	80%		2025			44.40	
Generic	20%		2035	* *	1	\$3,100	
	Other Observation, I Location : 1st Floo	r, 4th Floor, Hallw	vays	: 100%			
	Explanation: CCT	V Surveillance Can	nera				

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

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

Asset #: 1999

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated 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, Are	a Affected : 100%		
	Location: Throughout The Building			
	Explanation: Strobe Lights, Manual	Pull Stations, Alarm Bells, S	Smoke Detectors, Horns	

Mechanical	Current Repair	Future	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Plant Campus Steam / PRV	100%	2037	* *	1		
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location : Columbia University - A	djacent Buil	lding			
	Explanation : From Outside Source	2				
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	2036	* *	5	\$2,100	
Distribution Central Plant Steam Piping/Pmp	100%	2027	\$578,900	4	\$1,700	
1 0 1	On Extended Life, Extent : Moderate Location : Throughout	, Area Affect	ted : 100%			
Terminal Devices						
Air Handler	40%	2032	* *	1	\$8,700	
Convector/Radiator	60% On Extended Life, Extent : Moderate Location : Throughout	2025 , Area Affect	\$109,900 ted : 100%	1	\$6,800	
ir Conditioning						
Energy Source Electricity	100%	2043	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	20%	2025	\$145,500	2	\$400	
	Other Observation, Extent : Light, A. Location : First Floor	rea Affected	: 100%			
	Explanation : This Unit Serves The	First Floor				
Reciprocating Compr/Chiller	40%	2027	\$116,100	1	\$6,500	
Window/Wall Unit	40% Now \$2,900 Loose, Extent : Moderate, Area Affect Location : 1st And 2nd Floors		\$28,500	1		

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

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

Asset #: 1999

Mechanical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Distribution								
CW & CHW Wtr	40%			2037	* *	4	\$1,000	
Pipe/Pump	600/							
No Component	60%							
Terminal Devices	400/			2027	¢152 400	1	\$9.700	
Air Handler/Cool/Ht	40% 60%			2027	\$153,400	1	\$8,700	
No Component entilation	0070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,500	
Exhaust Fans	10070			LII L			ψ19,500	
Interior	10%	0-2	\$12,200	2037	* *	2	\$100	
		erable, Extent :			ed : 100%	_	4-00	
		: Penthouse M cal And Or Ele			Room, House Gener	ral Exhai	ust Fan Multiple	
Interior	20%		_	2022	\$24,300	2	\$200	
Roof	30%			2027	\$17,000	2	\$300	
No Component	40%							
•	Other Obs	ervation, Exter	it : Light, Area	Affected	' : 0%			
	Location	: 1st, 4th Floo	r And Penthou	se Mech	anical Equipment F	Room		
	~	tion : These Co	mponents Are	Accounte	ed For Under The (Cooling S	Section Of This	
lumbing	Report							
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger	10070			2037		•		
Steam Fired	100%			2027	\$54,500	4	\$3,500	
Sanitary Piping	10070				ψε .,ε σ σ		\$2,200	
Cast Iron	100%			LIFE	* *	1		
		led Life, Extent	: Moderate, A		ted : 100%			
		: Throughout						
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
	On Extend	led Life, Extent	: Moderate, A	rea Affec	ted : 100%			
	Location	: Throughout						
Sump Pump(s)								
Submersible	100%			2021	\$1,400	4	\$1,300	
Sewage Ejector(s)								
Electric	95%			2027	\$11,200	4	\$1,600	
Electric	5%		\$600	2037	* *	4	\$100	
	-	oning, Extent : : Basement, M						
Backflow Preventer								
Generic	100%			2027	\$8,700	1	\$2,100	
Generic	Other Observation, Extent : Light, Area Affected : 100%							
	Other Ous	ervanon, Exter	u . Ligni, Area	Ајјестеа	. 100/0			
		: Basement	ıı . Ligni, Area	Ајјестеи	. 100/0			

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

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

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

Asset #: 1999

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: Basement To 7th Floor			
	Explanation: Two Units, Maintained	By Columbia University		

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

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

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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,Ph

