

Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Interior Architecture		\$201,100
Electrical	\$106,800	\$1,582,600
Total	\$106,800	\$1,783,700
Importance Code B	\$106,800	\$1,783,700
Total	\$106,800	\$1,783,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$5,700		\$2,700	
Interior Architecture	\$12,300	\$3,000		\$500
Electrical	\$15,000	\$2,800	\$2,800	\$3,200
Mechanical	\$10,400	\$4,700	\$39,200	\$5,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$47,300	\$14,500	\$48,700	\$13,100
Importance Code A	\$8,200	\$2,500	\$5,200	\$2,500
Importance Code B	\$39,100	\$12,000	\$43,400	\$10,700
Importance Code C				
Total	\$47,300	\$14,500	\$48,700	\$13,100



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/terne	3%			2059	**	10	\$2,700	
Masonry: Brick	67%			LIFE	**	5	\$25,900	
Pre-Cast Concrete	25%			LIFE	**	5	\$31,400	
Stucco Cement	5%			2037	**	5	\$4,800	
Windows								
Aluminum	95%			2046	**	5	\$10,000	
Steel	5%			2032	**	5	\$6,600	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$4,600	
Metal Security Bars	10%			2059	**			
Pre-Cast Concrete	5%			LIFE	**	5	\$1,700	
Roof								
Modified Bitumen	95%			2032	**	10	\$27,900	
Skylight, Metal/Glass	5%			2034	**	10	\$4,900	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,100	
Ceramic Tile	5%			2027	**	5	\$1,900	
Terrazzo	15%			LIFE	**	5	\$4,400	
Vinyl Tile	65%			2024	\$201,100	3	\$9,100	
Vinyl Tile	10%			2029	**	3	\$1,900	
Interior Walls								
Gypsum Board	15%			LIFE	**	5	\$4,200	
Metal Panel	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$8,400	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	20%			2037	**	5	\$7,500	
Exposed Concrete	5%			LIFE	**	5	\$300	
Plaster	60%			LIFE	**	5	\$14,000	
Plaster	15%	Now	\$7,200	LIFE	**	5	\$3,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$71,600	2054	**	5	\$100	
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Obsolete Equipment</i>							
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Raceway								
Conduit	90%			2024	\$31,000	1		
Conduit	10%			2034	**	1		
<hr/>								
Panelboards								
Fused Toggle Switch	40%	2-4	\$11,700	2049	**	5	\$100	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Molded Case Bkrs	40%			2023	\$11,700	5	\$300	
Molded Case Bkrs	20%			2032	**	5	\$200	
<hr/>								
Wiring								
Braided Cloth	70%	2-4	\$35,200	2049	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	30%			2034	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%			2029	**	5	\$100	
Locally Mounted	50%			2022	\$27,400	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	60%			2024	\$820,000	10	\$13,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	2%			2024	\$27,300	10	\$500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Stair Cases</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
Fluorescent	38%			2024	\$519,300	10	\$8,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T8 Lamps</i>							
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2024	\$16,400	10	\$3,000	
Exit, Service	50%			2024	\$4,100	1		
<hr/>								
Exterior Lighting								
HID	100%			2024	\$104,600	10	\$100	

Alarm

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

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

Alarm

Security System

Generic

100% 2024 \$83,800 1 \$10,600
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Intrusion Alarm Only, Motion Sensors And Panic Doors

Fire/Smoke Detection

Generic

100% 2029 * * 1-3 \$18,000
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors

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

Heating

Energy Source

Natural Gas

100% 2044 * * 1

Conversion Equipment

Steam Boiler

100% 2029 * * 1 \$24,700
Other Observation, Extent : Light, Area Affected : 100%
Location : Boiler Room
Explanation : 2 Units

Distribution

Steam Piping/Pump

100% Now \$3,400 2034 * * 4 \$1,200
Corroded, Extent : Moderate, Area Affected : 5%
Location : Vacuum Condensate Pumps

Terminal Devices

Air Handler

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

Convactor/Radiator

90% 2029 * * 1 \$7,200

Air Conditioning

Energy Source

Electricity

100% 2040 * * 1

Conversion Equipment

Window/Wall Unit

30% 2022 \$15,000 1

No Component

70%

Terminal Devices

Direct Expansion

10% 2024 \$2,300 1

No Component

90%

Heat Rejection

Air Condenser Unit

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

No Component

90%

Ventilation

Distribution

Ductwork/Diffusers

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

Exhaust Fans

Interior

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

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Asset # : 132

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2029	* *	1		
Water Heater Gas Fired	100%			2022	\$5,700	2	\$400	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	Now	\$1,700	LIFE	* *	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Sump Pump(s) Rigid Piping	100%			2024	\$10,800	4	\$1,600	
Sewage Ejector(s) Electric	100%			2029	* *	4	\$2,500	
Backflow Preventer Generic	100%			2032	* *	1	\$1,700	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler No Component Generic	95%			2044	* *	1-2	\$300	
Chemical System No Component Generic	80%			2019	\$5,100	1-3	\$10,100	
	20%							
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

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Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

Asset Name : BEDFORD DISTRICT HEALTH CENTER
Address : 485 THROOP AVENUE @MADISON ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0008.000 / 1980 **Yr Built/Renovated** : 1955 / 2009
Area Sq Ft : 37,766 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 06-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1826 **Lot** : 1 **BIN** : 3051782

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$37,200	\$43,700
Electrical	\$181,900	\$243,000
Mechanical	\$49,900	\$43,600
Total	\$269,000	\$330,300
Importance Code A	\$37,200	\$43,700
Importance Code B	\$231,800	\$286,600
Total	\$269,000	\$330,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$4,200	\$700		
Interior Architecture	\$11,700		\$4,700	
Electrical	\$35,300	\$38,000	\$5,400	\$4,800
Mechanical	\$6,900	\$11,300	\$9,400	\$3,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$62,000	\$54,000	\$23,400	\$12,600
Importance Code A	\$5,900	\$2,400	\$1,600	\$1,600
Importance Code B	\$50,700	\$51,600	\$21,800	\$10,900
Importance Code C	\$5,400			
Total	\$62,000	\$54,000	\$23,400	\$12,600



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	0-2	\$4,200	LIFE	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Window Sills</i>								
Masonry: Brick	85%			LIFE	**	5	\$43,700	
Masonry: Limestone	10%			LIFE	**	5	\$3,900	
Granite Panels	2%			LIFE	**	5	\$800	
Windows								
Aluminum	100%			2031	**	5	\$14,100	
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$5,400	
Masonry: Limestone	10%			LIFE	**	5	\$900	
Metal Panel	5%			2033	**	5	\$1,400	
Metal Rail	10%			2036	**	5-10	\$12,900	
Roof								
Modified Bitumen	95%			2028	**	10	\$37,200	
Skylight, Metal/Glass	5%			2033	**	10	\$6,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,400	
Ceramic Tile	5%	2-4	\$2,300	2032	**	5	\$1,200	
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Terrazzo	15%			LIFE	**	5	\$5,800	
Vinyl Tile	75%			2028	**	3	\$14,000	
Interior Walls								
Ceramic Tile	5%	2-4	\$4,200	2032	**	5	\$1,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Gypsum Board	40%			LIFE	**	5	\$14,900	
Metal Panel	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$3,700	
Plaster	5%	Now	\$1,200	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwell Y</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	20%			2036	**	5	\$9,900	
AcousTileSusp.Lay-In	20%	0-2	\$3,900	2028	**	5	\$5,000	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Gypsum Board	20%			LIFE	**	5	\$12,400	
Metal Panel	10%			LIFE	**	5	\$6,200	
Plaster	30%			LIFE	**	5	\$9,300	

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 1600 Amps Main Disconnect Switch</i>						
Switchgear / Switchboard								
Fused Disc Sw	90%			2043	**	5	\$100	
Molded Case Bkrs	10%			2023	\$7,200	5	\$100	
Raceway								
Conduit	90%			2023	\$31,000	1		
Conduit	10%			2043	**	1		
Panelboards								
Fused Disc Sw	10%			2022	\$4,400	5	\$100	
Molded Case Bkrs	70%			2022	\$30,700	5	\$700	
Molded Case Bkrs	20%			2045	**	5	\$200	
Wiring								
Braided Cloth	60%	2-4	\$30,200	2048	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	30%			2043	**	1		
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2021	\$73,100	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$11,600	
Generators								
Diesel	100%			2036	**	1	\$14,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 800 Kw</i>						
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$1,400	
Fuel Storage								
Main Tank	100%			2058	**	5	\$1,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 400 Gals</i>						
Lighting								

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BEDFORD DISTRICT HEALTH CENTER
Asset # : 1980

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	80%			2028	**	10	\$24,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2028	**	10	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	10%			2018	\$181,900	10	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Service	40%			2028	**	1		
Emergency, Battery	10%			2023	\$4,400	10	\$800	
Exit, LED	45%			2051	**	1		
Exit, Service	5%			2023	\$500	1		
Exterior Lighting								
HID	100%			2023	\$139,300	10	\$100	
Alarm								
Fire/Smoke Detection Generic	100%			2031	**	1-3	\$23,300	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2043	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2028	**	1	\$16,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2031	**	4	\$1,600	
Terminal Devices								
Air Handler	25%			2023	\$43,600	1	\$5,100	
Convactor/Radiator	75%			2036	**	1	\$8,000	
Air Conditioning								
Energy Source Electricity	100%			2039	**	1		

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BEDFORD DISTRICT HEALTH CENTER
Asset # : 1980

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	25%	Now	\$700	2028	**	2	\$400	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Temp. Control System</i>							
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Chillers, Roof</i>							
Window/Wall Unit	75%			2018	\$49,900	1		
Terminal Devices								
Air Handler/Cool/Ht	25%			2028	**	1	\$5,100	
No Component	75%							
Heat Rejection								
Air Condenser Unit	25%			2023	\$16,200	2	\$5,800	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,500	
Exhaust Fans								
Roof	100%	Now	\$1,300	2023	\$25,700	2	\$800	
	<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2036	**	1		
Water Heater								
Gas Fired	100%			2018	\$7,500	2	\$500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : One Tank Of 70 Gallon Capacity</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,800	4	\$1,600	
Backflow Preventer								
Generic	100%			2028	**	1	\$2,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-3</i>							
	<i>Explanation : 1 Unit</i>							

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

Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$343,100	
Interior Architecture	\$203,900	\$185,600
Electrical		\$270,600
Mechanical		\$50,000
Total	\$546,900	\$506,200
Importance Code A	\$343,100	
Importance Code B	\$55,700	\$506,200
Importance Code C	\$148,200	
Total	\$546,900	\$506,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$35,200		\$1,800	
Interior Architecture	\$29,300		\$500	\$200
Electrical	\$7,800	\$1,000	\$2,600	\$1,000
Mechanical	\$11,000	\$3,800	\$3,100	\$3,800
Total	\$83,300	\$4,800	\$8,000	\$5,000
Importance Code A	\$37,300	\$600	\$2,400	\$600
Importance Code B	\$46,000	\$4,200	\$5,600	\$4,400
Importance Code C				
Total	\$83,300	\$4,800	\$8,000	\$5,000



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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	5%			2029	**	5	\$900	
Traffic Topping	85%	Now	\$55,700	2026	\$185,600	5	\$9,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exam Rooms And Dock Areas</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Floor Drains</i>								
Vinyl Tile	10%			2026	\$15,000	3	\$900	
Interior Walls								
Concrete Masonry Unit	100%	4+	\$148,200	LIFE	**	5	\$9,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Medical Offices</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Paint Peeling</i>								
Ceilings								
AcousTileSusp.Lay-In	70%	Now	\$19,900	2031	**	5	\$6,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$2,300	
Exposed Struc: Steel	20%			LIFE	**	10	\$7,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Corrugated Metal Decking</i>								

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2034	**	5		
Molded Case Bkrs	90%			2034	**	5	\$300	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$3,700	
Generators								
Diesel	100%			2029	**	1	\$4,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : Emergency Generator Rated @ 265kw</i>					
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$400	
Fuel Storage								
Main Tank	100%			2041	**	5	\$400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 400 Gallons Rated Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent	99%			2026	\$147,300	10	\$10,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	1%			2026	\$1,500	10	\$100	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Entrance</i>					
Egress Lighting								
Emergency, Service	50%			2026	\$2,900	1		
Exit, Service	50%	Now	\$2,000	2036	**	1		
			<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Exterior Lighting								
HID	20%			2026	\$8,900	10		
HID	10%	Now	\$4,400	2036	**			
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Front Of The Building</i>					
			<i>Explanation : Not Operational</i>					
No Component	70%							

Alarm

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

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

Alarm

Security System

No Component

70%

Generic

30%

2026

\$10,700

1

\$1,400

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

Fire/Smoke Detection

Generic, Digital

100%

2026

\$121,800

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

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

Heating

Energy Source

Natural Gas

100%

2036

* *

1

Conversion Equipment

Furnace

90%

Now

\$600

2026

\$12,900

1

\$4,800

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

Furnace

10%

Now

\$1,400

2036

* *

1

\$500

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

Energy Source

Electricity

100%

2034

* *

1

Conversion Equipment

Reciprocating
Compr/Chiller

85%

2026

\$33,900

1

\$4,800

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

15%

Now

\$1,200

2026

\$11,600

2

\$100

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

Terminal Devices

Air Handler/Cool/Ht

100%

2026

\$50,000

1

\$7,500

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Heat Rejection							
Air Condenser Unit	85%			2026	\$20,000	2	\$7,100
No Component	15%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,600
Exhaust Fans							
Roof	100%			2026	\$9,400	2	\$400
Plumbing							
H/C Water Piping							
Brass/Copper	100%	Now	\$1,800	2036	* *	1	
<i>Booster Pump w/Tank, Extent : Severe, Area Affected : 10%</i>							
<i>Location : Defective. 1st Fl.</i>							
Water Heater							
Gas Fired	100%			2021	\$2,700	2	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Mechanical Room</i>							
<i>Explanation : Two 100 Gals</i>							
Sanitary Piping							
Cast Iron	100%	Now	\$500	LIFE	* *	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>							
<i>Location : Rm #112, 137. 138, 139</i>							
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Backflow Preventer							
Generic	100%			2026	\$1,100	1	\$700
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%			2036	* *	1-2	\$3,400

