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

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



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

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

Asset #: 132

rchitecture		Current Repair		Future Replacement		Maintenance		
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Copper/Terne	3%			2059	* *	10	\$2,700	
Masonry: Brick	67%			LIFE	* *	5	\$25,900	
Pre-Cast Concrete	25%			LIFE	* *	5	\$31,400	
Stucco Cement	5%			2037	* *	5	\$4,800	
Windows								
Aluminum	95%			2046	* *	5	\$10,000	
Steel	5%			2032	* *	5	\$6,600	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	\$4,600	
Metal Security Bars	10%			2059	* *			
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,700	
Roof								
Modified Bitumen	95%			2032	* *	10	\$27,900	
Skylight, Metal/Glass	5%			2034	* *	10	\$4,900	
erior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,100	
Ceramic Tile	5%			2027	* *	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	
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 25%		•	
	Location	: Third Flo	oor					

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$4,700	5	\$100	
	Other Observation, Extent: Moderate	, Area Affect	ted : 100%			
	Location: Electrical Room					
	Explanation : Main Service Switch F	Rated @ 600	Amperes			

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

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

Asset #: 132

Electrical	Current Repair	Future Replacement	M	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Switchgear / Switchboard Fused Knife Sw	100% 2-4 \$71,60 Obsolete Equipment, Extent : Moder Location : Basement Boiler Room Other Observation, Extent : Modera Location : Electrical Room	rate, Area Affected : 100% ste, Area Affected : 100%	5	\$100	
Raceway	Explanation : Obsolete Equipment				
Conduit Conduit	90% 10%	2024 \$31,000 2034 **	1 1		
Panelboards					
Fused Toggle Switch	40% 2-4 \$11,70 On Extended Life, Extent : Moderate Location : Basement		5	\$100	
Molded Case Bkrs	40%	2023 \$11,700	5	\$300	
Molded Case Bkrs	20%	2032 **	5	\$200	
Wiring Braided Cloth	70% 2-4 \$35,20 Insulation Aged, Extent : Moderate, Location : Throughout The Buildin	Area Affected : 100%	1		
Thermoplastic	30%	2034 **	1		
Motor Controllers	30%	2034	1		
Locally Mounted	50%	2029 **	5	\$100	
Locally Mounted	50%	2022 \$27,400	5	\$100	
Ground	3070	2022		Ψ100	
Grounding Devices Generic	100%	LIFE **	5	\$400	
Lighting					
Interior Lighting Fluorescent	60% Other Observation, Extent: Modera Location: Throughout The Buildin Explanation: T-12 Lamps		10	\$13,700	
Fluorescent	2%	2024 \$27,300	10	\$500	
riuolescent	Other Observation, Extent : Modera Location : Stair Cases Explanation : Compact Fluorescer	te, Area Affected : 100%	10	\$300	
Fluorescent	38% Other Observation, Extent: Modera Location: Throughout The Buildin Explanation: T8 Lamps		10	\$8,700	
Egress Lighting	·				
Emergency, Battery	50%	2024 \$16,400	10	\$3,000	
Exit, Service	50%	2024 \$4,100		•	
Exterior Lighting HID	100%	2024 \$104,600	10	\$100	

Alarm

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

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

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

Asset #: 132

Electrical	Current Repair	Future Re	placement	Ma	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Marm						
Security System						
Generic	100%	2024	\$83,800	1	\$10,600	
	Other Observation, Extent: Model	rate, Area Affected .	: 100%			
	Location : Throughout The Build	ling				
	Explanation: Intrusion Alarm O	nly, Motion Sensors	And Panic D	oors		
Fire/Smoke Detection						
Generic	100%	2029	* *	1-3	\$18,000	
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location : Throughout The Build	ling				
	Explanation : Strobe Lights, Mar	nual Pull Station, A	larm Bells An	d Smoke	Detectors	

Mechanical		Current l	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%			2029	* *	1	\$24,700	
	Other Obse	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Boiler R	oom					
	Explanat	ion: 2 Un	its					
Distribution								
Steam Piping/Pump	100%	Now	\$3,400	2034	* *	4	\$1,200	
	Corroded,	Extent : M	loderate, Area Affe	cted : 5%	ó			
	Location	: Vacuum	Condensate Pumps	S				
Terminal Devices								
Air Handler	10%			2024	\$13,100	1	\$1,500	
Convector/Radiator	90%			2029	* *	1	\$7,200	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	30%			2022	\$15,000	1		
No Component	70%							
Terminal Devices								
Direct Expansion	10%			2024	\$2,300	1		
No Component	90%							
Heat Rejection								
Air Condenser Unit	10%			2024	\$1,500	2	\$1,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,900	
Exhaust Fans								
Interior	100%			2019	\$26,900	2	\$800	

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

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

Asset #: 132

Mechanical	Cur	rent Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail 1 Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2029	* *	1		
Water Heater							
Gas Fired	100%		2022	\$5,700	2	\$400	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100% No	' '	LIFE	* *	1		
	Blockage /Clogg Location : Bas	ged, Extent : Moderate, ement	Area Affe	ected : 100%			
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	* *			
	Other Observati Location : B-3	on, Extent : Light, Area	a Affected	: 100%			
	Explanation:	l Unit					
Fire Suppression Sprinkler							
No Component	95%						
Generic	5%		2044	* *	1-2	\$300	
Chemical System							
No Component	80%						
Generic	20%		2019	\$5,100	1-3	\$10,100	
	Other Observati Location : Thr	on, Extent : Light, Ared oughout	a Affected	: 100%			
	Explanation:	Fire Extinguishers					

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

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

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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