Block : 3986 Lot : 34 BIN : 2041911

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$388,600	\$102,000
Interior Architecture		\$183,000
Electrical	\$243,100	\$73,600
Mechanical	\$173,700	\$185,400
Total	\$805,400	\$543,900
Importance Code A	\$388,600	\$102,000
Importance Code B	\$416,800	\$359,600
Importance Code C		\$82,300
Total	\$805,400	\$543.900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$40,600			
Interior Architecture	\$68,500	\$4,600	\$7,000	\$700
Electrical	\$29,600	\$36,900	\$3,100	\$2,400
Mechanical	\$20,100	\$5,300	\$7,100	\$5,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$162,700	\$50,700	\$21,100	\$12,300
Importance Code A	\$42,400	\$1,800	\$1,800	\$1,800
Importance Code B	\$95,400	\$48,900	\$19,400	\$10,500
Importance Code C	\$25,000			
Total	\$162,700	\$50,700	\$21,100	\$12,300



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

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

Asset #: 1978

Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	1000/		***			_	444	
Masonry: Brick	100%		\$201,400	LIFE	**	5	\$32,000	
			, Extent : Moderat	te, Area 2	Affected: 30%			
		: Througho	rui etent : Moderate, 2	1400 1ff	estad + 200/			
		: Througho		нгеи Ајје	ciea . 30%			
Windows								
Aluminum	100%	Now	\$138,000	2035	* *	5	\$7,900	
	Water Pene	etration, Ex	tent : Moderate, 2	Area Affe	cted : 30%			
	Location	: Througho	out					
Parapets								
Cast Stone/Terra Cotta		Now	\$12,000	LIFE	**	5	\$3,500	
	_	_	Extent : Moderate	, Area A	ffected: 20%			
		: Througho		1 100	1 200/			
			tent : Moderate, A	Area Affe	cted : 20%			
		: Througho						
Masonry: Brick		Now	\$49,300	LIFE	**	5	\$4,100	
			Extent : Moderate	, Area A	ffected: 20%			
		: Througho			100 1 2007			
			, Extent : Moderai	te, Area 2	Affected: 20%			
Roof	Location	: Througho	out					
Modified Bitumen	5%	Now	\$8,800	2027	\$17,600			
Wodified Bitumen			tent : Moderate, 2		. ,			
		: Througho		17 cu 1155 c	cica . 5070			
Roll Roofing	95%			2026	\$102,000	5	\$39,500	
nterior	,,,,				\$102,000		423,200	
Floors								
Carpet	15%			2026	\$105,900	3	\$11,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$5,800	
Ceramic Tile	5%			2030	\$53,600	5	\$2,700	
Quarry Tile	5%			2032	* *	5	\$4,000	
Terrazzo	15%	0-2	\$19,300	LIFE	* *	5	\$6,200	
	_	_	Extent : Light, Arc	ea Affect	ed : 5%			
		: Stairwell:	<u> </u>					
Vinyl Tile	45%			2032	* *	3	\$9,000	
Vinyl Tile	10%			2027	\$47,000	3	\$2,700	

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

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

Asset #: 1978

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$8,200	2030	\$82,300	5	\$1,400	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 10%			
	Location	: Through	out					
Concrete Masonry Unit	15%			LIFE	* *	5	\$3,400	
Plaster		Now	\$16,800	LIFE	* *	5	\$6,000	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 10%			
		: Through		55				
		_	xtent : Light, Area	Affected	: 10%			
		: Through		55				
SGFT/Glazed Masonry	35%			LIFE	* *			
Wood	10%			LIFE	* *	5	\$22,900	
Ceilings								
AcousTile, Adhered	10%			2032	* *	5	\$5,300	
AcousTileSusp.Lay-In	25%			2040	* *	5	\$13,300	
Plaster	65%	Now	\$23,600	LIFE	* *	5	\$21,600	
	U	Crumbling, : Through	Extent : Moderate	, Area Ą	ffected : 5%			
	Water Pen	_	xtent : Moderate, A	1rea Affe	ected : 10%			