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Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$59,300	\$63,800
Mechanical		\$105,700
Total	\$59,300	\$169,500
Importance Code A	\$59,300	\$63,800
Importance Code B		\$105,700
Total	\$59,300	\$169,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$12,400			\$20,400
Interior Architecture	\$12,600		\$4,200	\$2,100
Electrical	\$5,900	\$5,200	\$11,100	\$6,000
Mechanical	\$19,700	\$15,000	\$29,100	\$15,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$54,500	\$24,100	\$48,400	\$48,200
Importance Code A	\$12,600	\$1,200	\$200	\$20,600
Importance Code B	\$41,700	\$22,900	\$48,200	\$27,500
Importance Code C	\$200			
Total	\$54,500	\$24,100	\$48,400	\$48,200



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

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

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

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

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage Day Tank	50%			2046	**	5	\$3,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Main Tank	50%			2059	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4000 Gallons Capacity</i>								
Lighting								
Interior Lighting Fluorescent	50%			2032	**	10	\$17,300	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	50%			2032	**	10	\$17,300	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, LED	50%			2059	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$4,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$23,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Strobe Lights , Alarm Bells And Smoke Detectors</i>								

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

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment							
Heat Exchanger	10%			2037	**	1	\$1,900
Pres. Reducing Valve/LP Steam	90%			2033	**	5	\$2,000
Distribution							
Hot Wtr Piping/Pump	10%			2046	**	4	\$300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Hallways</i>					
		<i>Explanation : Used For Hydronic Loop</i>					
Steam Piping/Pump	90%			2050	**	4	\$2,500
Terminal Devices							
Air Handler	90%			2029	**	1	\$21,000
Fan Coil Unit/Heat	10%			2032	**	1	\$1,200
Air Conditioning							
Energy Source							
Steam/HW System	100%			2050	**	1	
Conversion Equipment							
Absorption Chiller/Steam/HW	100%			2037	**	1	\$40,800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 2 Chillers - Lithium- Bromide And Water Used As Refrigerant</i>					
Distribution							
Chilled Wtr Pipe/Pump	100%			2050	**	4	\$2,800
Terminal Devices							
Air Handler/Cool/Ht	100%			2032	**	1	\$23,300
Heat Rejection							
Water Cool Tower	100%			2025	\$105,700	2	\$38,000
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,000
Exhaust Fans							
Roof	100%			2032	**	2	\$1,200
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2050	**	1	
HW Heat Exchanger							
Low Temp	100%			2044	**	4	\$3,700
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Submersible	100%			2019	\$6,500	4	\$1,600
Sewage Ejector(s)							
Electric	100%			2032	**	4	\$1,600

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
Generic	100%			2032	* *	1	\$2,300	
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Travels From Basement : 2nd Floor</i>						
		<i>Explanation : One Unit</i>						
<hr/>								
Fire Suppression								
Sprinkler								
Generic	100%			2050	* *	1-2	\$10,600	
		<i>Dry System, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
<hr/>								
Fire Pump								
Generic	100%			2037	* *	1	\$7,000	
<hr/>								
Chemical System								
No Component	80%							
Generic	20%			2023	\$5,100	1-3	\$11,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						
<hr/>								

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

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

Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$37,500
Interior Architecture		\$177,100
Electrical		\$1,627,900
Mechanical		\$105,100
Total		\$1,947,700
Importance Code A		\$37,500
Importance Code B		\$1,910,100
Total		\$1,947,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$80,500		\$3,800	
Interior Architecture	\$86,700		\$4,800	\$2,800
Electrical	\$16,200	\$400	\$400	\$500
Mechanical	\$32,000	\$5,200	\$18,600	\$4,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$219,300	\$9,500	\$31,500	\$12,000
Importance Code A	\$82,700	\$2,300	\$6,000	\$2,300
Importance Code B	\$100,800	\$7,200	\$25,500	\$9,700
Importance Code C	\$35,700			
Total	\$219,300	\$9,500	\$31,500	\$12,000



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$22,100	LIFE	**	5	\$37,500	
	<i>Efflorescence, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : East Wall - Stair W,</i>							
Masonry: Limestone	10%			LIFE	**	5	\$6,600	
Granite Panels	5%			LIFE	**	5	\$3,300	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	95%	Now	\$9,400	2034	**	5	\$5,700	
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Rooms 344 And 346 At Lintels</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Protective Metal Grilles</i>							
Metal Louvers	5%			2029	**	10	\$3,800	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5-10	\$40,000	
	<i>Efflorescence, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Interior Parapet Wall</i>							
Pre-Cast Concrete	5%	0-2	\$200	LIFE	**	5	\$1,900	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Coping</i>							
Roof								
Modified Bitumen	100%	Now	\$9,600	2034	**			
	<i>Drains Clogged, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Lower Roof, Rear Yard</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Rooms 344, 346</i>							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$18,700	
Ceramic Tile	15%			2029	**	5	\$6,400	
Mosaic Tile	3%			2039	**	5	\$3,200	
Terrazzo	20%			LIFE	**	5	\$13,300	
Vinyl Tile	50%			2026		3	\$10,700	
Vinyl Tile 9" X 9"	2%			2021	\$9,200	3	\$400	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$2,100	
Glazed Ceramic Panel	10%			LIFE	**	10	\$4,800	
Gypsum Board	15%			LIFE	**	5-10	\$13,600	
Metal Panel	15%			LIFE	**	10	\$3,600	
Plaster	45%			LIFE	**	5-10	\$20,500	
Plaster	10%	Now	\$4,200	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
Ceilings								
AcousTileSusp.Lay-In	40%	2-4	\$6,700	2031	**	5	\$8,500	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Exposed Concrete	15%	0-2	\$4,000	LIFE	**	5	\$1,000	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Plaster	5%	Now	\$2,700	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
Plaster	40%			LIFE	**	5-10	\$29,300	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	**	5	\$100	
Raceway								
Conduit	50%			2046	**	1		
Conduit	50%			2026		1	\$17,200	
Panelboards								
Fused Disc Sw	10%			2042	**	5	\$100	
Molded Case Bkrs	30%			2025		5	\$13,100	
Molded Case Bkrs	60%			2042	**	5	\$500	
Wiring								
Braided Cloth	30%	2-4	\$15,100	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	70%			2046	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2039	**	5	\$100	
Locally Mounted	20%			2024	\$14,600	5		
Variable Frequency Drive	30%			2031	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	90%			2026	\$1,407,800	10	\$23,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
Fluorescent	10%			2026	\$156,400	10	\$2,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor Offices, Corridors</i>								
Egress Lighting								
Emergency, Battery	50%			2026	\$18,800	10	\$3,400	
Exit, Service	50%			2026	\$4,600	1		
Exterior Lighting								
HID	30%			2026	\$35,900	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2021	\$28,800	1	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells And Smoke Detectors</i>								

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	40%			2031	**	1	\$5,600	
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Roof Mounted</i>							
	<i>Explanation : 2 Large Units, 1 Small Unit</i>							
Steam Boiler	60%			2039	**	1	\$16,900	
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Steam Piping/Pump	60%			2046	**	4	\$1,300	
No Component	40%							
Terminal Devices								
Air Handler	20%			2026	\$30,000	1	\$3,500	
Convactor/Radiator	40%	Now	\$10,500	2024	\$105,100	1	\$3,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : West Side Of Basement</i>							
	<i>Explanation : There Is No Heating Devices For West Side Of Basement</i>							
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2026	\$18,900	1	\$2,600	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>							
	<i>Location : 1 Unit, Basement Mer</i>							
Ext Pkg Unit - Heating/Cooling	60%			2031	**	2	\$1,000	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>							
	<i>Location : 3 Roof Top Units</i>							
Window/Wall Unit	20%			2019	\$11,400	1		
Terminal Devices								
Air Handler/Cool/Ht	20%			2026	\$23,600	1	\$3,500	
No Component	80%							
Heat Rejection								
Air Condenser Unit	20%			2026	\$11,100	2	\$4,000	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,200	
Exhaust Fans								
Interior	50%			2026	\$15,400	2	\$400	
Roof	50%			2031	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		

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

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

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

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

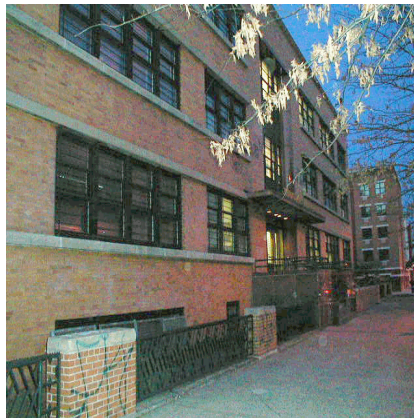
Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

Asset Name : BUSHWICK DISTRICT HEALTH CTR.
Address : 335 CENTRAL AVENUE @LINDEN ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0018.000 / 1986 **Yr Built/Renovated** : 1959 / 1996
Area Sq Ft : 35,640 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 03-Aug-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,ph
Block : 3324 **Lot** : 1 **BIN** : 3076115

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$738,900	\$40,700
Electrical		\$2,208,800
Mechanical		\$376,800
Total	\$738,900	\$2,626,300
Importance Code A	\$738,900	\$40,700
Importance Code B		\$2,585,600
Total	\$738,900	\$2,626,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$74,200		\$6,000	
Interior Architecture	\$7,300	\$29,800		\$300
Electrical	\$3,100	\$2,700	\$2,400	\$3,100
Mechanical	\$27,100	\$6,900	\$15,000	\$6,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$119,500	\$47,300	\$31,300	\$18,200
Importance Code A	\$75,700	\$1,600	\$7,500	\$1,500
Importance Code B	\$38,000	\$45,700	\$23,700	\$16,600
Importance Code C	\$5,800			
Total	\$119,500	\$47,300	\$31,300	\$18,200



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	3%			LIFE		**		
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade, Curtain Wall Above Main Entrance</i>								
<i>Explanation : Bird Droppings</i>								
Cast in Place Concrete	5%	Now	\$26,700	LIFE		**	5	\$12,100
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Spandrels</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Underside Of Canopy At South Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Spandrels</i>								
Masonry: Brick	79%	Now	\$338,600	LIFE		**	5	\$38,300
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners, Mechanical Bulkhead</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney, Bulkheads, Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Bulkhead Doors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ground Level</i>								
<i>Explanation : Graffiti Was Removed.</i>								
Masonry: Brick	5%	Now	\$7,100	LIFE		**	5	\$2,400
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Stair</i>								
Granite Panels	3%			LIFE		**	5	\$1,100
Pre-Cast Concrete	5%			LIFE		**	5	\$7,900

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	90%			2039	**	5	\$11,900	
			<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : All Windows Are Bolted</i>					
Aluminum	5%	Now	\$27,100	2048	**	5	\$300	
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Basement, North Stair</i>					
Glass Block	5%	Now	\$6,500	LIFE	**	5	\$400	
			<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : North Facade</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : North Facade, North Stair</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : North Stairway</i>					
Parapets								
Masonry: Brick	80%	Now	\$183,100	LIFE	**	5	\$5,400	
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : East Parapet Near South Side</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Third Floor</i>					
Masonry: Limestone	10%	Now	\$13,800	LIFE	**	5	\$900	
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Coping</i>					
			<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Coping</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Coping</i>					
Metal Rail	10%			2036	**	5-10	\$12,200	
Roof								
Modified Bitumen	100%	Now	\$210,100	2033	**			
			<i>Blisters, Extent : Light, Area Affected : 20%</i>					
			<i>Location : North Side</i>					
			<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Third Floor Roof</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Drain At Chillers Roof, Canopy Roof</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Third Floor And Stairs</i>					
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	5%			2032	**	5	\$2,300	
Sheet Vinyl/Rubber	85%			2028	**	5	\$59,700	
Terrazzo	5%			LIFE	**	5	\$1,800	
Vinyl Tile	5%			2023	\$19,400	3	\$1,200	
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$2,900	
Concrete Masonry Unit	5%	Now	\$3,200	LIFE	**	5	\$1,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Stair</i>								
Glass: Single Pane	2%			LIFE	**	5	\$900	
Gypsum Board	50%			LIFE	**	5	\$17,600	
Plaster	5%	Now	\$1,200	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs</i>								
Plaster	18%			LIFE	**	5	\$3,200	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	80%			2036	**	5	\$37,500	
Exposed Concrete	10%			LIFE	**	5	\$700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse</i>								
Gypsum Board	10%			LIFE	**	5	\$5,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Disconnect Switches Rated At 2500 And 1200 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	**	5	\$200	
Raceway								
Conduit	100%			2033	**	1		
Panelboards								
Fused Disc Sw	3%			2031	**	5		
Molded Case Bkrs	97%			2031	**	5	\$900	
Wiring								
Thermoplastic	100%			2033	**	1		
Motor Controllers								
Locally Mounted	100%			2028	**	5	\$200	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting Fluorescent	98%			2023	\$1,682,500	10	\$28,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2023	\$17,200	10	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	1%			2023	\$17,200	10	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Toilets</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting Emergency, Service Exit, LED	50%			2023	\$7,500	1		
	50%			2038	**	1		
Exterior Lighting HID	100%			2023	\$131,400	10	\$100	
Alarm								
Security System No Component Generic	70%							
	30%			2023	\$31,600	1	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Exit Doors</i>								
<i>Explanation : C C T V Camera And Intrusion Alarm System</i>								
Fire/Smoke Detection Generic	100%			2023	\$360,500	1-3	\$22,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2043	**	1		

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2036	**	1	\$15,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2031	**	4	\$1,500	
Terminal Devices								
Air Handler	50%			2023	\$82,400	1	\$9,700	
Convactor/Radiator	35%			2028	**	1	\$3,500	
Induction Unit	15%			2026	\$17,500	1	\$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2023	\$103,700	1	\$14,500	
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$3,000	2033	**	4	\$1,500	
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$129,700	1	\$19,300	
Heat Rejection								
Air Condenser Unit	100%			2023	\$61,000	2	\$21,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$13,200	LIFE	**	2-5	\$17,400	
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Ceiling Of Room 1-43</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Cleaning Needed</i>						
Exhaust Fans								
Roof	100%			2028	**	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2022	\$7,100	2	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2023	\$10,800	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$2,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
			<i>Location : B-3</i>						
			<i>Explanation : 2 Units</i>						