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



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

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

Asset #: 1980

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System	% of I	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)		FY		(Yrs)		
Exterior Exterior Walls								
Cast in Place Concrete	3%	0-2	\$4,200	LIFE	* *	5	\$7,700	
Cust in Trace Concrete			Extent : Light, Are		ed : 2%	3	Ψ1,700	
	Location :	_	_	2011-199	20.270			
Masonry: Brick	85%			LIFE	* *	5	\$43,700	
Masonry: Limestone	10%			LIFE	* *	5	\$3,900	
Granite Panels	2%			LIFE	* *	5	\$800	
Windows							7000	
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	
Cast in Frace Concrete Ceramic Tile	5%	2-4	\$2,300	2032	* *	5	\$1,200	
Ceranne The			: Light, Area Affec			3	\$1,200	
	Location :							
Terrazzo	15%			LIFE	* *	5	\$5,800	
Vinyl Tile	75%			2028	* *	3	\$14,000	
Interior Walls	7670						Ψ1.,000	
Ceramic Tile	5%	2-4	\$4,200	2032	* *	5	\$1,600	
		ed, Extent	: Moderate, Area		: 5%		. ,	
	Location .	Bathroon	ns					
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	
	Cracking/C	rumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location:	Stairwell	Y					
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	
	Misaligned Location :		Extent : Light, Ared	a Affecte	d : 5%			
Gypsum Board	20%			LIFE	* *	5	\$12,400	
Metal Panel	10%			LIFE	* *	5	\$6,200	
Plaster	30%			LIFE	* *	5	\$9,300	

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

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

Asset #: 1980

Electrical	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2043	* *	5	\$200		
	Other Observation, Ex		Area Affe	cted : 100%				
	Location : Electrical							
	Explanation : One 16	600 Amps Main D	isconnec	t Switch				
Switchgear / Switchboard	0.00		-0.1-		_	***		
Fused Disc Sw	90%		2043	**	5	\$100		
Molded Case Bkrs	10%		2023	\$7,200	5	\$100		
Raceway	000/		2022	#21 000				
Conduit	90%		2023	\$31,000	1			
Conduit	10%		2043	* *	1			
Panelboards	100/		2022	4.400	~	44.00		
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	600/ 0.4	Ф20. 2 00	20.40	* *	1			
Braided Cloth	60% 2-4	\$30,200	2048		1			
	Insulation Aged, Exten Location : Throughou		а Ађесте	a: 100%				
Thermoplastic	30%		2043	* *	1			
Thermoplastic	10%		2049	* *	1			
Motor Controllers								
Locally Mounted	100%		2021	\$73,100	5	\$300		
round								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$600		
and-by Power								
Transfer Switches								
Automatic	100%		2040	* *	1	\$11,600		
Generators								
Diesel	100%		2036	* *	1	\$14,600		
	Other Observation, Ex		Area Affe	cted : 100%				
	Location : Generator							
	Explanation : One 80	00 Kw						
Batteries								
Lead/Acid	100%		2018	\$1,500	5	\$1,400		
Fuel Storage				_				
Main Tank	100%		2058	* *	5	\$1,000		
	Other Observation, Ex	*	Area Affe	cted : 100%				
	Location : Generator							
	Explanation : One 40	0 Gals						

Lighting

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

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

Asset #: 1980

Electrical	Current Repai	r Futur	e Replacement	M				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	80%	2028	* *	10	\$24,300			
	Other Observation, Extent	: Moderate, Area Affe	ected : 100%					
	Location: Throughout To	he Building						
	Explanation: T-8 Lamps							
Fluorescent	10%	2028	* *	10	\$3,000			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout							
	Explanation: T-5 Lamps							
Fluorescent	10%	2018	\$181,900	10	\$3,000			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout							
	Explanation: T-12 Lamp	os						
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	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted 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	
	Other Observation, Extent: L	ight, Area Affected	: 100%			
	Location: Boiler Room					
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$1,600	
Terminal Devices						
Air Handler	25%	2023	\$43,600	1	\$5,100	
Convector/Radiator	75%	2036	* *	1	\$8,000	
Air Conditioning						
Energy Source						
Electricity	100%	2039	* *	1		

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

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

Asset #: 1980

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Conversion Equipment Ext Pkg Unit - Cooling	-	oning, Exte	\$700 nt : Moderate, Ared Iontrol System	2028 a Affecte	* * d : 10%	2	\$400		
	-	rigerant, Ex n : Chillers,	tent : Light, Area A Roof	ffected :	100%				
Window/Wall Unit	75%	1		2018	\$49,900	1			
Terminal Devices Air Handler/Cool/Ht No Component	25% 75%			2028	* *	1	\$5,100		
Heat Rejection Air Condenser Unit No Component	25% 75%			2023	\$16,200	2	\$5,800		
Ventilation									
Distribution Ductwork/Diffusers	100%	ı		LIFE	* *	2-5	\$18,500		
Exhaust Fans Roof	100% Noisy/Vib Location	rating, Exte	\$1,300 ent : Moderate, Are	2023 a Affecte	\$25,700 ed:10%	2	\$800		
Plumbing	Босино	i. Rooj							
H/C Water Piping									
Galv Iron/Steel	100%			2036	* *	1			
Water Heater Gas Fired	100%			2018	\$7,500	2	\$500		
	Location	n : Mechan	m, Extent : Light, Area Affected : 100% hanical Room One Tank Of 70 Gallon Capacity						
Sanitary Piping	Explana	ition : One	Tank Of 70 Gallon	Capacity	,				
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	10070			- Lii L					
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s) Rigid Piping	100%			2023	\$10,800	4	\$1,600		
Backflow Preventer Generic	1,000/			2029	* *	1	¢2 200		
Fixtures	100%			2028		1	\$2,300		
Generic	100%								
Vertical Transport Elevators	100/0								
Geared Traction	Location	servation, E	Extent : Light, Area	LIFE Affected	**: 100%				

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

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

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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