ectrical		Current Repa	nir	Futur	e Replacement	М	aintenance		
tem Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ler 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2047	* *	5	\$200		
	Other Obse	ervation, Exten	t : Light, Area	Affected	: 100%				
	Location	: Electrical Ro	om						
	Explanat	ion : Main Ser	vice Disconnec	t Switch	Rated At 1200 Am	peres.			
Switchgear / Switchboard									
Molded Case Bkrs	100%			2047	* *	5	\$900		
Raceway									
Conduit	90%			2027	\$33,100	1			
Conduit	10%			2047	* *	1			
Panelboards									
Fused Disc Sw	10%			2026	\$4,700	5	\$100		
Molded Case Bkrs	70%			2026	\$32,700	5	\$700		
Molded Case Bkrs	20%			2043	* *	5	\$200		
Wiring									
Braided Cloth	50%	2-4	\$26,800	2052	* *	1			
	Insulation .	Aged, Extent:	Severe, Area A	ffected :	100%				
	Location	: Throughout T	The Building						
Thermoplastic	50%			2047	* *	1			

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

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

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

Asset #: 1978

Electrical	Current Repair	urrent Repair Future Replacement		M		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	50%	2040	* *	5	\$100	
Locally Mounted	40%	2032	* *	5	\$100	
Locally Mounted	10%	2025	\$7,800	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	
Lighting						
Interior Lighting						
Fluorescent	50%	2032	* *	10	\$16,300	
	T-8 Lamps And Fixtures, Ext Location : Throughout The		ted : 100%			
Fluorescent	40%	2022	\$243,100	10	\$13,000	
	T-12 Lamps And Fixtures, Ex Location : Throughout The					
Fluorescent	9%	2035	* *	10	\$2,900	
	T-5 Lamps And Fixtures, Ext Location: 1st Floor	ent : Light, Area Affec	ted : 100%			
Fluorescent	1%	2032	* *	10	\$300	
	Compact Fluorescent Light, Location : Elevator Cars		fected : 100%		\$2 00	
Egress Lighting						
Emergency, Battery	50%	2032	* *	10	\$4,300	
Exit, Service	50%	2032	* *	1		
Exterior Lighting						
HID	20%	2032	* *	10		
No Component	80%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2032	* *	1	\$4,000	
	Other Observation, Extent : I		100%			
	Location : Hallways, Stairc					
	Explanation: CCTV Survei	llance Camera				
Fire/Smoke Detection					<u>.</u>	
Generic, Digital	100%	2032	* *	1-3	\$21,900	
	Other Observation, Extent : I		100%			
	Location: Throughout The					
	Explanation: Alarm Bells,	Manual Pull Stations,	Smoke Detector:	s, Horns	And Strobe Lights	

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

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

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

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

Asset #: 1978

Mechanical	Current Repair	Future Re	eplacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	100% Other Observation, Extent : Light, Ard Location : Basement Boiler Room Explanation : 2 Natural Gas Fired S			1	\$17,500	
Distribution Hot Wtr Piping/Pump	20% 80%	2043 2035	* *	4 4	\$400 \$1,400	
Hot Wtr Piping/Pump Terminal Devices Convector/Radiator	100% On Extended Life, Extent : Moderate, Location : Throughout	2025	\$185,400 - 100%	1	\$1,400	
Air Conditioning Energy Source						
Electricity Conversion Equipment	100%	2043	* *	1		
Window/Wall Unit No Component	70% 30%	2022	\$50,500	1		
Terminal Devices Fan Coil - 2 Pipe	30% Other Observation, Extent : Light, Arc Location : First Floor And Basemen	t Level	* *	1	\$3,400	
No Component	Explanation : Interior Portion Of Sp 70%	olit Unit				
Heat Rejection Air Cooled Condenser Unit	30%	2032	* *	2	\$7,400	
Cini	Other Observation, Extent : Light, Are Location : Court Yard And Roof Explanation : External Portion Of S		00%			
No Component Ventilation	70%					
Distribution Ductwork/Diffusers	100% Now \$6,400 Obsolete Equipment, Extent : Light, A Location : Basement Mechanical Eq	rea Affected : .	* *	2-5	\$19,800	
Exhaust Fans Interior	100% On Extended Life, Extent : Moderate, Location : Penthouse Mechanical Ed			2	\$1,100	
Plumbing H/C Water Piping Galvanized Steel	100%	2032	* *	1		
Water Heater Gas Fired	100% Recent Installation, Extent: Light, Arc Location: Basement Boiler Room	2026	\$21,100	2	\$500	