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Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$63,700	\$39,400
Interior Architecture	\$238,200	\$119,000
Electrical		\$1,073,200
Mechanical	\$111,300	\$76,700
Total	\$413,200	\$1,308,400
Importance Code A	\$63,700	\$39,400
Importance Code B	\$349,500	\$1,268,900
Total	\$413,200	\$1,308,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$31,100			\$5,200
Interior Architecture	\$6,900	\$1,000	\$1,800	\$11,800
Electrical	\$15,700	\$700	\$600	\$1,500
Mechanical	\$24,700	\$7,300	\$15,000	\$28,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$82,300	\$12,900	\$21,300	\$50,400
Importance Code A	\$33,800	\$2,700	\$2,700	\$8,000
Importance Code B	\$42,100	\$10,200	\$18,600	\$42,400
Importance Code C	\$6,400			
Total	\$82,300	\$12,900	\$21,300	\$50,400



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

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

Interior

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$15,100	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2025	\$10,100	1		
Thermoplastic	50%			2055	**	1		
Motor Controllers								
Locally Mounted	20%			2045	**	5		
Locally Mounted	80%			2023	\$58,500	5	\$200	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$200	
Generic	50%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	60%			2025	\$901,200	10	\$15,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2035	**	10	\$7,500	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2035	**	10	\$2,500	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	35%			2025	\$12,600	10	\$2,300	
Emergency, Battery	15%			2035	**	10	\$1,000	
Exit, LED	10%			2065	**	1		
Exit, Service	40%			2025	\$3,600	1		
Exterior Lighting								
Fluorescent	10%			2035	**	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	90%			2025	\$103,500	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2035	**	1	\$5,800	
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2035	**			

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2045	**	1		
	<i>Other Observation, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : There Is No Vent For Gas Meter Room</i>							
Conversion Equipment Steam Boiler	100%			2038	**	1	\$27,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2 Units</i>							
Distribution Steam Piping/Pump	100%	Now	\$9,300	2035	**	4	\$1,300	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Pneumatic Control, Throughout</i>							
Terminal Devices Air Handler	20%			2033	**	1	\$3,400	
Air Handler	30%			2020	\$43,200	1	\$5,100	
Convactor/Radiator	50%			2030	**	1	\$4,400	
Air Conditioning								
Energy Source Electricity	100%			2033	**	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2030	**	1	\$12,700	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Distribution Chilled Wtr Pipe/Pump	100%			2045	**	4	\$2,000	
Terminal Devices Air Handler/Cool/Ht	40%			2033	**	1	\$6,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 2nd Floor Rm #202</i>							
	<i>Explanation : There Is No A C For Computer Serve Room</i>							
Air Handler/Cool/Ht	60%			2020	\$68,100	1	\$10,200	
Heat Rejection Water Cool Tower	100%			2023	\$76,700	2	\$27,500	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,300	
Exhaust Fans Interior	70%			2020	\$20,700	2	\$600	
Roof	30%			2025	\$6,400	2	\$300	
Plumbing								
H/C Water Piping Brass/Copper	100%			2035	**	1		
Water Heater Gas Fired	100%			2023	\$6,200	2	\$400	

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

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

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

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

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

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Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$118,600	\$40,300
Interior Architecture	\$277,400	
Electrical	\$1,008,900	\$74,200
Mechanical		\$383,000
Total	\$1,405,000	\$497,400
Importance Code A	\$118,600	\$40,300
Importance Code B	\$1,209,600	\$457,100
Importance Code C	\$76,800	
Total	\$1,405,000	\$497,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$45,600		\$1,400	\$4,100
Interior Architecture	\$9,400			\$3,600
Electrical	\$35,600	\$1,000	\$60,200	\$1,100
Mechanical	\$7,500	\$3,100	\$37,400	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$102,100	\$8,100	\$102,900	\$16,500
Importance Code A	\$48,000	\$2,400	\$3,800	\$6,500
Importance Code B	\$54,100	\$5,800	\$99,100	\$10,000
Importance Code C				
Total	\$102,100	\$8,100	\$102,900	\$16,500



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	0-2	\$118,600	LIFE	**	5	\$40,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout All Facades</i>								
Masonry: Granite	8%			LIFE	**	5	\$2,700	
Pre-Cast Concrete	2%			LIFE	**	5	\$2,900	
Windows								
Aluminum	80%			2040	**	5	\$8,300	
Steel	20%	Now	\$31,600	2032	**	5	\$12,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
Copper/Terne	5%			2044	**	5	\$1,100	
Masonry: Brick	80%			LIFE	**	5	\$3,500	
Metal Panel	10%			2044	**	5	\$1,700	
Roof								
Modified Bitumen	95%	0-2	\$14,000	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Main Roof</i>								
Skylight, Metal/Glass	5%			2034	**	10	\$4,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,900	
Ceramic Tile	5%			2027	**	5	\$1,800	
Terrazzo	10%			LIFE	**	5	\$2,800	
Vinyl Tile	75%	Now	\$66,800	2029	**	3	\$10,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement, 1st And 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement, 1st And 2nd Floor</i>								
Vinyl Tile	5%	Now	\$14,800	2034	**	3	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement And Room 107</i>								
<i>Explanation : 9 inch X 9 inch Tiles</i>								

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

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

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

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

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2023	\$2,900	5	\$100	
Fused Toggle Switch	30%	2-4	\$8,800	2049	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	20%			2040	**	5	\$100	
Molded Case Bkrs	40%			2023	\$11,700	5	\$300	
Wiring								
Braided Cloth	70%	2-4	\$35,200	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2024	\$10,100	1		
Thermoplastic	10%			2044	**	1		
Motor Controllers								
Locally Mounted	70%			2022	\$38,400	5	\$100	
Locally Mounted	30%	2-4	\$16,400	2044	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room - Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2029	**	10	\$4,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2029	**	10	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	67%			2019	\$877,900	10	\$14,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2019	\$3,700	10		
Incandescent	1%			2019	\$13,100	2		

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

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

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

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,300	
Exhaust Fans								
Interior	25%	Now	\$600	2019	\$6,400	2	\$100	
	<i>Not in Service, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : 2 Units In Penthouse</i>							
Roof	75%			2029	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2044	**	1		
Galv Iron/Steel	70%	0-2	\$1,000	2029	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement, Deteriorated Water Main Piping</i>							
Water Heater								
Gas Fired	100%			2023	\$5,400	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout, The Sanitary Piping Is Beyond Its Useful Life Cycle Limit</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout, The Storm Piping Is Beyond Its Useful Life Cycle Limit</i>							
Sump Pump(s)								
Rigid Piping	100%			2029	**	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B, 1, 2, 3</i>							
	<i>Explanation : 1 Unit</i>							

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 : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

Asset Name : CHIEF MEDICAL EXAMINERS BUILDING
Address : 520 FIRST AVENUE @ E.30 ST.
Borough : MANHATTAN **Agency's Number** : 312-139
Program / Asset # : DGS0012.000 / 1572 **Yr Built/Renovated** : 1960 / 1992
Area Sq Ft : 94,251 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 21-May-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 962 **Lot** : 1 **BIN** : 1022053

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$309,300	\$217,900
Interior Architecture	\$284,300	\$51,900
Electrical	\$659,200	\$6,293,000
Mechanical	\$416,700	\$677,200
Total	\$1,669,500	\$7,240,000
Importance Code A	\$309,300	\$254,100
Importance Code B	\$1,360,200	\$6,934,000
Importance Code C		\$51,900
Total	\$1,669,500	\$7,240,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$74,500			\$8,200
Interior Architecture	\$58,700	\$30,900	\$12,400	\$26,500
Electrical	\$7,600	\$15,300	\$10,300	\$25,300
Mechanical	\$60,300	\$22,600	\$40,900	\$45,000
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Total	\$232,700	\$100,300	\$95,100	\$136,500
Importance Code A	\$74,500	\$2,800		\$8,400
Importance Code B	\$158,200	\$97,500	\$82,700	\$128,100
Importance Code C			\$12,400	
Total	\$232,700	\$100,300	\$95,100	\$136,500



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

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

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

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

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

Interior

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
CHIEF MEDICAL EXAMINERS BUILDING
Asset # : 1572

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$30,900	
Ceramic Tile	10%	0-2	\$26,700	2034	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	10%			2038	**	5	\$21,200	
Terrazzo	5%	Now	\$32,000	LIFE	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	10%	Now	\$117,100	2035	**	3	\$5,300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First, Second And Third Floors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								
Vinyl Tile	55%			2030	**	3	\$29,100	
Interior Walls								
Ceramic Tile	10%			2034	**	5	\$24,700	
Concrete Masonry Unit	15%			LIFE	**	5	\$14,800	
Glass: Single Pane	2%			LIFE	**	5	\$3,700	
Gypsum Board	35%			LIFE	**	5	\$51,900	
Marble Panels	3%			LIFE	**			
Plaster	20%			LIFE	**	5	\$14,800	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$167,200	2045	**	5	\$10,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
AcousTileSusp.Lay-In	15%			2038	**	5	\$21,200	
AcousTileSusp.Lay-In	35%			2030	**	5	\$49,400	
Exposed Concrete	15%			LIFE	**	5	\$3,300	
Plaster	20%			LIFE	**	5	\$17,600	

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2023	\$15,400	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 500 Kva 208pri-480/277sec</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2035	**	5		
Molded Case Bkrs	90%			2025	\$107,400	5	\$2,200	
Raceway								
Conduit	70%			2025	\$67,700	1		
Conduit	30%			2035	**	1		
Panelboards								
Fused Disc Sw	10%			2033	**	5	\$200	
Molded Case Bkrs	50%			2033	**	5	\$1,200	
Molded Case Bkrs	40%			2024	\$35,000	5	\$1,000	
Wiring								
Braided Cloth	60%	2-4	\$90,100	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2035	**	1		
Motor Controllers								
Locally Mounted	5%			2023	\$9,100	5		
Locally Mounted	25%			2030	**	5	\$200	
Motor Control Center	20%			2030	**	5	\$500	
Motor Control Center	50%			2023	\$64,900	5	\$1,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Stand-by Power								
Transfer Switches								
Automatic	50%			2023	\$5,500	1	\$14,500	
Automatic	50%			2030	**	1	\$14,500	
Generators								
Diesel	50%			2021	\$43,100	1	\$18,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1- 205 Kw</i>								
Diesel	50%			2028	**	1	\$18,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1- 225 Kw</i>								
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$3,500	
Fuel Storage								
Day Tank	25%			2024	\$1,700	5	\$4,400	
Day Tank	25%			2033	**	5	\$4,400	
Main Tank	50%			2028	**	5	\$1,400	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	10%			2020	\$517,300	10	\$8,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	78%			2025	\$4,035,300	10	\$67,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	10%			2025	\$517,300	10	\$8,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
HID	1%			2020	\$7,300	10		
Incandescent	1%			2020	\$51,700	2		
Egress Lighting								
Emergency, Service	45%			2025	\$20,400	1		
Emergency, Battery	5%			2025	\$6,200	10	\$1,100	
Exit, LED	50%			2053	**	1		
Exterior Lighting								
HID	100%			2025	\$347,600	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$10,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Main Floor & Basement Levels</i>							
	<i>Explanation : Security Cameras</i>							
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$953,300			
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Not Up To Modern Standards - Lacking Purge System</i>							

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping Brass/Copper	100%			2035	**	1	
HW Heat Exchanger Low Temp	100%			2025	\$28,600	4	\$14,000
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Storm Drain Piping Cast Iron	100%	Now	\$2,600	LIFE	**	1	
<i>Damaged, Extent : Severe, Area Affected : 2%</i>							
<i>Location : Behind The Water Cooling Tower, 6th Floor & 2nd Floor Roofs</i>							
Sump Pump(s) Rigid Piping	100%			2033	**	4	\$2,500
Sewage Ejector(s) Electric	100%			2025	\$10,800	4	\$2,500
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	90%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
<i>Location : (1) C, B-6 (2) 1-6</i>							
<i>Explanation : 3 Units</i>							
Hydraulic	10%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
<i>Location : C - B</i>							
<i>Explanation : 1 Unit</i>							
Fire Suppression							
Standpipe							
Generic	100%			2045	**	1-5	\$47,500
Sprinkler							
No Component Generic	30% 70%			2035	**	1-2	\$18,500
Fire Pump							
Generic	100%			2028	**	1	\$17,600

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Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$144,200	
Electrical		\$601,400
Total	\$144,200	\$601,400
Importance Code A	\$144,200	
Importance Code B		\$601,400
Total	\$144,200	\$601,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$77,000		\$7,800	\$5,100
Interior Architecture	\$33,100	\$2,100		\$3,800
Electrical	\$7,200	\$2,500	\$24,300	\$2,300
Mechanical	\$9,100	\$13,900	\$26,900	\$6,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$130,300	\$22,500	\$63,000	\$21,300
Importance Code A	\$79,500	\$2,500	\$10,400	\$7,500
Importance Code B	\$50,800	\$18,800	\$52,700	\$13,800
Importance Code C		\$1,200		
Total	\$130,300	\$22,500	\$63,000	\$21,300



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	95%	Now	\$32,000	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor</i>								
Skylight, Metal/Glass	5%			2034	**	10	\$4,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Over Stair</i>								
Interior								
Floors								
Ceramic Tile	5%			2033	**	5	\$1,900	
Terrazzo	15%	Now	\$25,600	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front And East Stairs</i>								
Vinyl Tile	60%			2029	**	3	\$11,300	
Vinyl Tile	20%			2032	**	3	\$3,800	
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$2,400	
Glass: Single Pane	5%			LIFE	**	5	\$1,800	
Gypsum Board	30%			LIFE	**	5	\$8,500	
Gypsum Board	20%			LIFE	**	5	\$5,700	
Metal Panel	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$2,800	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	20%			2037	**	5	\$7,500	
AcousTileSusp.Lay-In	15%			2041	**	5	\$5,600	
Gypsum Board	25%			LIFE	**	5	\$11,700	
Plaster	40%			LIFE	**	5	\$9,400	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	90%			2040	**	5	\$700	
Molded Case Bkrs	10%			2023	\$2,900	5	\$100	
Wiring								
Braided Cloth	10%	2-4	\$5,000	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	90%			2044	**	1		
Motor Controllers								
Locally Mounted	50%			2037	**	5	\$100	
Motor Control Center	50%			2037	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	85%			2029	**	10	\$19,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	15%			2024	\$206,700	10	\$3,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	40%			2029	**	10	\$2,400	
Exit, Service	60%			2029	**	1		
Exterior Lighting								
HID	100%			2024	\$105,500	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$25,400	1	\$3,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Entry And Exit Doors</i>								
<i>Explanation : Intrusion Alarm System; Motions Sensors</i>								
Fire/Smoke Detection								
Generic	100%			2024	\$289,300	1-3	\$17,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns And Manual Pull Stations</i>								