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

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

Asset #: 13734

Architecture	Current Repair		Future Replacement		M			
ystem Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior								
Exterior Walls Cast in Place Concrete		2-4 Crumbling, E : Throughou	\$5,100 extent : Light, Are	LIFE ea Affecte	* * ed : 10%	5	\$4,600	
Metal Coiling Doors	8% Air Infiltra Location Broken/Mis Location Corrosion/	Now tion, Extent: : All Doors ssing Element: : Throughou (Rusting, Exte	\$16,400 Severe, Area Ajats, Extent: Mod t ent: Moderate, A	ea Affected : 10%	5	\$2,300		
		: Rear Door		2021	ats ats		\$10.400	
Stucco Cement	Location Cracking/C	: Various Lo	cations xtent : Moderate		* * ea Affected : 15% ffected : 20%	5	\$19,400	
	Location Other Obse Location	: Rear Facad ervation, Ext : Throughou	ent : Light, Area					
Window Wall	-	0-2 tion, Extent : : Main Entra	\$2,600 Moderate, Area	2036 a Affected	* * 1 : 25%	5	\$1,000	
Windows								
Fiberglass Panel	100%			2034	* *	5	\$3,600	
Roof IRMA/Protected Membrane	97%	Now	\$255,300	2036	* *			1
Memorane	Broken/Missing Elements, Extent : Severe, Area Affected : 10% Location : Southern Perimeter Broken Paver Blocks, Extent : Moderate, Area Affected : 15%							
	Location: Throughout Drains Clogged, Extent: Severe, Area Affected: 25% Location: Throughout Miss/Damaged Flashings, Extent: Severe, Area Affected: 35% Location: Perimeter Edges							
	Location Water Pene	: At Paver So etration, Exte	ent : Severe, Are eams And Roof I ent : Moderate, A netrations Over	Orains Area Affe				
Metal Panel		Now Deteriorated, : Entry Vesti	\$11,200 Extent : Moderc bule	2046 ate, Area	* * Affected : 50%			
		etration, Exte : Entry Vesti	ent : Moderate, A bule	Area Affe	cted : 50%			

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

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

Asset #: 13734

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Floors									
Ceramic Tile	5%			2029	* *	5	\$900		
Traffic Topping	85%		\$55,700	2026	\$185,600	5	\$9,600		
		_	Extent : Moderate		ffected : 25%				
	Location: Exam Rooms And Dock Areas								
	Deteriorated Finish, Extent: Moderate, Area Affected: 75%								
	Location: Throughout								
	Split/Cracked, Extent: Moderate, Area Affected: 15%								
	Location	n : At Floor	Drains						
Vinyl Tile	10%	1		2026	\$15,000	3	\$900		
Interior Walls									
Concrete Masonry Unit	100%	4+	\$148,200	LIFE	* *	5	\$9,100		
	_	_	Extent : Light, Are	a Affect	ed : 10%				
	Location	n : Through	out						
	Diagonal	Cracks, Ex	tent : Moderate, Ar	ea Affec	ted : 15%				
	Location	n : Medical	Offices						
	Vertical C	Cracks, Exte	ent : Moderate, Are	a Affecte	d : 15%				
	Location: Mechanical Room								
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location	n : Through	out						
	Explana	ition : Paini	Peeling .						
Ceilings									
AcousTileSusp.Lay-In		Now	\$19,900	2031	* *	5	\$6,300		
	Broken/Missing Elements, Extent: Moderate, Area Affected: 25%								
	Location: Throughout								
	Staining/Discoloring, Extent: Moderate, Area Affected: 25%								
	Location	n : Through	out						
Exposed Concrete	10%	1		LIFE	* *	5-10	\$2,300		
Exposed Struc: Steel	20%			LIFE	* *	10	\$7,200		
	Other Ob	servation, E	Extent : Light, Area	Affected	: 100%				
	Location	n : Through	out						
	Explana	tion : Corr	ugated Metal Decki	ng					

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

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

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

Asset #: 13734

Electrical	Current Repair	Future Re	placement	M	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Panelboards						
Fused Disc Sw	10%	2034	* *	5		
Molded Case Bkrs	90%	2034	* *	5	\$300	
Wiring Thermoplastic	100%	2036	* *	1		
Motor Controllers						
Locally Mounted	100%	2031	* *	5	\$100	
Ground						
Grounding Devices	1000/	LIEE	* *	-	# 400	
Generic	100%	LIFE	* *	5	\$400	
Stand-by Power Transfer Switches						
Automatic	100%	2031	* *	1	\$3,700	
Generators	100%	2031		1	\$5,700	
Diesel	100%	2029	* *	1	\$4,700	
Diesei	Other Observation, Extent : Mode			1	\$4,700	
	Location : Outside	гине, ттей тујесней	. 10070			
	Explanation : Emergency General	rator Rated @ 265k	w.			
Batteries	Explanation : Emergency Gener	ator Raica C 200K	···			
Lead/Acid	100%	2019	\$1,500	5	\$400	
Fuel Storage			7-7-00		+ 1 2 2	
Main Tank	100% Other Observation, Extent: Mode Location: Outside		* * : 100%	5	\$400	
	Explanation : 400 Gallons Rate	d Capacity				
Lighting						
Interior Lighting Fluorescent	99%	2026	\$147,300	10	\$10,900	
Fluorescent	Other Observation, Extent : Mode Location : Throughout Explanation : T-8 Lamps			10	\$10,900	
Fluorescent	1%	2026	\$1,500	10	\$100	
	Compact Fluorescent Light, Exten Location : Entrance	nt : Moderate, Area	Affected : 100)%		
Egress Lighting						
Emergency, Service	50%	2026	\$2,900	1		
Exit, Service		,000 2036	* *	1		
	Not Functioning, Extent : Severe, Location : Throughout The Buil		%			
Exterior Lighting						
HID	20%	2026	\$8,900	10		
HID		,400 2036	* *			
	Other Observation, Extent : Seven		00%			
	Location: Front Of The Buildin	g				
	Explanation : Not Operational					
No Component	70%					

Alarm

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

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

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

Asset #: 13734

Electrical	Current Repair	Future	Replacement	M	aintenance				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Alarm									
Security System									
No Component	70%								
Generic	30%	2026	\$10,700	1	\$1,400				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Inside And Outsi	de							
	Explanation: Cctv Surveille	ance 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 Statio	ns, Horns, Smoke	Detector	r And Alarm Bells				