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

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

Asset #: 1978

Mechanical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping Cast Iron	2% Now \$5,100 Leak Evident, Extent : Moderate, Area L Location : Boiler Room	LIFE Affected::	**	1		
Cast Iron	98% On Extended Life, Extent : Moderate, A Location : Throughout	LIFE rea Affecte	* * ed : 100%	1		
Storm Drain Piping						
Cast Iron	5% Now \$3,600 Blockage /Clogged, Extent : Moderate, Location : Backyard Leaders	LIFE Area Affec	* * cted : 5%	1		
Cast Iron	95% On Extended Life, Extent : Moderate, A Location : Throughout	LIFE rea Affecte	* * ed : 100%	1		
Sump Pump(s)						
Submersible	100%	2021	\$1,200	4	\$1,100	
Backflow Preventer						
Generic	100% Other Observation, Extent: Moderate, Location: First Floor Explanation: Component Observed In			1	\$2,200	
Fixtures						
Generic	100% Obsolete Fixtures, Extent : Moderate, A Location : Throughout	rea Affect	ed : 50%			
Vertical Transport						
Elevators						
Geared Traction	100% Other Observation, Extent: Light, Area Location: Basement To 3rd Floor Explanation: One Unit , One Defective Elevator Controller	LIFE Affected :	**			

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

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

Print Date: 16-Sep-2019 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2020

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 : 24-Aug-2017 Landmark Status : NONE

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

Block : 2788 Lot : 33 BIN : 3069604

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$42,100
Interior Architecture	\$235,200	
Electrical	\$534,600	\$298,700
Mechanical		\$256,400
Total	\$769,900	\$597,200
Importance Code A		\$42,100
Importance Code B	\$769,900	\$555,100
Total	\$769,900	\$597,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,300	\$1,500		
Interior Architecture	\$11,200	\$900		\$3,300
Electrical	\$600	\$700	\$1,100	\$35,800
Mechanical	\$2,300	\$2,800	\$5,500	\$84,500
Site Pavements	\$1,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$31,800	\$9,900	\$10,500	\$127,500
Importance Code A	\$13,500	\$2,800	\$1,200	\$1,300
Importance Code B	\$12,200	\$6,200	\$9,300	\$126,200
Importance Code C	\$6,100	\$900		
Total	\$31,800	\$9,900	\$10,500	\$127,500



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

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

Asset #: 1987

Architecture	Current R	epair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	90%		LIFE	* *	5	\$42,100	
Granite Panels	2%		LIFE	* *	5	\$700	
Pre-Cast Concrete	8%		LIFE	**	5	\$12,200	
	Recent Repair Evident Location : Main Enti	-	lrea Affec	eted : 5%			
Windows							
Aluminum	100%		2045	* *	5	\$10,800	
Parapets							
Masonry: Brick	90% 0-2	\$5,000	LIFE	* *	5	\$4,200	
	Jnt Mortar Miss/Erod,	Extent: Light, A	rea Affec	ted : 2%			
	Location : Througho	ut					
	Vegetation Growth, Ex	tent : Moderate,	Area Affe	ected : 2%			
	Location: Lower Ro	of					
	Vertical Cracks, Exten	t : Moderate, Are	ea Affecte	d : 2%			
	Location: Lower Ro	of					
Metal Rail	3%		2042	* *	5-10	\$2,500	
Pre-Cast Concrete	7%		LIFE	* *	5	\$2,000	
Roof							
Fiberglass Panel	5%		2042	* *	1		
Modified Bitumen	95% 0-2	\$7,300	2034	* *			
	Miss/Damaged Flashin Location : Upper Ro	-	t, Area A	ffected : 1%			
Soffits							
Cast in Place Concrete	100%		LIFE	* *	5		
nterior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$8,200	
Ceramic Tile	8% 4+	\$6,000	2032	* *	5	\$1,500	
	Broken/Missing Eleme	nts, Extent : Ligh	t, Area A	ffected : 5%			
	Location: Mens Bath	hroom In Baseme	nt				
Terrazzo	12%		LIFE	* *	5	\$3,500	
Vinyl Tile	55% 4+	\$54,600	2034	* *	3	\$7,700	
•	Worn/Eroded, Extent:	Moderate, Area	Affected .	50%			
	Location : Througho	ut 2nd And 3rd F	loor				
Vinyl Tile	15% 4+	\$5,000	2024	\$49,700	3	\$2,100	
,	Cracking/Crumbling, I	. ,				4-,	
	Location : Staircase						
	Other Observation, Ex		Affected	: 100%			
	Location : 3rd Floor						
	Explanation: 9x9 Ur						