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

Heating

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

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

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

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

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

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

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

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Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Interior Architecture		\$38,000
Total		\$38,000
Importance Code B		\$38,000
Total		\$38,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$49,800		\$2,000	
Interior Architecture	\$32,900		\$14,100	\$1,900
Electrical	\$2,000	\$1,600	\$1,300	\$1,300
Mechanical	\$7,800	\$3,400	\$4,000	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$96,300	\$9,000	\$25,400	\$9,300
Importance Code A	\$50,600	\$800	\$2,700	\$800
Importance Code B	\$19,400	\$8,200	\$22,600	\$7,900
Importance Code C	\$26,400			\$700
Total	\$96,300	\$9,000	\$25,400	\$9,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
CROWN HEIGHTS HEALTH CENTER
Asset # : 14331

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Exposed Struc: Steel	3%	4+	\$5,400	LIFE	**	5	\$1,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Egress Stair - Rear Yard</i>								
Masonry: Brick	15%	4+	\$8,600	LIFE	**	5	\$2,900	
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	32%			LIFE	**	5	\$9,400	
Metal/Glass Curt Wall	42%			LIFE	**	5	\$30,800	
Granite Panels	5%			LIFE	**	5	\$1,500	
Window Wall	3%			2052	**	5	\$2,200	
Windows								
Aluminum	40%			2042	**	5	\$2,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Special Gauge/Ballistic	60%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Street Facade</i>								
<i>Explanation : Bullet Proof Glass</i>								
Parapets								
Metal Panel	5%			2052	**	5	\$900	
Metal Rail	85%	2-4	\$9,700	2039	**	5	\$26,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Infill Panels For Metal Railing Not Weather Resistant</i>								
Metal: Cage/Fence	10%			2039	**	5-10	\$3,400	
Roof								
Fiberglass Panel	3%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Paneling Covering Egress Stair</i>								
Modified Bitumen	94%	0-2	\$2,600	2031	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Drains</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	3%			2031	**	10	\$700	

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,000	
Ceramic Tile	5%			2035	**	5	\$1,100	
Granite Panels	5%	Now	\$900	LIFE	**	5	\$900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Door Threshold To Rear Yard - Stair A</i>								
Vinyl Tile	65%			2031	**	3	\$5,600	
Vinyl Tile	20%			2026	\$38,000	3	\$2,300	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$1,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,300	
Glass: Single Pane	2%			LIFE	**	5	\$900	
Gypsum Board	75%			LIFE	**	5-10	\$36,500	
SGFT/Glazed Masonry	8%			LIFE	**	10	\$1,100	
Ceilings								
AcousTileConcealSpLn	50%			2039	**	5	\$14,300	
AcousTileSusp.Lay-In	45%			2039	**	5	\$10,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout West Section</i>								
Gypsum Board	5%			LIFE	**	5-10	\$3,900	

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

Ground

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$7,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Gas Fired Hot Water Boilers</i>						
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$1,100	
<hr/>								
Terminal Devices								
Air Handler	50%			2031	**	1	\$4,700	
Convactor/Radiator	40%			2039	**	1	\$2,000	
Fan Coil Unit/Heat	10%			2031	**	1	\$500	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
<hr/>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	67%			2031	**	2	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 5 Units</i>						
<hr/>								
Split Unit	33%			2031	**			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 5 Units</i>						
<hr/>								
Terminal Devices								
Direct Expansion	33%			2034	**	1		
No Component	67%							
<hr/>								
Heat Rejection								
Air Condenser Unit	33%			2031	**	2	\$3,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Units</i>						
<hr/>								
No Component	67%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,500	
<hr/>								
Exhaust Fans								
Roof	100%			2031	**	2	\$500	
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		

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

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

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Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

Asset Name : EAST HARLEM DISTRICT HEALTH CTR.
Address : 158 EAST 115 STREET @LEXINGTON AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0002.000 / 1998 **Yr Built/Renovated** : 1937 / 2010
Area Sq Ft : 47,468 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 03-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1640 **Lot** : 147 **BIN** : 1052229

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$90,900
Interior Architecture		\$447,300
Electrical		\$243,800
Mechanical	\$45,000	\$66,900
Total	\$45,000	\$848,900
Importance Code A		\$90,900
Importance Code B	\$45,000	\$758,000
Total	\$45,000	\$848,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$17,300	\$6,600	\$9,400
Interior Architecture	\$49,200	\$600		\$5,800
Electrical	\$70,600	\$7,800	\$4,100	\$3,200
Mechanical	\$35,200	\$6,000	\$9,900	\$6,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$159,000	\$35,700	\$24,500	\$28,400
Importance Code A	\$4,100	\$21,600	\$10,700	\$13,500
Importance Code B	\$154,800	\$14,100	\$13,800	\$14,900
Importance Code C				
Total	\$159,000	\$35,700	\$24,500	\$28,400



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$53,500	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Repointing Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,700	
Masonry: Limestone	5%			LIFE	**	5	\$2,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Repointing Throughout</i>								
Stucco Cement	15%			2028	**	5	\$26,800	
Windows								
Aluminum	100%			2045	**	5	\$18,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$6,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Repointing Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$500	
Metal Rail	5%			2028	**	5-10	\$6,500	
Roof								
Modified Bitumen	95%			2031	**	10	\$37,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2049	**	10	\$6,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$13,600	
Ceramic Tile	5%			2026	\$59,000	5	\$3,100	
Terrazzo	10%	4+	\$14,200	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell And Lobby</i>								
Vinyl Tile	45%			2023	\$233,000	3	\$14,000	
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 1st And 3rd Floors</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Vinyl Tile	30%			2023	\$155,300	3	\$9,400	
Interior Walls								
Glass: Single Pane	3%			LIFE	**	5	\$1,800	
Marble Panels	2%			LIFE	**			
Plaster	80%			LIFE	**	5	\$18,800	
SGFT/Glazed Masonry	15%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	2%			2028	**	5	\$1,200	
Exposed Concrete	15%			LIFE	**	5	\$1,500	
Gypsum Board	10%			LIFE	**	5	\$7,800	
Plaster	73%	0-2	\$29,200	LIFE	**	5	\$28,400	

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Stairwell Y

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$8,100	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$95,500	5	\$1,300	
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Raceway

Conduit	75%			2023	\$37,600	1		
Conduit	20%			2033	**	1		
Conduit	5%			2053	**	1		

Panelboards

Fused Disc Sw	10%			2022	\$4,400	5	\$100	
Fused Toggle Switch	30%	2-4	\$13,100	2048	**	5	\$200	

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

Location : Throughout

Molded Case Bkrs	5%			2048	**	5	\$100	
Molded Case Bkrs	55%			2022	\$24,100	5	\$700	

Wiring

Braided Cloth	35%	2-4	\$26,300	2048	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	10%			2033	**	1		
Thermoplastic	50%			2023	\$37,600	1		
Thermoplastic	5%			2053	**	1		

Motor Controllers

Locally Mounted	80%			2021	\$73,100	5	\$300	
Locally Mounted	20%	2-4	\$18,300	2043	**	5		

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

Location : Mechanical Room

Ground

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corroded</i>							
Lighting								
Interior Lighting								
Fluorescent	10%			2028	**	10	\$3,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	90%			2033	**	10	\$34,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Egress Lighting								
Emergency, Battery	40%			2023		10	\$4,000	
Emergency, Battery	10%			2033	**	10	\$1,000	
Exit, Service	30%			2023		1		
Exit, Service	20%			2033	**	1		
Exterior Lighting								
HID	100%			2033	**	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	**	1	\$5,300	
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$29,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		
Conversion Equipment								
Steam Boiler	100%			2036	**	1	\$41,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>							
Distribution								
Steam Piping/Pump	90%			2033	**	4	\$2,800	
Steam Piping/Pump	10%	0-2	\$28,400	2053	**	4	\$200	
	<i>Steam Traps Faulty, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Terminal Devices							
Convector/Radiator	100%			2028	**	1	\$13,500
Air Conditioning							
Energy Source							
Electricity	100%			2031	**	1	
Conversion Equipment							
Window/Wall Unit	80%			2022	\$66,900	1	
No Component	20%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,200
Exhaust Fans							
Interior	100%			2018	\$45,000	2	\$1,300
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2033	**	1	
Water Heater							
Gas Fired	100%			2021	\$9,500	2	\$600
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Rigid Piping	100%			2023	\$10,800	4	\$1,600
Backflow Preventer							
Generic	100%			2031	**	1	\$2,900
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : B-3</i> <i>Explanation : 1 Unit</i>							

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 : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$131,000	\$66,600
Electrical	\$919,700	\$1,005,800
Mechanical		\$181,500
Total	\$1,050,700	\$1,253,900
Importance Code A	\$131,000	\$66,600
Importance Code B	\$919,700	\$1,187,300
Total	\$1,050,700	\$1,253,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$15,900		\$35,700	\$8,400
Interior Architecture	\$18,400	\$7,800		\$4,000
Electrical	\$16,500	\$1,600	\$20,800	\$1,300
Mechanical	\$25,000	\$9,400	\$28,500	\$9,100
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$90,600	\$33,700	\$99,800	\$37,700
Importance Code A	\$19,200	\$3,300	\$39,100	\$11,700
Importance Code B	\$71,400	\$26,000	\$60,700	\$25,900
Importance Code C		\$4,400		
Total	\$90,600	\$33,700	\$99,800	\$37,700



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

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

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

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

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

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

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

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

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

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	20%			2029	* *	10	\$6,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	40%			2019	\$765,500	10	\$12,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	30%			2024	\$574,100	10	\$9,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	10%			2024	\$191,400	2	\$100	
Egress Lighting								
Emergency, Service	20%			2029	* *	1		
Emergency, Battery	30%			2024	\$13,800	10	\$2,500	
Exit, LED	40%			2052	* *	1		
Exit, Service	10%			2024	\$1,100	1		
Exterior Lighting								
HID	100%			2019	\$154,200	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$37,100	1	\$4,700	
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$126,800	1-3	\$7,700	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	10%			2029	* *	1	\$1,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub Basement Boiler Room, Penthouse</i>						
		<i>Explanation : 3 Units (Summer Boiler)</i>						
Steam Boiler	90%			2037	* *	1	\$31,100	
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Sub Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						

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

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

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

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

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

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

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

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

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

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

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

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

Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$241,000	
Interior Architecture		\$35,300
Electrical		\$84,300
Total	\$241,000	\$119,500
Importance Code A	\$241,000	
Importance Code B		\$119,500
Total	\$241,000	\$119,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$21,600			
Interior Architecture	\$39,000		\$3,400	\$2,600
Electrical	\$2,900	\$100	\$200	\$300
Mechanical	\$7,800	\$2,800	\$4,500	\$2,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$75,200	\$6,900	\$12,100	\$9,200
Importance Code A	\$23,200	\$1,700	\$1,700	\$1,700
Importance Code B	\$37,800	\$5,200	\$10,500	\$6,800
Importance Code C	\$14,200			\$800
Total	\$75,200	\$6,900	\$12,100	\$9,200



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	2-4	\$8,000	LIFE	**	5	\$13,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facade</i>								
Masonry: Brick Cavity	20%			LIFE	**	5	\$7,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floor Facades</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Windows								
Aluminum	25%			2042	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	3%			LIFE	**	5	\$200	
Steel	72%	Now	\$241,000	2051	**	5	\$29,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	95%	2-4	\$3,900	LIFE	**	5	\$4,300	
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : Interior Wall Of Upper Parapet</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$2,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	97%	Now	\$2,000	2034	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Scupper Above Entrance</i>								
<i>Ponding, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Canopy Roof- Improper Pitch</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	3%			2046	**	10	\$1,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Interior

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

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

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

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	\$16,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Steam Piping/Pump	100%			2046	* *	4	\$1,200	
Terminal Devices								
Convactor/Radiator	100%			2031	* *	1	\$5,400	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2026	\$15,000	2	\$200	
Window/Wall Unit	60%			2021	\$20,100	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,700	
Exhaust Fans								
Roof	100%			2021	\$13,000	2	\$500	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2024	\$3,800	2	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit 75 Gal</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2031	* *	4	\$1,600	
Backflow Preventer								
Generic	100%			2031	* *	1	\$1,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								

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

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

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Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

Asset Name : JAMAICA DISTRICT HEALTH CENTER
Address : 90-37 PARSONS BOULEVARD NEAR JAMAICA AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HEA0007.000 / 1979 **Yr Built/Renovated** : 1952 / 2012
Area Sq Ft : 51,640 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 06-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,PH
Block : 9756 **Lot** : 6 **BIN** : 4208836

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$260,100
Interior Architecture		\$229,000
Electrical	\$259,800	\$60,100
Mechanical		\$282,700
Total	\$259,800	\$832,100
Importance Code A		\$260,100
Importance Code B	\$259,800	\$571,900
Total	\$259,800	\$832,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$18,600	\$4,600	\$8,700	
Interior Architecture	\$32,400	\$12,500	\$44,700	\$3,400
Electrical	\$10,600	\$38,300	\$3,200	\$3,200
Mechanical	\$13,600	\$17,600	\$17,800	\$18,500
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$90,900	\$88,800	\$90,200	\$40,900
Importance Code A	\$22,900	\$9,000	\$13,100	\$4,300
Importance Code B	\$54,400	\$79,700	\$77,200	\$36,500
Importance Code C	\$13,700			
Total	\$90,900	\$88,800	\$90,200	\$40,900