Mechanical	Current Repair		Futur	e Replacement	Maintenance						
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating											
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	3									
	Explanati	ion : 5 Uni	ts. Computer Temp	perature	Control System No	t Workin	g				
Furnace	10%	Now	\$1,400	2036	* *	1	\$500				
	Other Obse	Other Observation, Extent: Severe, Area Affected: 10%									
	Location	Location: 1st Fl.									
	Explanati	ion : 2 Ino _l	perable Modine Ui	iits							
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									
	Explanati	ion : 4 Uni	ts. R-22								
Ext Pkg Unit - Heating/Cooling	15%	Now	\$1,200	2026	\$11,600	2	\$100				
8 8	Malfunctioning, Extent: Severe, Area Affected: 15%										
	Location: Roof										
	Other Observation, Extent : Light, Area Affected : 15% Location : Roof										
			kage Unit. R-22. F	or Medi	cal Area						
Terminal Devices	*										
Air Handler/Cool/Ht	100%			2026	\$50,000	1	\$7,500				

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

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

Asset #: 13734

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%		\$1,800	2036	* *	1		
		-	k, Extent : Severe, 1	Area Affe	ected : 10%			
	Location	: Defectiv	e. 1st Fl.					
Water Heater								
Gas Fired	100%			2021	\$2,700	2	\$200	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Mechani	ical Room					
	Explana	tion : Two	100 Gals					
Sanitary Piping								
Cast Iron	100%	Now	\$500	LIFE	* *	1		
	Blockage /	Clogged, H	Extent : Severe, Are	a Affecte	ed : 20%			
	Location	: Rm #112	2, 137. 138, 139					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2026	\$1,100	1	\$700	
Fixtures	/0				+-,-30		+.30	
Generic	100%							
Fire Suppression	100/0							
Sprinkler								
Generic	100%			2036	* *	1-2	\$3,400	
Generic	100/0			2030		1 4	Ψ5, 100	

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

Page: 17

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

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



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

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

Asset #: 14653

Architecture	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•						
Exterior Walls							
Masonry: Brick	50%		LIFE	* *	5	\$29,600	
		n, Extent : Light, Are					
	Location : Throu	ghout, New Building	Commple	eted In 2008			
Metal Panel	20%		2050	* *	5-10	\$81,500	
Metal Panel	7% Now	\$5,800	2050	* *	5	\$7,800	
	_	ements, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location: West F						
	=	Extent : Moderate, A	rea Affec	ted : 25%			
	Location : West F	Pacade Pacade					
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	
		Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Throug						
	Explanation: Fix	ed Windows					
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	
		Extent : Moderate, A					
		Second Floor At South	ı Facade				
		tal Rail With Glass					
Pre-Cast Concrete	5% Now	\$2,700	LIFE	* *	5	\$2,400	
		od, Extent : Moderat	e, Area A	Affected : 25%			
	Location : Coping						
	_	ited, Extent : Modera	te, Area I	Affected : 25%			
B. 6	Location : Coping	3					
Roof	1000/		2022	* *	1.0	Φ.C2 0.00	
Single Ply Membrane	100%		2032	* *	10	\$63,800	
terior							
Floors	1.50/		2025	\$105,600	2	\$12,700	
Carpet Cast in Place Concrete	15% 5%		LIFE	\$105,600	3 5	\$12,700 \$6,200	
Cast in Place Concrete 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	3070		2032		J	Ψ0,500	
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	* *	2	Ψ2,700	

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

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

Asset #: 14653

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

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	100%	2050	* *	5	\$200	
Tused Disc 5 w	Other Observation, Extent:		ed: 100%	3	Ψ200	
	Location : Electrical Roon					
	Explanation : Main Service	e Switch Rated @ 4000	O Amperes			
Transformers	-		-			
Dry Type	100%	2041	* *	5	\$100	
	Other Observation, Extent:	Moderate, Area Affect	ed : 100%			
	Location : Electrical Roon	•				
	Explanation: 112.5 Kva, 4	180/ 277/120 Volts				
Switchgear / Switchboard				_		
Fused Disc Sw	100%	2050	* *	5	\$200	
Raceway	1000/	2050	* *	4		
Conduit	100%	2050	* *	1		
Panelboards Fused Disc Sw	200/	2046	* *	_	\$200	
Molded Case Bkrs	30% 70%	2046 2046	* *	5 5	\$300 \$700	
Wiring	70%	2040		3	\$700	
Thermoplastic	100%	2050	* *	1		
Motor Controllers	100/0	2030		1		
Locally Mounted	100%	2041	* *	5	\$300	
Ground	10070	2011			4200	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	
Stand-by Power						
Transfer Switches						
Automatic	100%	2041	* *	1	\$11,600	
Generators						
Diesel	100%	2037	* *	1	\$14,600	
	Other Observation, Extent:	Moderate, Area Affect	ed : 100%			
	Location : Roof Explanation : Generator R	ated @ 500 Kw				
Batteries	<u> Бършнинон</u> . Оенегиют К	uicu & Joo Kw				
Nickel Cadmium	100%	2019	\$1,500	5	\$8,400	
THERE Cuantum	100/0	2017	Ψ1,500		ψο, 100	

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

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

Asset #: 14653

Electrical	Current Repair	Future Replacemen	t N	Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Co	ost Cycle (Yrs)	Estimated Cost	Priority		
tand-by Power							
Fuel Storage							
Day Tank	50%	2040	* 5	\$3,500			
	Other Observation, Extent : Modera	te, Area Affected : 100%					
	Location : Roof						
	Explanation : 275 Gallons Capacit	-					
Main Tank	50%	2039	* 5	\$600			
	Other Observation, Extent : Modera	te, Area Affected : 100%					
	Location: Basement						
	Explanation : 4000 Gallons Capac	ity					
ighting							
Interior Lighting	7 00/	2022		445.200			
Fluorescent	50%	2032	* 10	\$17,300			
	T-5 Lamps, Extent : Moderate, Area	Affected: 100%					
	Location : Offices						
Fluorescent	50%	2032	* 10	\$17,300			
	T-8 Lamps, Extent : Moderate, Area Location : Throughout The Buildin	==					
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			
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Hallways						
F: (6 1 D	Explanation : C C T V Surveilland	e Cameras					
Fire/Smoke Detection	1000/	2022	* 10	#22.000			
Generic	100%	2032	* 1-3	\$23,900			
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Throughout The Building	_	And Const	a Dataata			
	Explanation: Manual Pull Station	Strobe Lights , Alarm Bells	s Ana Smok	e Detectors			