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

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

Asset #: 1987

Architecture		Current Re	pair	Futur	Future Replacement		aintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls	50 /			2022	* *		#1.000	
Ceramic Tile	5% 10%	0-2	\$3,300	2032 LIFE	* *	3	\$1,900 \$2,300	
Gypsum Board	Punct/Tear		nage, Extent : M		Area Affected : 1	_	\$2,300	
	Worn/Erod	ed, Extent :	Moderate, Area at 2nd And 3rd F		: 15%			
Marble Panels	5%			LIFE	* *	k		
Plaster	63%			LIFE	* >	* 5	\$7,200	
Plaster	2%	Now	\$1,900	LIFE	* *	* 5	\$200	
	Location .	: Third Floo	-					
	Location .	etration, Ext Third Floo	ent : Severe, Are r					
SGFT/Glazed Masonry	15%			LIFE	* >	*		
Ceilings	400/	N	#1 2 6.000	20.40	* *		Φ7. 5 00	
AcousTileSusp.Lay-In				2049 erate, Ar	rea Affected : 50%	5	\$7,500	
	Staining/Di		Extent : Moderate	e, Area Ą	ffected : 50%			
		ed, Extent : : 2nd And 31	Moderate, Area rd Floor	Affected	: 50%			
Exposed Concrete	10%			LIFE	* *	* 5	\$600	
Plaster	50%			LIFE	* >	* 5	\$11,700	
Site Enclosure								
Fence/Gates	1000/			2064	* >	L		
Cast in Place Concrete	100%			2064	**	·		
Free Standing Walls Cast in Place Concrete	100%			2064	* *	*		
Retaining Walls	1000/			2064	ate			
				2064	* *	K		
Cast in Place Concrete	Location .	: ADA Ramp			! : 100%			
	Other Obse)		! : 100%			
Site Pavements	Other Obse	: ADA Ramp)		! : 100%			
	Other Obse Location Explanati 100% Cracking/C	: ADA Ramp on : Granite 0-2	Panels \$500 Extent: Moderate	Affected 2034	* >	k		
Site Pavements Public Sidewalk	Other Obse Location Explanati 100% Cracking/C	: ADA Ramp on : Granite 0-2 'rumbling, E	Panels \$500 Extent: Moderate	Affected 2034	* >	*		

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

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

Asset #: 1987

Electrical	Current Re	pair Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	Location : Electrical	2029 ent : Light, Area Affecte Room 0 Ampere Main Disconr	d : 100%	5	\$100	
Switchgear / Switchboard Molded Case Bkrs	100%	2029		5	\$700	
Raceway Conduit	100%	2029	\$36,800	1		
Panelboards Molded Case Bkrs	100%	2028	\$31,200	5	\$700	
Wiring Thermoplastic	100%	2029	\$53,700	1		
Motor Controllers Locally Mounted Ground	100%	2027	\$58,500	5	\$200	
Grounding Devices Generic	Location : Water Mai	LIFE ent : Light, Area Affecte in cted With Main Water Pi	d : 100%	5	\$400	
Lighting Interior Lighting Fluorescent	30%	2024 ent : Light, Area Affecte ut Building	\$128,300	10	\$6,900	
Fluorescent	65% Now	\$278,000 2039 res, Extent : Light, Area				
Fluorescent	5% 0-2 Compact Fluorescent L Location : Throughou	\$21,400 2039 ight, Extent : Light, Are at Building				
Egress Lighting Emergency, Service Exit, Service Exterior Lighting	50% 50%	2024 2024		1		
HID Alarm	100%	2024	\$107,000	10	\$100	
Security System No Component Generic	80% 20%	2024	\$17,100	1	\$2,000	
Fire/Smoke Detection No Component Generic, Analog	75% 25%	2029	\$73,300	1-3	\$4,200	