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$12,800	
Masonry: Brick	90%			LIFE	**	5	\$49,000	
Granite Panels	5%	0-2	\$14,100	LIFE	**	5	\$2,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
<hr/>								
Windows								
Aluminum	95%			2039	**	5	\$17,400	
Glass Block	5%	Now	\$4,500	LIFE	**	5	\$600	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<hr/>								
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$900	
Masonry: Brick	80%			LIFE	**	5	\$6,700	
Masonry: Limestone	5%			LIFE	**	5	\$500	
Metal Rail	5%			2028	**	5-10	\$7,500	
<hr/>								
Roof								
Single Ply Membrane	100%			2023		10	\$49,300	
<hr/>								
Interior								
Floors								
Carpet	5%			2019	\$43,000	3	\$5,200	
Cast in Place Concrete	10%			LIFE	**	5	\$15,100	
Ceramic Tile	5%			2032	**	5	\$3,400	
Terrazzo	10%			LIFE	**	5	\$5,400	
Terrazzo	5%			LIFE	**	5	\$2,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex Building</i>								
<hr/>								
Vinyl Tile	40%			2023	\$229,000	3	\$13,800	
Vinyl Tile	25%			2033	**	3	\$6,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex Building</i>								
<hr/>								
Interior Walls								
Glazed Ceramic Panel	10%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$10,800	
Gypsum Board	30%			LIFE	**	5	\$13,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex Building</i>								
<hr/>								
Plaster	25%			LIFE	**	5	\$5,400	
SGFT/Glazed Masonry	10%	4+	\$13,700	LIFE	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	50%	2-4	\$13,600	2036	**	5	\$17,200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	30%			2043	**	5	\$20,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex Building</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,100	
Plaster	10%			LIFE	**	5	\$4,300	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2043	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch For Main Building</i>								
Air Circuit Breaker	50%			2043	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Main Building</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch For The Annex Building</i>								
Transformers								
Dry Type	100%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Molded Case Bkrs	70%			2043	**	5	\$1,000	
Molded Case Bkrs	30%			2053	**	5	\$400	
Raceway								
Conduit	30%			2049	**	1		
Conduit	50%			2043	**	1		
Conduit	20%			2023	\$10,000	1		
Panelboards								
Fused Disc Sw	10%			2039	**	5	\$100	
Fused Disc Sw	5%			2045	**	5	\$100	
Molded Case Bkrs	20%			2022	\$13,100	5	\$300	
Molded Case Bkrs	35%			2039	**	5	\$500	
Molded Case Bkrs	30%			2045	**	5	\$400	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	10%	2-4	\$7,500	2048	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	30%			2049	**	1		
Thermoplastic	20%			2023	\$15,100	1		
Thermoplastic	40%			2043	**	1		
Motor Controllers								
Locally Mounted	50%			2036	**	5	\$200	
Locally Mounted	20%			2021	\$21,900	5	\$100	
Locally Mounted	30%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	55%			2028	**	10	\$23,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2018	\$126,400	10	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2028	**	10	\$4,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	5%			2033	**	10	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	25%			2033	**	10	\$10,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Annex Building</i>								
<i>Explanation : T-5 Lamps</i>								
Egress Lighting								
Emergency, Battery	35%			2028	**	10	\$3,900	
Emergency, Battery	15%			2033	**	10	\$1,700	
Exit, LED	15%			2063	**	1		
Exit, Service	35%			2028	**	1		
Exterior Lighting								
HID	30%			2033	**	10		
HID	70%			2018	\$133,300	10	\$100	
Alarm								
Fire/Smoke Detection								
Generic	100%			2033	**	1-3	\$31,800	

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Natural Gas	100%			2043	**	1	
Conversion Equipment							
Heat Exchanger	10%			2026	\$1,000	1	\$2,300
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
		<i>Location : Boiler Room</i>					
		<i>Explanation : 2 Units For Heating</i>					
Steam Boiler	90%			2028	**	1	\$41,100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Boiler Room</i>					
		<i>Explanation : 2 Units</i>					
Distribution							
Hot Wtr Piping/Pump	40%			2039	**	4	\$900
Steam Piping/Pump	60%			2033	**	4	\$2,000
Terminal Devices							
Air Handler	60%			2028	**	1	\$17,100
Convactor/Radiator	40%			2036	**	1	\$6,000
Air Conditioning							
Energy Source							
Electricity	100%			2039	**	1	
Conversion Equipment							
Reciprocating Compr/Chiller	60%	Now	\$1,800	2023	\$91,600	1	\$11,500
		<i>Broken, Extent : Moderate, Area Affected : 10%</i>					
		<i>Location : Chiller Compressor</i>					
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Chillers</i>					
Ext Pkg Unit - Cooling	40%			2031	**	2	\$1,100
Distribution							
Chilled Wtr Pipe/Pump	60%			2033	**	4	\$2,000
No Component	40%						
Terminal Devices							
Air Handler/Cool/Ht	100%			2023	\$191,100	1	\$28,500
Heat Rejection							
Air Condenser Unit	100%			2028	**	2	\$32,100
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,700
Exhaust Fans							
Interior	60%			2028	**	2	\$800
Roof	40%			2023	\$24,800	2	\$600
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2028	**	1	

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2021	\$10,500	2	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 2 Units</i>						
HW Heat Exchanger Low Temp	100%			2043	* *	4	\$4,600	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%			2028	* *	4	\$1,600	
Backflow Preventer Generic	100%	Now	\$400	2028	* *	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Installed Incorrectly</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : B-4</i>						
		<i>Explanation : Two Passenger Units</i>						
Hydraulic	20%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : B-1, 1-2</i>						
		<i>Explanation : One Freight Unit - Not In Service And 1 Passenger Elevator In The Annex</i>						

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

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

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

Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$13,100			
Interior Architecture	\$9,800	\$3,700		
Electrical	\$400	\$200	\$200	\$200
Mechanical	\$3,300	\$800	\$2,100	\$800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$30,500	\$8,600	\$6,200	\$4,900
Importance Code A	\$13,800	\$700	\$700	\$700
Importance Code B	\$16,800	\$6,800	\$5,600	\$4,200
Importance Code C		\$1,100		
Total	\$30,500	\$8,600	\$6,200	\$4,900



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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$4,000	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$10,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor, Main Entrance</i>								
<i>Explanation : This Component Is Actually Architectural Terra-cotta</i>								
Masonry: Brick Cavity	60%			LIFE	**	5	\$16,200	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Masonry: Brick Cavity	30%			LIFE	**	5	\$8,100	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								
<i>Explanation : New Floor Completed In 2011</i>								
Masonry: Limestone	2%			LIFE	**	5	\$400	
Windows								
Aluminum	100%			2047	**	5	\$8,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$1,700	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
Masonry: Brick Cavity	50%			LIFE	**	5	\$1,700	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%			LIFE	**	5	\$100	
Pre-Cast Concrete	2%			LIFE	**	5	\$400	
Roof								
Single Ply Membrane	100%	Now	\$9,100	2033	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Drains At North And South Sides Of Roof</i>								
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Third Floor Corridor Near Elevator, Staff Restroom, Rooms 302, 303</i>								
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
JAMAICA DISTRICT HEALTH CENTER ANNEX
Asset # : 14734

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

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

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

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

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

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

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

Asset # : 14734

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

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Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$53,500	
Interior Architecture	\$51,800	\$37,700
Total	\$105,300	\$37,700
Importance Code A	\$53,500	
Importance Code B		\$37,700
Importance Code C	\$51,800	
Total	\$105,300	\$37,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$2,400	\$8,700		\$1,200
Interior Architecture	\$21,300			\$2,200
Electrical	\$500	\$300	\$300	\$9,200
Mechanical	\$6,800	\$1,300	\$2,100	\$4,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$34,900	\$14,100	\$6,400	\$21,200
Importance Code A	\$8,100	\$9,400	\$800	\$2,000
Importance Code B	\$26,600	\$4,700	\$5,600	\$19,300
Importance Code C	\$200			
Total	\$34,900	\$14,100	\$6,400	\$21,200



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

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

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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	70%			LIFE	**	5	\$2,500	
Gypsum Board	10%	Now	\$2,300	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$5,900	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2051	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 1200 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051	**	5	\$400	
<hr/>								
Raceway								
Conduit	50%			2051	**	1		
Conduit	50%			2045	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2047	**	5		
Molded Case Bkrs	60%			2047	**	5	\$200	
Molded Case Bkrs	35%			2041	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	50%			2051	**	1		
Thermoplastic	50%			2045	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<hr/>								
Lighting								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	50%			2033	**	10	\$7,000	
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	50%			2030	**	10	\$7,000	
		<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$1,900	
Exit, Service	50%			2030	**	1		
Exterior Lighting								
Fluorescent	20%			2033	**	10	\$300	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	80%			2033	**	10		
Alarm								
Security System								
No Component	50%							
Generic	50%			2033	**	1	\$2,900	
Fire/Smoke Detection								
Generic, Digital	100%			2033	**			
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2035	**	1		
Conversion Equipment								
Furnace	85%			2030	**	1	\$6,500	
		<i>Other Observation, Extent : Light, Area Affected : 85%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Roof Top Package Units</i>						
Hot Water Boiler	15%	0-2	\$5,100	2045	**	1	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Explanation : 1 Obsolete Unit</i>						
Distribution								
Hot Wtr Piping/Pump	15%			2033	**	4	\$200	
No Component	85%							
Terminal Devices								
Fan Coil Unit/Heat	15%			2030	**	1	\$700	
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		

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

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

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$177,000	
Electrical	\$251,300	
Total	\$428,300	
Importance Code A	\$177,000	
Importance Code B	\$251,300	
Total	\$428,300	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$61,100			
Interior Architecture	\$52,600	\$9,100		\$2,400
Electrical	\$300	\$300	\$100	\$100
Mechanical	\$4,300	\$2,700	\$3,500	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$122,300	\$16,100	\$7,600	\$8,800
Importance Code A	\$62,600	\$1,500	\$1,500	\$1,500
Importance Code B	\$43,200	\$14,600	\$6,100	\$6,900
Importance Code C	\$16,500			\$400
Total	\$122,300	\$16,100	\$7,600	\$8,800



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$127,300	LIFE	**	5	\$21,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$49,700	2042	**	5	\$3,000	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$7,300	LIFE	**	5	\$2,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$29,900	LIFE	**	5	\$2,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Single Ply Membrane	100%	Now	\$23,900	2031	**			
<i>Blisters, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$2,300	LIFE	**	5	\$10,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$1,100	2035	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$1,800	
Vinyl Tile	65%	Now	\$12,300	2031	**	3	\$5,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	Now	\$12,300	2036	**	3	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

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

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

Ground

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Water Main</i>						
Lighting								
Interior Lighting								
Fluorescent	70%			2034	**	10	\$9,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 & Compact</i>						
Fluorescent	30%	Now	\$251,300	2036	**			
		<i>T-12 Lamps, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Limited Areas</i>						
Egress Lighting								
Exit, LED	70%			2061	**	1		
No Component	30%							
Exterior Lighting								
HID	10%			2031	**	10		
No Component	90%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2031	**	1	\$1,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2034	**			
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	**	1		
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$15,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Steam Piping/Pump	100%			2046	**	4	\$1,100	
Terminal Devices								
Convactor/Radiator	100%			2039	**	1	\$4,900	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		

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

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

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Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

Asset Name : MORRISANIA DISTRICT HEALTH CTR.
Address : 1309 FULTON AVENUE @E. 169 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HEA0004.000 / 2645 **Yr Built/Renovated** : 1955 / 2008
Area Sq Ft : 51,434 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 02-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2925 **Lot** : 80 **BIN** : 2009620

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$65,800
Interior Architecture	\$124,200	\$178,100
Electrical	\$37,600	\$1,077,500
Mechanical	\$54,400	\$56,800
Total	\$216,200	\$1,378,100
Importance Code A		\$65,800
Importance Code B	\$216,200	\$1,198,200
Importance Code C		\$114,100
Total	\$216,200	\$1,378,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$51,700	\$14,800	\$9,400	
Interior Architecture	\$28,100	\$1,300	\$5,100	\$1,700
Electrical	\$4,000	\$8,900	\$4,700	\$3,700
Mechanical	\$6,500	\$9,000	\$12,300	\$9,000
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$100,300	\$43,900	\$41,300	\$24,200
Importance Code A	\$54,000	\$17,100	\$11,700	\$2,200
Importance Code B	\$46,300	\$26,800	\$29,600	\$22,000
Importance Code C				
Total	\$100,300	\$43,900	\$41,300	\$24,200



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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$61,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade Of Bulkhead</i>								
Masonry: Brick	5%	Now	\$24,200	LIFE	**	5	\$4,100	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Base Of Column By Main Driveway</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,100	
Masonry: Limestone	10%			LIFE	**	5	\$6,200	
Window Wall	5%			2033	**	5	\$15,400	
Windows								
Aluminum	88%			2039	**	5	\$18,700	
Aluminum	10%	0-2	\$17,400	2039	**	5	\$1,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Counseling Offices And Throughout First Floor</i>								
Metal Louvers	2%			2032	**	10	\$2,700	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$5,200	
Masonry: Limestone	10%			LIFE	**	5	\$800	
Metal Rail	10%			2028	**	5-10	\$11,800	
Roof								
Modified Bitumen	100%	0-2	\$10,100	2028	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North And South Ends</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North And South Ends Of Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$14,800	
Ceramic Tile	5%			2026	\$63,900	5	\$3,400	
Terrazzo	10%			LIFE	**	5	\$5,300	
Vinyl Tile	55%			2028	**	3	\$13,900	
Vinyl Tile	15%			2018	\$84,100	3	\$3,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	5%			2031	**	3	\$1,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2026	\$114,100	5	\$4,200	
Gypsum Board	10%			LIFE	**	5	\$5,100	
Gypsum Board	5%			LIFE	**	5	\$2,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								
Marble Panels	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$12,700	
Plaster	5%			LIFE	**	5	\$1,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%	0-2	\$40,000	2036	**	5	\$8,400	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 1st, 2nd And 3rd Floors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 1st, 2nd And 3rd Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Eip Lobby On 5th Floor</i>								
AcousTileSusp.Lay-In	5%			2040	**	5	\$3,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								
Plaster	65%	0-2	\$28,100	LIFE	**	5	\$27,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 522 And 523</i>								
Plaster	5%			LIFE	**	5	\$2,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2049	**	5	\$300	
Switchgear / Switchboard								
Air Circuit Breaker	90%			2049	**	5	\$200	
Molded Case Bkrs	10%			2049	**	5	\$100	
Raceway								
Conduit	80%			2023	\$40,100	1		
Conduit	20%			2049	**	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2022	\$6,600	5	\$100	
Molded Case Bkrs	20%			2045	**	5	\$300	
Molded Case Bkrs	70%			2022	\$46,000	5	\$900	
Wiring								
Braided Cloth	50%	2-4	\$37,600	2048	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2049	**	1		
Thermoplastic	30%			2023	\$22,600	1		
Motor Controllers								
Locally Mounted	50%			2021	\$54,800	5	\$200	
Locally Mounted	50%			2040	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	10%			2031	**	10	\$4,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	60%			2031	**	10	\$24,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	30%			2023	\$743,300	10	\$12,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2028	**	10	\$5,400	
Exit, LED	10%			2058	**	1		
Exit, Service	40%			2028	**	1		
Exterior Lighting								
HID	90%			2023	\$170,700	10	\$100	
Incandescent	10%			2023	\$16,100	2		
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$5,800	
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$31,700	