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Campus Steam	100%	2050 **	1	
-	Other Observation, Extent : Light, A	rea Affected : 100%		
	Location : Entrance At The Basem	ent		
	Explanation: Steam Is Provided F	From Kings County Hospital		

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

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

Asset #: 14653

Mechanical	Current Repair Fu		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger	10%			2037	* *	1	\$1,900	
Pres. Reducing Valve/LP	90%			2033	* *	5	\$2,000	
Steam								
Distribution	100/			2016	* *	4	Φ200	
Hot Wtr Piping/Pump	10%		7 1. 1 . 4	2046		4	\$300	
			Extent : Light, Area	Ађестеа	: 100%			
		i : Hallway		_				
Ct Pinin / D		non : Usea	For Hydronic Loop		* *	4	¢2.500	
Steam Piping/Pump	90%			2050	24. 24.	4	\$2,500	
Terminal Devices	000/			2020	* *	1	\$21,000	
Air Handler Fan Coil Unit/Heat	90% 10%			2029 2032	**	1	\$21,000	
	10%			2032	-11-	1	\$1,200	
Air Conditioning Energy Source								
Steam/HW System	100%			2050	* *	1		
Conversion Equipment	10070			2030		1		
Absorption	100%			2037	* *	1	\$40,800	
Chiller/Steam/HW	10070			2037		1	Ψ+0,000	
	Other Obs	ervation. F	Extent : Light, Area	Affected	: 100%			
		: Basemer	_	55				
	Explana	tion : 2 Ch	illers - Lithium- Bro	omide An	d Water Used As F	Refrigera	nt	
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	400			• • • • •				
Brass/Copper	100%			2050	* *	1		
HW Heat Exchanger	1000/			2011	de de		#2.7 00	
Low Temp	100%			2044	* *	4	\$3,700	
Sanitary Piping	10001			TTPP	* *	1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/			TIPP	* *	1		
Cast Iron	100%			LIFE	r r	1		
Sump Pump(s)	1000/			2010	¢	1	¢1 (00	
Submersible	100%			2019	\$6,500	4	\$1,600	
Sewage Ejector(s)	1000/			2022	* *	1	¢1 (00	
Electric	100%			2032		4	\$1,600	

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

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

Asset #: 14653

Mechanical	Current Rep	pair Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
Generic	100%	2032	* *	1	\$2,300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
		om Basement : 2nd Floo				
Eine Communica	Explanation : One Uni					
Fire Suppression Sprinkler						
Generic	100%	2050	* *	1-2	\$10,600	
Concre	Dry System, Extent : Lig Location : Basement			1 2	Ψ10,000	
Fire Pump						
Generic	100%	2037	* *	1	\$7,000	
Chemical System						
No Component	80%					
Generic	20%	2023	\$5,100	1-3	\$11,000	
	Other Observation, Exte	ent : Light, Area Affected	d: 100%			
	Location: Throughout	<u> </u>				
	Explanation : Fire Ext	inguishers				

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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

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



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

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

Asset #: 1985

Architecture	Current Repair Future Rep			Replacement	Replacement Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Masonry: Brick	85% Now Efflorescence, Exten	\$22,100 t : Light, Area Affeo	LIFE cted : 20%	* * 0	5	\$37,500		
	Location : Through							
	Recent Repair Evide	nt, Extent : Light, A	rea Affec	ted : 100%				
	Location: Through							
	Water Penetration, E		Area Affec	ted : 5%				
	Location : East Wa	ell - Stair W,				.		
Masonry: Limestone	10%		LIFE	* *	5	\$6,600		
Granite Panels	5%	or Entrue Italy	LIFE	**	5	\$3,300		
	Recent Repair Evide Location : Through	_	геа Ајјес	iea : 100%				
Windows	2000000111110008							
Aluminum	95% Now	\$9,400	2034	* *	5	\$5,700		
	Water Penetration, E	Extent : Moderate, A	Area Affec	ted : 5%				
	Location: Rooms 3	344 And 346 At Lin	tels					
	Other Observation, I	-	Affected	: 100%				
	Location: Through	out						
	Explanation: Prote	ective Metal Grilles	1					
Metal Louvers	5%		2029	* *	10	\$3,800		
Parapets Magazza Baiala Casita	050/		LIDE	* *	<i>5</i> 10	¢40,000		
Masonry: Brick Cavity	95%	t. Lialat Anna Affai	LIFE		5-10	\$40,000		
	Efflorescence, Exten Location : Interior		nea : 157	9				
Due Cost Compute			LIDE	* *		¢1,000		
Pre-Cast Concrete	5% 0-2 <i>Jnt Mortar Miss/Ero</i>	\$200 d Extent : Modera	LIFE		5	\$1,900		
	Location : Coping	а, Ехіені . Мойегаі	e, Area A	jjeciea . 10%				
Roof	Location : Coping							
Modified Bitumen	100% Now	\$9,600	2034	* *				
	Drains Clogged, Ext		Affected :	20%				
	Location : Lower R							
	Water Penetration, E	Extent : Moderate, A	Area Affec	rted : 10%				
	Location: Rooms 3	344, 346						
nterior								
Floors	100/		LIDE	ale ale	-	φ10. 7 00		
Cast in Place Concrete	10%		LIFE	* *	5	\$18,700		
Ceramic Tile	15%		2029	* *	5	\$6,400		
Mosaic Tile Terrazzo	3%		2039	* *	5	\$3,200		
Vinyl Tile	20% 50%		LIFE 2026		5	\$13,300 \$10,700		
Vinyl Tile Vinyl Tile 9" X 9"			2026	\$177,100	3	\$10,700		
villyi Tile 9 A 9	2%		ZUZ I	\$9,200	3	\$400		