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

Asset #: 1987

Mechanical	Current Repair		Future	Future Replacement		Maintenance		
System Component Type		il Date Estimated Co 'ears)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Natural Gas	100%		2039	* *	1			
Conversion Equipment								
Heat Exchanger, Shell & Tube	& 50%		2032	* *				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Basement - Boiler Room							
	Explanation	: 2 Instantaneous Hear	t Exchanger	Convert Steam To	Hot Wa	ter For Heating.		
Steam Boiler	50%		2034	* *	1	\$12,400		
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement							
	Explanation	: 2 Gas Fired Steam B	oilers					
Distribution								
Hot Wtr Piping/Pump	90%		2028	\$34,200	4	\$1,100		
Steam Piping/Pump	10%		2039	**				
Terminal Devices								
Convector/Radiator	100%		2027	\$130,400	1	\$8,100		
Air Conditioning								
Energy Source								
Electricity	100%		2045	* *	1			
Conversion Equipment								
Exterior Pkg Unit -	15%		2024	\$29,600	2	\$200		
Cooling								
Split Unit	1%		2029	\$5,200				
		ation, Extent : Light, A		: 100%				
		levator Machine Room						
	Explanation	: 1 Unit						
Window/Wall Unit	60%		2027	\$30,500	1			
No Component	24%							
Distribution								
Ductwork/Diffusers	15%		LIFE	* *	2	\$4,900		
No Component	85%							
Terminal Devices								
Air Handler/Dir	15%		2024	\$31,100	1			
Expansion								
	Abandoned in Place, Extent: Light, Area Affected: 100%							
	Location: L	ower Roof						
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%		2024	\$5,600	2	\$2,600		
	Abandoned in Place, Extent : Light, Area Affected : 100% Location : Lower Roof							
N. C.	-	ower Kooj						
No Component	85%							
Ventilation								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2.5	\$13,900		
Note: All component renairs \$ estim		. 7 17 7			2-5	\$13,900		

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Asset #: 1987

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Roof	100%		2029	\$40,500	2	\$800	
Plumbing							
H/C Water Piping							
Brass/Copper	20%		2039	* *	1		
Galvanized Steel	80%		2027	\$85,500	1		
	On Extended Life, Extent: Moderate, Area Affected: 100%						
		$: Beyond\ The\ Boiler\ Room,$	The Dom	estic Hot And Cold	l Water F	Piping Are Beyond	
	Their Us	eful Life Cycle Limit					
Water Heater							
Gas Fired	100%		2024	\$14,900	2	\$400	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Basement Boiler Room						
	Explanai	ion : 1 Unit Capacity 100 G	allons				
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2034	* *	1	\$1,500	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Basement To 3rd Floor						
	Explanai	ion : One Unit					

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DEPT. OF HEALTH & MENTAL HYGIENE - 816

Project: HEALTH AND MENTAL HYGIENE

CAPITAL		F	FY 2021 - 2024			FY 2025 - 2030		
Miscellaneous Buildings			172,300			117,200		
EXPENSE		FY 2021	FY 2022		FY 2023	FY 2024		
Miscellar	neous Buildings	12,300	6,900		7,200	9,500		
ASSET#	NAME			SQFT	CAPITAL	EXPENSE		
13731	PEST CONTROL			2,185	88,900	11,000		
13733	STATEN ISLAND ANIMAL SHELTER			4,927	200,600	24,800		

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