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2036	**	1	\$22,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Natural Gas Fired Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$2,200	
Terminal Devices								
Air Handler	40%			2028	**	1	\$11,200	
Convactor/Radiator	60%			2028	**	1	\$8,800	
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2021	\$56,800	2	\$300	
Reciprocating	30%			2028	**	1	\$6,300	
Compr/Chiller								
Window/Wall Unit	60%			2018	\$54,400	1		
Distribution								
Chilled Wtr Pipe/Pump	30%			2043	**	4	\$700	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2028	**	1	\$11,200	
No Component	60%							
Heat Rejection								
Remote Air Cond	40%			2028	**	2	\$12,600	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,200	
Exhaust Fans								
Interior	70%			2023	\$34,100	2	\$1,000	
Roof	30%			2028	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2022	\$10,300	2	\$700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Rigid Piping	100%			2023	\$10,800	4	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler Pit Only</i>								
<hr/>								
Backflow Preventer Generic	100%			2028	* *	1	\$3,200	
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-5</i>								
<i>Explanation : Two Units</i>								
<hr/>								

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 : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

Asset Name : OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL
Address : 421 E. 26TH STREET @ FIRST AVE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0029.000 / 14212 **Yr Built/Renovated** : 2007 /
Area Sq Ft : 378,169 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 24-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,8,10,MP
Block : 962 **Lot** : 100 **BIN** : 1087242

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,378,700	\$1,740,100
Interior Architecture	\$563,100	\$1,832,400
Electrical		\$294,800
Mechanical	\$143,100	\$143,100
Total	\$2,085,000	\$4,010,500
Importance Code A	\$1,378,700	\$1,740,100
Importance Code B	\$587,100	\$2,025,400
Importance Code C	\$119,200	\$245,000
Total	\$2,085,000	\$4,010,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$83,400			
Interior Architecture	\$103,000		\$135,100	\$14,200
Electrical	\$46,100	\$43,400	\$31,900	\$33,400
Mechanical	\$169,200	\$125,300	\$231,300	\$160,000
Elevators/Escalators	\$148,000	\$148,000	\$148,000	\$148,000
Total	\$549,800	\$316,700	\$546,400	\$355,600
Importance Code A	\$93,600	\$9,300	\$15,000	\$9,300
Importance Code B	\$400,100	\$307,300	\$531,400	\$346,300
Importance Code C	\$56,100			
Total	\$549,800	\$316,700	\$546,400	\$355,600



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Granite	5%			LIFE	**	5	\$43,400	
Metal/Glass Curt Wall	25%			LIFE	**	5	\$542,100	
Metal Panel	20%			2052	**	5-10	\$795,100	
Metal Sect. OHD	5%			2039	**	5	\$90,300	
Pre-Cast Concrete	45%			LIFE	**	5	\$1,691,300	
<hr/>								
Windows								
Metal Louvers	10%			2035	**	10		
No Component	90%							
<hr/>								
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5-10	\$34,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Rubber Membrane Ran All The Way Up This Portion Of Parapet</i>								
Metal/Glass Curt Wall	30%	4+	\$7,200	2052	**	5	\$12,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : 14th Fl Roof Deck @ Cooling Tower</i>								
Metal Panel	40%			2052	**	5	\$32,800	
<hr/>								
Roof								
IRMA/Protected Membrane	100%	Now	\$10,500	2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Under Cooling Tower</i>								
<i>Explanation : Drain Basket Missing On One Drain, Also Clogged With Drinking Cans</i>								
<hr/>								
Interior								
Floors								
Carpet	39%			2025	\$2,751,800	3	\$331,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$5,700	LIFE	**	5	\$61,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 14th Floor Mechanical Room</i>								
Ceramic Tile	5%			2039	**	5	\$28,300	
Raised Access Floor	1%			2039	**	5	\$21,200	
Terrazzo	30%			LIFE	**	5	\$265,300	
Vinyl Tile	20%	4+	\$18,800	2026	\$940,000	3	\$42,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$15,300	
Glass: Single Pane	15%			LIFE	**	5	\$85,800	
Gypsum Board	55%	Now	\$17,000	LIFE	**	5	\$125,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 905, 3rd Fl Office Facing North</i>								
Masonry: Limestone	15%			LIFE	**	10	\$22,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Actually Artificial 'corian' Material</i>								
Metal Panel	5%			LIFE	**	10	\$8,600	
Wood	5%			LIFE	**	5	\$152,500	
Ceilings								
AcousTileSusp.Lay-In	60%			2043	**	5	\$339,600	
Gypsum Board	20%	Now	\$22,400	LIFE	**	5	\$141,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Store Room S2-05 From Trench Drain Above</i>								
Metal Panel	20%			LIFE	**	5	\$283,000	

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2052	**	1		
Panelboards								
Fused Disc Sw	30%			2048	**	5	\$2,600	
Molded Case Bkrs	70%			2048	**	5	\$7,000	
Wiring								
Thermoplastic	100%			2052	**	1		
Motor Controllers								
Locally Mounted	70%			2043	**	5	\$1,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Mechanical Spaces.</i>					
			<i>Explanation : Variable Frequency Drive Controllers.</i>					
Motor Control Center	30%			2043	**	5	\$3,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 15, 14,9 Floors And Sub 2.</i>					
			<i>Explanation : Normal Motor Control Center And Emergency Motor Control Center @ 14a</i>					
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$11,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Water Main</i>					
Stand-by Power								
Transfer Switches								
Automatic	95%			2043	**	1	\$110,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Transfer Switch Room</i>					
			<i>Explanation : A. T. S. -1 1000 Amps.</i>					
			<i>ats -2 2000 Amps.</i>					
			<i>ats - 3 800 Amps.</i>					
			<i>ats - 4 260 Amps.</i>					
			<i>ats - 5 260 Amps.</i>					
Automatic	5%			2043	**	1	\$5,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 15 Floor (equipment Room)</i>					
			<i>Explanation : 2 Ats 15 A/b @ 260 Amps.</i>					
Generators								
Diesel	100%			2039	**	1	\$146,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 14 Th Floor Generator Room</i>					
			<i>Explanation : 2400 Kw</i>					
Batteries								
Lead/Acid	100%			2020		5	\$14,000	

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger	50%			2039	**	1	\$93,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Equipment Room</i>						
		<i>Explanation : Serves Reheat System And Perimeter Heat</i>						
Pres. Reducing Valve/LP Steam	50%			2039	**	5	\$11,200	
Distribution								
Hot Wtr Piping/Pump	50%			2048	**	4	\$9,300	
Steam Piping/Pump	50%			2052	**	4	\$9,300	
Terminal Devices								
Air Handler	50%			2034	**	1	\$116,900	
Convactor/Radiator	25%			2043	**	1	\$30,500	
Fan Coil Unit/Heat	25%			2034	**	1	\$30,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : V A V Boxes With Hot Water Reheat</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2039	**	1	\$368,300	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Chillers</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 15th Mechanical Equipment Room</i>						
		<i>Explanation : 3 Chillers</i>						
Int Pkg Unit - Heating/Cooling	10%			2030	**	2	\$2,300	
Distribution								
Chilled Wtr Pipe/Pump	90%			2052	**	4	\$16,800	
Ductwork/Diffusers	10%			LIFE	**	2	\$61,500	
Terminal Devices								
Air Handler/Cool/Ht	90%			2034	**	1	\$210,500	
No Component	10%							
Heat Rejection								
Evap Condenser	10%			2034	**	2	\$26,300	
Water Cool Tower	90%	Now	\$19,100	2030	**	2	\$274,000	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Basin Leak Evident</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$333,900	
Exhaust Fans								
Interior	100%			2034	**	2	\$11,600	
Plumbing								

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

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

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

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

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

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$38,800			
Interior Architecture	\$26,500		\$2,000	
Electrical	\$2,800	\$1,200	\$1,000	\$1,000
Mechanical	\$5,900	\$1,200	\$2,200	\$1,200
Total	\$74,100	\$2,400	\$5,200	\$2,200
Importance Code A	\$39,500	\$700	\$700	\$700
Importance Code B	\$24,400	\$1,700	\$4,500	\$1,500
Importance Code C	\$10,100			
Total	\$74,100	\$2,400	\$5,200	\$2,200



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$1,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade At Fascia Panel And Window Sill</i>								
Masonry: Brick	90%			LIFE	**	5	\$48,700	
Metal Panel	5%			2046	**	5-10	\$9,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Waest Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Roof</i>								
<i>Explanation : Fascia Panel</i>								
Windows								
Aluminum	100%	Now	\$3,500	2042	**	5	\$800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mezzanine Offices</i>								
Roof								
Modified Bitumen	100%	Now	\$10,100	2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Penetrations - Above Shipping Dock & Office Bathrooms</i>								
Interior								
Floors								
Carpet	15%			2025		3	\$4,600	
Ceramic Tile	85%	Now	\$16,400	2035	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$2,200	
Concrete Masonry Unit	90%	Now	\$6,900	LIFE	**	5	\$6,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Receiving Dock And Various Locations</i>								
Gypsum Board	5%			LIFE	**	5-10	\$1,500	
Ceilings								
AcousTileSusp.Lay-In	5%			2039	**	5	\$1,000	
Fiber Board	95%			2031	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fiberglass Reinforced Panels</i>								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY

Asset # : 13730

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, Service	40%			2034	**	1		
Exterior Lighting								
HID	30%			2034	**	10		
No Component	70%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2036	**	1	\$500	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2034	**			
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	**	1		
Conversion Equipment								
Furnace	100%			2031	**	1	\$6,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 - Gas Fired Packaged Air Conditioning Units, Gas Fired Space Heater Serving Warehouse Space</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling Split Unit	50%			2031	**	2	\$400	
Split Unit	20%			2036	**			
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
Window/Wall Unit	5%			2024	\$1,400	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,000	
Exhaust Fans								
Roof	100%			2031	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater								
Electric	100%			2025	\$2,100	4	\$100	

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

Asset # : 13730

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

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Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$3,984,600	\$421,800
Interior Architecture	\$4,279,300	\$1,407,700
Electrical	\$631,400	\$2,770,100
Mechanical	\$3,327,800	\$2,667,800
Total	\$12,223,000	\$7,267,400
Importance Code A	\$3,984,600	\$625,000
Importance Code B	\$7,938,100	\$6,468,500
Importance Code C	\$300,400	\$174,000
Total	\$12,223,000	\$7,267,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$3,200	\$10,000		\$79,200
Interior Architecture	\$31,400	\$28,200	\$12,600	\$31,400
Electrical	\$44,700	\$32,400	\$31,700	\$45,800
Mechanical	\$187,900	\$94,800	\$193,600	\$101,000
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
Total	\$350,100	\$248,300	\$320,700	\$340,300
Importance Code A	\$3,200	\$10,000		\$79,600
Importance Code B	\$346,900	\$238,300	\$320,700	\$260,700
Importance Code C				
Total	\$350,100	\$248,300	\$320,700	\$340,300



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$38,200	LIFE	**	5	\$164,700	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2028	**	5	\$25,100	
Terrazzo	5%			LIFE	**	5	\$19,600	
Vinyl Tile	20%			2025	\$833,700	3	\$37,700	
Vinyl Tile	5%			2030	**	3	\$9,400	
Vinyl Tile 9" X 9"	50%			2020	\$2,700,100	3	\$125,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$59,000	
Gypsum Board	5%			LIFE	**	5	\$17,700	
Metal Panel	5%			LIFE	**			
Plaster	65%	0-2	\$300,400	LIFE	**	5	\$115,000	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Windows Throughout</i>								
Ceilings								
AcousTileConcealSpLn	25%	0-2	\$99,100	2030	**	5	\$78,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2038	**	5	\$25,100	
Exposed Concrete	35%	Now	\$276,000	LIFE	**	5	\$27,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Metal Panel	15%	Now	\$736,700	LIFE	**	5	\$94,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Plaster	20%	Now	\$128,700	LIFE	**	5	\$62,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

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

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2035	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Steam From Con Edison</i>							
<hr/>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2021	\$203,200	5	\$19,900	
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 3 Old Steam To Hot Water Converters</i>							
<hr/>								
Distribution								
Hot Wtr Piping/Pump	60%	Now	\$19,700	2033	**	4	\$9,900	
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
Steam Piping/Pump	40%			2025	\$914,800	4	\$9,900	
<hr/>								
Terminal Devices								
Air Handler	80%			2020	\$1,412,800	1	\$165,900	
Convactor/Radiator	20%			2023	\$618,800	1	\$21,700	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	65%			2033	**	1		
Steam/HW System	35%			2035	**	1		
<hr/>								
Conversion Equipment								
Absorption	40%			2028	**	1	\$145,200	
Chiller/Steam/HW								
Centrifugal, Elec Chiller	40%			2028	**	1	\$145,200	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>							
	<i>Location : 14th Floor</i>							
Reciprocating Compr/Chiller	20%			2030	**	1	\$31,100	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2035	**	4	\$16,500	
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2020	\$1,391,200	1	\$207,400	
<hr/>								
Heat Rejection								
Air Condenser Unit	20%			2030	**	2	\$46,700	
Water Cool Tower	80%			2023	\$752,100	2	\$270,000	
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$141,300	LIFE	**	2-5	\$187,000	
	<i>Noxious Fumes, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement - Interior Exhausts Into Building</i>							