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

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

Asset #: 1985

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Location Water Per	ı : Bulkhead	xtent : Severe, Ared	·				
Ceilings								
AcousTileSusp.Lay-In	40%	2-4	\$6,700	2031	* *	5	\$8,500	
		ss Fastener: n : Basemen	s, Extent : Moderat nt	e, Area A	Affected : 15%			
Exposed Concrete	15%	0-2	\$4,000	LIFE	* *	5	\$1,000	
•	•	Reinforceme 1 : Boiler R	ent, Extent : Moder oom	ate, Area	a Affected : 5%			
Plaster	5%	Now	\$2,700	LIFE	* *	5	\$1,300	
	_	Crumbling, 1 : Bulkhead	Extent : Moderate l	, Area Aj	ffected : 10%			
Plaster	40%			LIFE	* *	5-10	\$29,300	

ectrical		Current Repair		Future Replacement		Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	\$100	
	Other Obs	ervation, Ex	ctent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrica	l Room					
	Explana	tion : Main	Service Switch Ra	ted @ 10	600 Amperes.			
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	\$100	
Raceway								
Conduit	50%			2046	* *	1		
Conduit	50%			2026	\$17,200	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	\$100	
Molded Case Bkrs	30%			2025	\$13,100	5	\$300	
Molded Case Bkrs	60%			2042	* *	5	\$500	
Wiring								
Braided Cloth	30%	2-4	\$15,100	2051	* *	1		
	Insulation	Aged, Exter	ıt : Moderate, Are	a Affecte	ed : 100%			
	Location	: Upper Fl	oors					
Thermoplastic	70%			2046	* *	1		

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

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

Asset #: 1985

Electrical	Current Re	pair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Motor Controllers							
Locally Mounted	50%		2039	* *	5	\$100	
Locally Mounted	20%		2024	\$14,600	5		
Variable Frequency	30%		2031	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,000	
Lighting							
Interior Lighting	000/		2026	Φ1 40 7 600	10	ф аа г оо	
Fluorescent	90%	. 14 1	2026	\$1,407,800	10	\$23,500	
	Other Observation, Ext		rea Affe	cted : 100%			
	Location: Throughou	_					
	Explanation: T12 La	mps					
Fluorescent	10%		2026	\$156,400	10	\$2,600	
	Compact Fluorescent L			Area Affected: 100)%		
	Location : 3rd Floor	Offices, Corridors	5				
Egress Lighting	20. 1			440.000		**	
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	700/						
No Component	70%		2021	#20.000	1	#2.50 2	
Generic	30%	. 14 1	2021	\$28,800	1	\$3,600	
	Other Observation, Ext	ent : Moderate, A	rea Affe	ctea : 100%			
	Location : Hallways	41 01 34					
E' · · /C · · · l · · D · · · · ·	Explanation : Intrusion	on Atarm Only; M	otton Se	ensors			
Fire/Smoke Detection	1000/		2024	* *			
Generic, Digital	100% Other Observation, Ext	ant Madamata A	2034				
	Location : Throughou		геи Ађе	ciea : 100%			
	=	_	.11 C	II A1	D -11 4	1 5 1 .	
	Explanation : Strobe I Detectors	Lights, Manual Pi	ui Statio	ons, Horns, Alarm	венs And	а эт оке	
	Detectors						

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

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

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

Asset #: 1985

Mechanical		Current Repair		Futur	e Replacement	Ma		
System Component Type		ail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Furnace		vation, Extent : Roof Mounted	Light, Area	2031 Affected	**: 40%	1	\$5,600	
		n : 2 Large Uni	its, 1 Small U	Init				
Steam Boiler		vation, Extent : Boiler Room m : 2 Units	Light, Area	2039 Affected	* * : 60%	1	\$16,900	
Distribution Steam Piping/Pump No Component	60% 40%			2046	* *	4	\$1,300	
Terminal Devices Air Handler Convector/Radiator	Other Obser Location :	Now vation, Extent : West Side Of Bo	asement			1	\$3,500 \$3,300	
No Component	40%	n : Inere Is No	Heating De	vices Foi	r West Side Of Base	ement		
Air Conditioning Energy Source Electricity	100%			2034	**	1		
Conversion Equipment Reciprocating Compr/Chiller	20%			2026	\$18,900	1	\$2,600	
Compi/Chine		erant, Extent : L 1 Unit, Baseme	-	ffected :	20%			
Ext Pkg Unit - Heating/Cooling	60%			2031	* *	2	\$1,000	
		erant, Extent : L 3 Roof Top Uni		ffected :	60%			
Window/Wall Unit	20%			2019	\$11,400	1		
Terminal Devices Air Handler/Cool/Ht No Component	20% 80%			2026	\$23,600	1	\$3,500	
Heat Rejection Air Condenser Unit No Component	20% 80%			2026	\$11,100	2	\$4,000	
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,200	
Exhaust Fans Interior Roof	50% 50%			2026 2031	\$15,400 * *	2 2	\$400 \$400	
Plumbing H/C Water Piping					ate etc.		·	
Note: All component renairs \$ est.	100%	1-11 1		2036	**	1		

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

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

Asset #: 1985

Mechanical		Current F	Repair	Futur	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		
	_		Extent : Severe, Are	a Affecte	ed : 50%			
	Location	: Roof						
Sump Pump(s)								
Submersible	100%	0-2	\$6,500	2021	\$6,500	4	\$1,600	
	On Extend	led Life, Ex	tent : Severe, Area	Affected	: 100%			
	Location	: Basemen	ıt					
Sewage Ejector(s)								
Electric	100%			2031	* *	4	\$1,600	
Backflow Preventer								
Generic	100%			2031	* *	1	\$2,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			Extent : Light, Area	Affected	: 100%			
	Location	: B-3						
	Explana	tion : One l	Unit					

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Print Date: 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