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	80%	Now	\$14,500	2020	\$289,600	2	\$6,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Different Areas Are Mixed Together Allowing Cross Contamination</i>							
Roof	20%	Now	\$2,600	2025	\$52,100	2	\$1,600	
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Redesign Of Some Exhaust Ducts Necessary To Prevent Backfeed And Cross Contamination</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$48,900	2035	**	1		
	<i>Corroded, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Basement</i>							
HW Heat Exchanger								
Low Temp	100%			2035	**	4	\$33,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 14th Floor</i>							
	<i>Explanation : 2 Units</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Compressed Air	100%			2025	\$27,800	4	\$2,500	
Fixtures								
Generic	100%							
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Pass C-13 Freight C-14</i>							
	<i>Explanation : 4 Pass, 2 Freight</i>							
Fire Suppression								
Standpipe								
Generic	100%			2035	**	1-5	\$175,400	
Sprinkler								
No Component	80%							
Generic	20%			2035	**	1-2	\$18,800	
Fire Pump								
Generic	100%			2028	**	1	\$62,600	

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

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

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

Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$80,000	\$63,800
Total	\$80,000	\$63,800
Importance Code A	\$80,000	\$63,800
Total	\$80,000	\$63,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$5,300			\$20,400
Interior Architecture	\$12,600		\$4,200	\$2,100
Electrical	\$5,900	\$5,200	\$11,100	\$6,000
Mechanical	\$13,100	\$23,500	\$21,500	\$21,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$40,700	\$32,600	\$40,800	\$53,900
Importance Code A	\$6,400	\$200	\$200	\$20,600
Importance Code B	\$34,100	\$32,400	\$40,600	\$33,300
Importance Code C	\$200			
Total	\$40,700	\$32,600	\$40,800	\$53,900



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$29,600	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout. New Building Completed In 2006</i>								
Metal Panel	27%			2050	**	5-10	\$110,000	
Metal Coiling Doors	3%			2041	**	5	\$5,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
Window Wall	15%			2050	**	5	\$33,300	
Windows								
Aluminum	95%			2046	**	5	\$11,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Windows</i>								
Metal Louvers	5%			2037	**	10	\$3,900	
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$2,700	
Metal Panel	25%			2050	**	5	\$7,400	
Metal Rail	15%			2041	**	5-10	\$20,700	
Metal Rail	20%			2041	**	5-10	\$27,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Second Floor Roof At South Facade</i>								
<i>Explanation : Metal Rail With Glass</i>								
Pre-Cast Concrete	5%	Now	\$1,300	LIFE	**	5	\$2,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Single Ply Membrane	100%			2032	**	10	\$63,800	
Interior								
Floors								
Carpet	15%			2025	\$105,600	3	\$12,700	
Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
Ceramic Tile	5%			2037	**	5	\$2,800	
Granite Panels	20%			LIFE	**	5	\$8,500	
Traffic Topping	25%			2032	**	5	\$17,600	
Vinyl Tile	30%			2032	**	3	\$8,500	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$400	
Concrete Masonry Unit	20%			LIFE	**	5	\$700	
Gypsum Board	50%			LIFE	**	5	\$2,700	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	40%			2041	**	5	\$22,600	
Exposed Struc: Steel	20%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$3,500	
Metal Panel	35%			LIFE	**	5	\$24,700	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	90%			2032	**	1	\$21,000	
Fan Coil Unit/Heat	10%			2032	**	1	\$1,200	
Air Conditioning								
Energy Source								
Steam/HW System	100%			2050	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	100%			2037	**	1	\$40,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units, Using Lithium Bromide Refrigerant</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2050	**	4	\$2,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$23,300	
Heat Rejection								
Water Cool Tower	100%			2028	**	2	\$38,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,000	
Exhaust Fans								
Roof	100%			2032	**	2	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
HW Heat Exchanger								
Low Temp	100%			2050	**	4	\$5,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2019	\$6,500	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$1,600	
Backflow Preventer								
Generic	100%			2032	**	1	\$2,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B : 2nd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	Generic	100%			2050	* *	1-2	\$10,600
Fire Pump	Generic	100%			2037	* *	1	\$7,000
Chemical System	No Component	80%						
	Generic	20%			2023	\$5,100	1-3	\$11,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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

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

Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,462,600	\$170,300
Interior Architecture	\$577,200	
Electrical	\$151,500	\$183,200
Mechanical	\$53,600	\$461,400
Total	\$2,245,000	\$814,900
Importance Code A	\$1,462,600	\$170,300
Importance Code B	\$643,800	\$644,600
Importance Code C	\$138,600	
Total	\$2,245,000	\$814,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$5,700			
Interior Architecture	\$41,700		\$2,400	\$5,000
Electrical	\$23,000	\$700	\$63,500	\$1,000
Mechanical	\$4,200	\$4,300	\$9,600	\$5,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$82,500	\$12,900	\$83,300	\$18,900
Importance Code A	\$8,800	\$3,100	\$3,100	\$3,200
Importance Code B	\$65,800	\$9,700	\$80,200	\$15,800
Importance Code C	\$7,900			
Total	\$82,500	\$12,900	\$83,300	\$18,900



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

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

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

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

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

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

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

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

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

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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	10%			2029	**	5	\$4,700	
Plaster	90%	0-2	\$108,500	LIFE	**	5	\$26,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor Rooms 415 And 418</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	\$71,600	2054	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<hr/>								
Raceway								
Conduit	85%			2034	**	1		
Conduit	5%			2050	**	1		
Conduit	10%			2044	**	1		
<hr/>								
Panelboards								
Fused Toggle Switch	85%	0-2	\$37,200	2049	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Molded Case Bkrs	15%			2032	**	5	\$100	
<hr/>								
Wiring								
Braided Cloth	85%	2-4	\$42,700	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Thermoplastic	5%			2050	**	1		
Thermoplastic	10%			2034	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	70%			2022		5	\$51,100	\$200
Locally Mounted	30%	0-2	\$21,900	2044	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mech Room</i>								
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	88%			2029	**	10	\$25,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-12 Lamps</i>							
Fluorescent	10%			2029	**	10	\$2,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-8 Lamps</i>							
Incandescent	2%			2019		2	\$34,500	
Egress Lighting								
Emergency, Battery	50%			2024		10	\$3,800	
Exit, Service	50%			2024		1	\$5,100	
Exterior Lighting								
HID	100%			2024		10	\$132,100	\$100
Alarm								
Fire/Smoke Detection No Component	65%							
Generic	35%			2032	**	1-3	\$8,000	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2044	**	1		
Conversion Equipment								
Steam Boiler	100%			2037	**	1	\$31,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Natural Gas Steam Boilers</i>							
Distribution								
Steam Piping/Pump	80%			2024		4	\$1,200	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Beyond Boiler Room, Steam And Condensate Return Piping Are At Or Approaching Their Useful Life Cycle Limit</i>							
Steam Piping/Pump	20%			2044	**	4	\$300	
Terminal Devices								
Convactor/Radiator	100%			2022		1	\$10,200	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout, The Radiators Are At Or Approaching Their Useful Life Cycle Limit</i>							
Air Conditioning								
Energy Source Electricity	100%			2032	**	1		

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	85%			2019	\$53,600	1		
No Component	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Communication Room</i>								
<i>Explanation : Installation Of Air Conditioning Unit In Communication Room Is Recommended</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$3,500	
No Component	80%							
Exhaust Fans								
Roof	20%			2019	\$4,900	2	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Rooftop Exhaust Fan Is At Or Approaching Its Useful Life Cycle Limit</i>								
No Component	80%							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		
Water Heater								
Gas Fired	100%			2022	\$7,100	2	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
No Component	80%							
Generic	20%			2029	**	1	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler Only</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) B-4 (1) B-3</i>								
<i>Explanation : 2 Units</i>								

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 : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$280,100	\$43,900
Interior Architecture	\$55,400	
Total	\$335,600	\$43,900
Importance Code A	\$280,100	\$43,900
Importance Code C	\$55,400	
Total	\$335,600	\$43,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$12,900			
Interior Architecture	\$81,700			
Electrical	\$3,100	\$2,600	\$2,600	\$2,600
Mechanical	\$15,800	\$6,800	\$8,600	\$7,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$121,400	\$17,300	\$19,100	\$17,800
Importance Code A	\$14,300	\$1,500	\$1,500	\$1,500
Importance Code B	\$100,000	\$15,800	\$17,700	\$16,400
Importance Code C	\$7,000			
Total	\$121,400	\$17,300	\$19,100	\$17,800



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$21,700	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	95%			LIFE	**	5	\$87,900	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Windows								
Aluminum	100%			2051	**	5	\$12,700	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$41,900	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Pre-Cast Concrete	5%			LIFE	**	5	\$4,100	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Roof								
Modified Bitumen	100%	Now	\$200,400	2036	**			
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,800	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Sheet Vinyl/Rubber	5%			2036	**	5	\$3,400	
Terrazzo	25%			LIFE	**	5	\$17,400	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Wood	65%			2066	**	5	\$54,400	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$7,000	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Ceramic Tile	5%			2041	**	5	\$2,800	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Gypsum Board	90%			LIFE	**	5-10	\$85,700	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2046	**	5	\$2,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	65%			LIFE	**	5-10	\$36,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Gypsum Board	30%			LIFE	**	5-10	\$46,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1600 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2056	**	5	\$900	
<hr/>								
Raceway								
Conduit	100%			2056	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2051	**	5	\$900	
<hr/>								
Wiring								
Thermoplastic	100%			2056	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2046	**	5	\$200	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Water Main</i>								
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$10,500	
<hr/>								
Generators								
Diesel	100%			2041	**	1	\$13,200	
<hr/>								
Batteries								
Not Accessible	100%							

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

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

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

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

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

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2036	**	1	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 11 Units</i>						
Convector/Radiator	50%			2046	**	1	\$4,800	
Fan Coil Unit/Heat	30%			2036	**	1	\$2,900	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2036	**	2	\$1,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	**	1	\$18,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,300	
Exhaust Fans								
Roof	100%			2036	**	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	**	1		
Water Heater								
Gas Fired	100%			2026	\$6,800	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : 2 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2056	**	1-5	\$15,600	
Sprinkler								
Generic	100%			2056	**	1-2	\$8,400	
Chemical System								
Not Accessible	100%							

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

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

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

Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

Asset Name : TREMONT DISTRICT HEALTH CTR.
Address : 1826 ARTHUR AVENUE @E. 175 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HEA0005.000 / 1977 **Yr Built/Renovated** : 1940 / 2006
Area Sq Ft : 41,894 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 02-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,PH
Block : 2945 **Lot** : 18 **BIN** : 2009891

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$68,100	\$238,100
Interior Architecture		\$390,000
Total	\$68,100	\$628,000
Importance Code A	\$68,100	\$238,100
Importance Code B		\$297,000
Importance Code C		\$93,000
Total	\$68,100	\$628,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				
Interior Architecture	\$38,500			\$4,500
Electrical	\$2,800	\$2,800	\$3,800	\$3,600
Mechanical	\$5,000	\$7,500	\$9,900	\$5,100
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$58,100	\$22,100	\$25,500	\$25,000
Importance Code A	\$1,800	\$1,800	\$1,900	\$1,800
Importance Code B	\$56,300	\$20,300	\$23,600	\$23,100
Importance Code C				
Total	\$58,100	\$22,100	\$25,500	\$25,000



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$15,700	
Masonry: Brick	80%			LIFE	**	5	\$50,400	
Masonry: Limestone	15%			LIFE	**	5	\$7,100	
Windows								
Aluminum	100%	0-2	\$68,100	2039	**	5	\$8,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd And 3rd Floor</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$4,900	
Masonry: Brick	90%			LIFE	**	5	\$5,700	
Roof								
Modified Bitumen	95%			2023	\$187,700	10	\$33,000	
Skylight, Metal/Glass	5%			2033	**	10	\$5,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,000	
Ceramic Tile	5%			2032	**	5	\$2,800	
Granite Panels	15%			LIFE	**	5	\$6,200	
Terrazzo	10%			LIFE	**	5	\$4,300	
Vinyl Tile	65%			2023	\$297,000	3	\$17,900	
Interior Walls								
Ceramic Tile	5%			2026	\$93,000	5	\$3,500	
Gypsum Board	80%			LIFE	**	5	\$33,100	
Granite Panels	5%			LIFE	**			
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	75%	0-2	\$32,600	2036	**	5	\$20,600	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**	5	\$400	
Gypsum Board	10%			LIFE	**	5	\$6,900	
Plaster	10%			LIFE	**	5	\$3,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room In Basement</i>								
<i>Explanation : One 1600 Amps Main Disconnect Switch</i>								

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2040	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 75 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$200	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$100	
Molded Case Bkrs	90%			2045	**	5	\$1,000	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	10%			2031	**	10	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	90%			2031	**	10	\$30,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	40%			2031	**	1		
Emergency, Battery	10%			2031	**	10	\$900	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	100%			2031	**	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$4,700	
Fire/Smoke Detection								
Generic	100%			2031	**	1-3	\$25,800	

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
TREMONT DISTRICT HEALTH CTR.
Asset # : 1977

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Natural Gas	100%			2043	**	1	
Conversion Equipment							
Hot Water Boiler	100%			2036	**	1	\$18,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement Boiler Room</i>							
<i>Explanation : 6 Natural Gas Fired Sectional Hot Water Boilers</i>							
Distribution							
Hot Wtr Piping/Pump	100%			2039	**	4	\$1,800
Terminal Devices							
Convactor/Radiator	50%			2028	**	1	\$5,900
Fan Coil Unit/Heat	50%			2028	**	1	\$5,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Throughout Air Distribution System</i>							
<i>Explanation : Vav Boxes With Reheat Coils In The Ductwork</i>							
Air Conditioning							
Energy Source							
Electricity	100%			2039	**	1	
Conversion Equipment							
Ext Pkg Unit - Cooling	100%			2028	**	2	\$2,300
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,500
Exhaust Fans							
Interior	90%			2028	**	2	\$1,000
Roof	10%			2028	**	2	\$100
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2043	**	1	
Water Heater							
Gas Fired	100%			2022		2	\$500
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Rigid Piping	100%			2023		4	\$1,600
Backflow Preventer							
Generic	100%			2028	**	1	\$2,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : 1st Floor</i>							
<i>Explanation : Rpz</i>							
Fixtures							
Generic	100%						
Vertical Transport							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	75%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement To The 5th Floor</i>							
		<i>Explanation : 2 Units</i>							
	Hydraulic	25%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement To The 1st Floor</i>							
		<i>Explanation : 1 Unit</i>							
Fire Suppression									
Standpipe									
	No Component	50%							
	Generic	50%			2043	* *	1-5	\$9,300	
Sprinkler									
	Generic	100%			2043	* *	1-2	\$10,300	

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

Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

Asset Name : WASHINGTON HEIGHTS DIST. HEALTH CENTER
Address : 600 WEST 168TH STREET @BROADWAY
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0003.000 / 1999 **Yr Built/Renovated** : 1939 / 2002
Area Sq Ft : 42,000 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 03-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7
Block : 2138 **Lot** : 24 **BIN** : 1063379

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$396,900	\$235,600
Interior Architecture		\$252,000
Electrical	\$796,200	\$1,485,400
Mechanical	\$44,400	\$110,000
Total	\$1,237,500	\$2,083,000
Importance Code A	\$396,900	\$235,600
Importance Code B	\$840,600	\$1,847,400
Total	\$1,237,500	\$2,083,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$20,800	\$20,300		
Interior Architecture	\$33,000		\$71,500	\$3,800
Electrical	\$20,600	\$34,200	\$3,600	\$2,800
Mechanical	\$26,700	\$3,200	\$10,000	\$3,200
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$114,900	\$71,500	\$98,900	\$23,700
Importance Code A	\$21,900	\$20,400		
Importance Code B	\$93,000	\$51,100	\$98,900	\$23,700
Importance Code C				
Total	\$114,900	\$71,500	\$98,900	\$23,700



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

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

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

Asset # : 1999

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$170,100	LIFE	**	5	\$57,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Around Windows, Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i> <i>Location : Bulkhead, Throughout</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Bulkhead, Throughout</i>							
Masonry: Limestone	5%	Now	\$38,500	LIFE	**	5	\$2,700	
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : Window Sills</i>							
Metal Panel	15%			2033	**	5-10	\$74,400	
Windows								
Aluminum	95%	Now	\$141,800	2039	**	5	\$8,700	
	<i>Air Infiltration, Extent : Severe, Area Affected : 70%</i> <i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout</i>							
Steel	5%	Now	\$46,500	2048	**	5	\$5,700	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i> <i>Location : Penthouse</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> <i>Location : Penthouse</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i> <i>Location : Penthouse</i>							
Parapets								
Masonry: Brick	80%	Now	\$18,000	LIFE	**	5	\$3,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i>							
Masonry: Limestone	10%			LIFE	**	5	\$500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i>							
Pre-Cast Concrete	10%	Now	\$2,800	LIFE	**	5	\$2,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Coping</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i> <i>Location : Coping</i>							
Roof								
Modified Bitumen	100%			2023		10	\$21,800	
Interior								

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

Asset # : 1999

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2019	\$68,800	3	\$8,300	
Cast in Place Concrete	5%			LIFE	**	5	\$6,000	
Ceramic Tile	5%			2032	**	5	\$2,800	
Quarry Tile	10%			2036	**	5	\$8,300	
Terrazzo	5%	0-2	\$6,300	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
Vinyl Tile	10%	Now	\$4,600	2023	\$45,800	3	\$2,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stock Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stock Room</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Vinyl Tile	45%			2023	\$206,100	3	\$12,400	
Wood	10%			2051	**	5	\$10,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th, 5th, 6th And 7th Floor</i>								
<i>Explanation : Laminated Wood</i>								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$4,100	
Glass: Single Pane	5%			LIFE	**	5	\$2,600	
Gypsum Board	45%			LIFE	**	5	\$18,700	
Marble Panels	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$4,100	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2036	**	5	\$17,200	
AcousTileSusp.Lay-In	40%			2036	**	5	\$22,100	
Gypsum Board	10%			LIFE	**	5	\$6,900	
Plaster	25%	4+	\$17,700	LIFE	**	5	\$8,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stock Room</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								

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Estimates are rounded to the nearest hundred dollars.

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

Asset # : 1999

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	**	5	\$200	
Raceway								
Conduit	30%			2033	**	1		
Conduit	65%			2023	\$32,600	1		
Conduit	5%			2053	**	1		
Panelboards								
Fused Toggle Switch	40%	2-4	\$17,500	2048	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1,2,3,4 Stairway</i>								
Molded Case Bkrs	55%			2022	\$24,100	5	\$600	
Molded Case Bkrs	5%			2048	**	5	\$100	
Wiring								
Braided Cloth	55%	2-4	\$41,400	2048	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2023	\$30,100	1		
Thermoplastic	5%			2053	**	1		
Motor Controllers								
Locally Mounted	60%			2028	**	5	\$200	
Locally Mounted	40%			2021	\$36,500	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	30%			2018	\$607,000	10	\$10,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1, 2, 3 And 4 Floors</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2023	\$1,011,600	10	\$16,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5, 6 And 7 Floors</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2023	\$404,600	10	\$6,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5, 6 And 7 Floors</i>								
<i>Explanation : T-5 Lamps</i>								
Egress Lighting								
Emergency, Battery	20%			2023	\$9,700	10	\$1,800	
Emergency, Battery	30%			2018	\$14,600	10	\$2,700	
Exit, LED	10%			2038	**	1		
Exit, Service	30%			2018	\$3,600	1		
Exit, Service	10%			2023	\$1,200	1		
Exterior Lighting								
HID	70%			2018	\$108,400	10	\$100	
Incandescent	30%			2018	\$39,400	2		

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

Asset # : 1999

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

Alarm

Security System								
No Component	70%							
Generic	30%			2028	**	1	\$4,700	
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$25,900	

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

Heating

Energy Source								
Campus Steam	100%			2033	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Columbia University - Adjacent Building</i>								
<i>Explanation : From Outside Source</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$2,200	
Distribution								
Steam Piping/Pump	5%	Now	\$12,600	2053	**	4	\$100	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement, Condensate Pumping System Inoperable, Condensate Is Presently Being Quenched And Disposed Of</i>								
Steam Piping/Pump	95%			2033	**	4	\$2,600	
Terminal Devices								
Air Handler	40%			2028	**	1	\$9,100	
Convactor/Radiator	60%			2028	**	1	\$7,100	

Air Conditioning

Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2023		1	\$6,800	
Window/Wall Unit	60%	Now	\$4,400	2018		1	\$44,400	
<i>Loose, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st & 2nd Floors</i>								
Distribution								
Chilled Wtr Pipe/Pump	40%			2033	**	4	\$1,100	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2023		1	\$9,100	
No Component	60%							
Heat Rejection								
Air Condenser Unit	40%			2023		2	\$10,300	
No Component	60%							

Ventilation

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

Asset # : 1999

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,600
Exhaust Fans							
Interior	50%			2023	\$19,900	2	\$600
Roof	50%			2023	\$14,300	2	\$600
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2033	* *	1	
HW Heat Exchanger							
Low Temp	100%			2033	* *	4	\$5,500
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)							
Rigid Piping	100%			2023	\$10,800	4	\$1,600
Sewage Ejector(s)							
Electric	100%			2023	\$10,800	4	\$1,600
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : B-7</i>							
<i>Explanation : Two Units, Maintained By Columbia University</i>							

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

Asset Name : WESTCHESTER DISTRICT HEALTH CTR
Address : 2527 GLEBE AVENUE @OVERING STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HEA0006.000 / 1978 **Yr Built/Renovated** : 1955 / 2011
Area Sq Ft : 35,461 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 05-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3986 **Lot** : 34 **BIN** : 2041911

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$299,500	\$100,600
Interior Architecture		\$171,400
Electrical	\$162,700	\$389,300
Mechanical	\$108,500	\$80,000
Total	\$570,700	\$741,300
Importance Code A	\$299,500	\$100,600
Importance Code B	\$271,300	\$563,600
Importance Code C		\$77,100
Total	\$570,700	\$741,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$21,300			
Interior Architecture	\$40,800	\$8,600	\$3,000	\$7,300
Electrical	\$33,600	\$13,800	\$2,900	\$3,100
Mechanical	\$21,400	\$5,200	\$7,200	\$5,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$121,100	\$31,500	\$17,000	\$19,500
Importance Code A	\$23,000	\$1,800	\$1,800	\$1,800
Importance Code B	\$98,000	\$29,800	\$15,200	\$17,800
Importance Code C				
Total	\$121,100	\$31,500	\$17,000	\$19,500



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$188,700	LIFE	**	5	\$32,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$64,600	2031	**	5	\$7,900	
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,500	
Masonry: Brick	90%	Now	\$46,100	LIFE	**	5	\$4,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Roll Roofing	5%	Now	\$1,500	2022	\$5,000	5	\$1,000	
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof Over Storage Shed</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 3rd Floor Stairwell Y</i>								
Roll Roofing	95%			2022	\$95,500	5	\$39,500	
Interior								
Floors								
Carpet	15%			2024	\$99,200	3	\$11,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : 1st, 2nd, And 3rd Floor</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$5,800	
Ceramic Tile	5%			2026	\$50,200	5	\$2,700	
Quarry Tile	5%			2028	**	5	\$4,000	
Terrazzo	15%	0-2	\$18,100	LIFE	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
Vinyl Tile	45%			2031	**	3	\$9,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : 1st, 2nd And 3rd Floors</i>								
Vinyl Tile	10%			2023	\$44,100	3	\$2,700	
Interior Walls								
Ceramic Tile	5%			2026	\$77,100	5	\$2,900	
Concrete Masonry Unit	15%			LIFE	**	5	\$3,400	
Plaster	45%			LIFE	**	5	\$7,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : 1st, 2nd, And 3rd Floors</i>								
SGFT/Glazed Masonry	35%			LIFE	**			

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	10%			2028	**	5	\$5,300	
AcousTileSusp.Lay-In	25%			2040	**	5	\$13,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : 1st, 2nd And 3rd Floors</i>								
Plaster	65%	Now	\$22,100	LIFE	**	5	\$21,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stairwell Y</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairwell Y</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	**	5	\$900	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Electrical Room</i>								
<hr/>								
Raceway								
Conduit	90%			2023	\$31,000	1		
Conduit	10%			2049	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2022	\$4,400	5	\$100	
Molded Case Bkrs	70%			2022	\$30,700	5	\$700	
Molded Case Bkrs	20%			2045	**	5	\$200	
<hr/>								
Wiring								
Braided Cloth	60%	2-4	\$30,200	2048	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2043	**	1		
Thermoplastic	10%			2049	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2036	**	5	\$200	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
<hr/>								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	65%			2031	**	10	\$21,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	5%			2018	\$97,300	10	\$1,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	30%			2028	**	10	\$9,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Egress Lighting								
Emergency, Service	50%			2028	**	1		
Exit, Service	50%			2028	**	1		
Exterior Lighting								
HID	50%			2018	\$65,400	10	\$100	
HID	50%			2033	**	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$4,000	
Fire/Smoke Detection								
Generic	100%			2023	\$358,700	1-3	\$22,500	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2033	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2036	**	1	\$17,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$1,700	
Terminal Devices								
Air Handler	20%			2018	\$37,300	1	\$4,400	
Convactor/Radiator	80%			2028	**	1	\$9,200	
Air Conditioning								
Energy Source Electricity	100%			2039	**	1		

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	100%			2018	\$71,200	1		
Terminal Devices								
Fan Coil - Cooling	30%			2023	\$80,000	1	\$3,400	
No Component	70%							
Heat Rejection								
Air Condenser Unit	30%			2028	* *	2	\$7,400	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$6,000	LIFE	* *	2-5	\$19,800	
			<i>Needs Cleaning, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Exhaust Fans								
Interior	100%			2028	* *	2	\$1,100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$2,100	2028	* *	1		
			<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Booster Pump</i>					
Water Heater								
Gas Fired	100%			2021	\$8,100	2	\$500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : One Tank Of 70 Gallon Capacity</i>					
Sanitary Piping								
Cast Iron	100%	Now	\$1,500	LIFE	* *	1		
			<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
Storm Drain Piping								
Cast Iron	100%	Now	\$1,000	LIFE	* *	1		
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Backyard Leaders</i>					
Sump Pump(s)								
Submersible	100%			2017	\$6,500	4	\$2,500	
Fixtures								
Generic	100%							
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B-3</i>					
			<i>Explanation : 1 Unit</i>					

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Print Date : 23-Oct-2015

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$82,800	
Interior Architecture	\$210,600	
Electrical	\$1,016,400	\$638,000
Mechanical		\$55,600
Total	\$1,309,800	\$693,700
Importance Code A	\$82,800	
Importance Code B	\$1,227,000	\$693,700
Total	\$1,309,800	\$693,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$6,500		\$26,800	
Interior Architecture	\$70,800			\$3,100
Electrical	\$700	\$1,100	\$42,100	\$600
Mechanical	\$6,400	\$10,200	\$4,700	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$88,300	\$15,200	\$77,500	\$11,100
Importance Code A	\$8,200	\$1,800	\$28,600	\$1,800
Importance Code B	\$34,100	\$13,400	\$48,900	\$9,300
Importance Code C	\$45,900			
Total	\$88,300	\$15,200	\$77,500	\$11,100



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

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2024	\$50,300	1		
Motor Controllers								
Locally Mounted	100%			2022	\$54,800	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2019	\$916,200	10	\$15,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	30%			2024	\$392,700	10	\$6,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2019	\$5,700	1		
Exit, Service	50%			2019	\$3,900	1		
Exterior Lighting								
HID	100%			2019	\$100,200	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2019	\$16,100	1	\$2,000	
Fire/Smoke Detection								
No Component	75%							
Generic	25%			2024	\$68,700	1-3	\$4,200	

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

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

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

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

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

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

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

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

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816

Project: HEALTH AND MENTAL HYGIENE

CAPITAL		FY 2017 - 2020		FY 2021 - 2026	
Miscellaneous Buildings		152,000		129,000	
EXPENSE		FY 2017	FY 2018	FY 2019	FY 2020
Miscellaneous Buildings		16,100	6,500	7,500	7,600

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
13731	PEST CONTROL	2,185	86,300	11,600
13733	STATEN ISLAND ANIMAL SHELTER	4,927	194,700	26,100

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.

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