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



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

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

Asset #: 1986

Architecture	Current Repair	Future Replacement	IV	laintenance	
ystem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimated Co FY	St Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Bronze/Brass	3%	LIFE *	*		
	Other Observation, Extent : Mo				
		tain Wall Above Main Entrance			
	Explanation: Bird Droppings				
Cast in Place Concrete	· ·	20,700 LIFE	* 5	\$12,100	
	Exposed Reinforcement, Extent	: Moderate, Area Affected : 10%			
	Location : Spandrels				
	Paint Peeling, Extent : Modera	te, Area Affected : 50%			
	Location: Underside Of Can	opy At South Facade			
	Spalling, Extent : Moderate, Ar	rea Affected : 10%			
	Location : Spandrels				
Masonry: Brick	79% Now \$33	88,600 LIFE *	* 5	\$38,300	
•	Cracking/Crumbling, Extent: 1	Moderate, Area Affected : 20%			
	Location : South Facade				
	Diagonal Cracks, Extent : Mod	lerate, Area Affected : 10%			
	Location: Corners, Mechanic	cal Bulkhead			
	Int Mortar Miss/Erod, Extent:	Moderate, Area Affected : 25%			
	Location : Chimney, Bulkhead	ds,Throughout			
	Misaligned/Bulging, Extent : M	loderate, Area Affected : 10%			
	Location : Bulkheads				
	Rusting Masonry Supt, Extent :	Moderate, Area Affected : 20%			
	Location : At Bulkhead Doors	S			
	Other Observation, Extent : Mo	oderate, Area Affected : 100%			
	Location : Ground Level				
	Explanation : Graffiti Was Re	emoved.			
Masonry: Brick	5% Now 5	\$7,100 LIFE *	* 5	\$2,400	
J		Moderate, Area Affected : 25%	-	, ,,,,,	
	Location : East Stair	35			
Granite Panels	3%	LIFE *	* 5	\$1,100	
Pre-Cast Concrete	5%		* 5	\$7,900	

Asset #: 1986

chitecture	Current Repair	Future Replaceme	ent	M		
tem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated (Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior Windows						
Aluminum	90%	2039	* *	5	\$11,900	
7 Nummum	Unit Inoperable, Extent: Moderate, Are Location: Throughout Other Observation, Extent: Moderate, A Location: Throughout	a Affected : 100%		3	ψ11,700	
	Explanation : All Windows Are Bolted					
Aluminum	5% Now \$27,100 Deteriorated Finish, Extent: Moderate, Location: Basement, North Stair	2048 Area Affected : 50%	* *	5	\$300	
Glass Block	5% Now \$6,500	LIFE	* *	5	\$400	
	Glazing Broken/Cracked, Extent: Mode Location: North Facade Jnt Mortar Miss/Erod, Extent: Moderal Location: North Facade, North Stair Water Penetration, Extent: Moderate, A Location: North Stairway	e, Area Affected : 25%				
Parapets	00-1 77			_	*	
Masonry: Brick	80% Now \$183,100 Jnt Mortar Miss/Erod, Extent: Moderal Location: Throughout Misaligned/Bulging, Extent: Moderate, Location: East Parapet Near South S. Water Penetration, Extent: Moderate, A. Location: Third Floor	Area Affected : 10% de	**	5	\$5,400	
Masonry: Limestone	10% Now \$13,800 Jnt Mortar Miss/Erod, Extent: Moderate Location: Coping Caulking Deteriorated, Extent: Moderate Location: Coping Staining/Discoloring, Extent: Moderate Location: Coping	te, Area Affected : 50	%	5	\$900	
Metal Rail	10%	2036	* *	5-10	\$12,200	
Roof					· · · · · · · · · · · · · · · · · · ·	
Modified Bitumen	100% Now \$210,100 Blisters, Extent: Light, Area Affected: Location: North Side Drains Inad/Misposn, Extent: Moderate Location: Third Floor Roof Vegetation Growth, Extent: Moderate, Location: Drain At Chillers Roof, Can Water Penetration, Extent: Moderate, A	e, Area Affected : 25% Area Affected : 10% opy Roof	* *			

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.

Asset #: 1986

Architecture	tecture Current Repair Future Replacement		M	Maintenance				
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Ceramic Tile	5%			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	
	Diagonal	Cracks, Ex	tent : Moderate, Ar	ea Affect	ted : 5%			
	Location	ı : South Sta	air					
Glass: Single Pane	2%			LIFE	* *	5	\$900	
Gypsum Board	50%			LIFE	* *	5	\$17,600	
Plaster	5%	Now	\$1,200	LIFE	* *	5	\$900	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 5%			
	Location	ı : Stairs						
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	
•	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Mechani	cal Penthouse	- 5				
Gypsum Board	10%			LIFE	* *	5	\$5,900	
-21	Water Per		xtent : Moderate, A oor		cted : 5%	-	, - , - , -	

lectrical	Current Repa	nt Repair Future Replacement Maintenance		Future Replacement Maintenance				
ystem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2033	* *	5	\$200			
	Other Observation, Extent	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Electrical Ro	om						
	Explanation: Two Main	Disconnect Switches F	Rated At 2500 And	1200 Am	ups			
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			

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

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

Asset #: 1986

Electrical	Current Repair	Future F	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ground		•	•				
Grounding Devices							
Generic	100%	LIFE	* *	5	\$500		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Water Main						
	Explanation: Connected With Mai	n Water Pipe					
ighting							
Interior Lighting Fluorescent	98%	2023	\$1,682,500	10	\$28,100		
riuorescent				10	\$28,100		
	Location: Throughout The Buildin	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building					
	Explanation: T-8 Lamps	0					
Fluorescent	1%	2023	\$17,200	10	\$300		
Tuorescent	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Boiler Room						
	Explanation: T-12 Lamps						
Fluorescent	1%	2023	\$17,200	10	\$300		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Toilets						
	Explanation: Compact Fluorescen	t Lamps					
Egress Lighting	7 00/	2022	45.500				
Emergency, Service	50%	2023	\$7,500 * *	1			
Exit, LED	50%	2038	* *	1			
Exterior Lighting HID	100%	2023	\$131,400	10	\$100		
Alarm	100%	2023	\$131,400	10	\$100		
Security System							
No Component	70%						
Generic	30%	2023	\$31,600	1	\$4,000		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Hallways And Exit Doors						
	Explanation: CCTV Camera An	d Intrusion Ala	arm System				
Fire/Smoke Detection							
Generic	100%	2023	\$360,500	1-3	\$22,600		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Throughout The Building						
	Explanation: Strobe Lights, Smoke	e Detectors, Ma	anual Pull Statio	n And H	orns		

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

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

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

Asset #: 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
Heating Conversion Equipment Hot Water Boiler	Location		Extent : Light, Area at Boiler Room its	2036 Affected	* * ! : 100%	1	\$15,500	
Distribution Hot Wtr Piping/Pump	100%			2031	* *	4	\$1,500	
Terminal Devices	10070			2031			φ1,500	
Air Handler	50%			2023	\$82,400	1	\$9,700	
Convector/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	100%			2023	\$103,700	1	\$14,500	
Compr/Chiller								
Distribution								
Chilled Wtr Pipe/Pump	100%		\$3,000	2033	* *	4	\$1,500	
			Extent : Moderate,	Area Af	fected : 10%			
	Location	ı : Roof						
Terminal Devices	1000/			2022	Φ1 2 0 7 00		φ10. 2 00	
Air Handler/Cool/Ht	100%			2023	\$129,700	1	\$19,300	
Heat Rejection	1000/			2022	¢ < 1 000	2	¢21 000	
Air Condenser Unit	100%			2023	\$61,000	2	\$21,800	
Ventilation Distribution								
Distribution Ductwork/Diffusers		eriorating,	\$13,200 Extent : Moderate, Of Room 1-43	LIFE Area Aff	* * fected : 5%	2-5	\$17,400	
	Other Observation, Extent : Moderate, Area Affected : 70% Location : Throughout Explanation : Cleaning Needed							
Exhaust Fans								
Roof	100%			2028	* *	2	\$1,000	
Plumbing								
H/C Water Piping	400			2025	.a. •			
Brass/Copper	100%			2033	* *	1		
Water Heater	10001			2022	ф д 400	2	\$500	
Gas Fired	100%			2022	\$7,100	2	\$500	
		servation, E 1 : Boiler R	Extent : Light, Area	Ађестеа	: 100%			
		i : воиег к tion : 2 Un						
Sanitary Dining	Ехріана	uon . Z Un	us					
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	100%			ьпъ	•	1		
Cast Iron	100%			LIFE	* *	1		
Cast Holl	100%			ьпъ		1		

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

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

Asset #: 1986

Mechanical	Current Repair	Future Repla	cement N	laintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima	ated Cost Cycle (Yrs)		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	* *		
	Other Observation, Extent : Light	t, Area Affected : 100%			
	Location: B-3				
	Explanation: 2 Units				

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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

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



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

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

Asset #: 2788

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

Interior

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

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

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

Asset #: 2788

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$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	
		Crumbling, 1 : Through	Extent : Light, Are out	ea Affecto	ed : 10%			
Interior Walls								
Metal Panel	10%			LIFE	* *			
Plaster	80%	0-2	\$6,400	LIFE	* *	5	\$12,300	
		netration, E n : Basemer	xtent : Moderate, A t	Area Affe	cted : 5%			
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	60%	0-2	\$194,100	2045	* *	5	\$15,400	
•	Location Staining/I Location Worn/Ero	n: Second A Discoloring n: Second A ded, Extent	Extent : Moderate And Third Floors Extent : Moderate And Third Floors : Moderate, Area	e, Area Ą	ffected : 50%			
	Location	i : Second A	And Third Floors					
AcousTileSusp.Lay-In	10%			2045	* *	5	\$4,100	
		place Evide 1 : Through	ent, Extent : Light, . out	Area Aff	ected : 100%			
Embossed Metal	1%			LIFE	* *	5	\$200	
Exposed Concrete	10%			LIFE	* *	5	\$600	
Plaster	19%			LIFE	* *	5	\$4,900	

lectrical		Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts									
Service Equipment									
Fused Disc Sw	100%			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		

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

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

Asset #: 2788

Electrical	Current F	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Wiring							
Braided Cloth	30% 2-4	\$15,100	2050	* *	1		
	Insulation Aged, Exte		a Affectea	! : 100%			
	Location: Through	out The Builaing					
Thermoplastic	20%		2025	\$10,100	1		
Thermoplastic	50%		2055	* *	1		
Motor Controllers	200/		2045	* *	_		
Locally Mounted	20% 80%		2045 2023		5	\$200	
Locally Mounted	80%		2023	\$58,500	5	\$200	
Grounding Devices							
Generic Generic	50%		LIFE	* *	5	\$200	
Generic	50%		LIFE	* *	5	\$200	
ighting	2070					4200	
Interior Lighting							
Fluorescent	60%		2025	\$901,200	10	\$15,100	
	Other Observation, E	xtent : Moderate, A	Area Affec	ted : 100%			
	Location: Through	out					
	Explanation: T-12	Lamps					
Fluorescent	30%		2035	* *	10	\$7,500	
	T-8 Lamps, Extent : M Location : Through		ected : 10	0%			
Fluorescent	10%		2035	* *	10	\$2,500	
	T-5 Lamps, Extent : N	Aoderate, Area Affe	ected : 10	0%			
	Location: Through	out The Building					
Egress Lighting							
Emergency, Battery	35%		2025	\$12,600	10	\$2,300	
Emergency, Battery	15%		2035	* *	10	\$1,000	
Exit, LED	10%		2065	* *	1		
Exit, Service	40%		2025	\$3,600	1		
Exterior Lighting							
Fluorescent	10%		2035	* *	10	\$300	
	Compact Fluorescent Location : Through	-	derate, A	rea Affected : 100	%		
HID	90%		2025	\$103,500	10	\$100	
larm							
Security System							
No Component	50%						
Generic	50%		2035	* *	1	\$5,800	
Fire/Smoke Detection							
No Component	60%						
Generic, Digital	40%		2035	* *			

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

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

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

Asset #: 2788

Mechanical	Current Repair	Future	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Natural Gas	100% Other Observation, Extent: Severe, Ar Location: Basement Explanation: There Is No Vent For O			1		
Conversion Equipment						
Steam Boiler	100% Other Observation, Extent: Light, Are Location: Basement Explanation: 2 Units	2038 a Affected	**: 100%	1	\$27,100	
Distribution	•					
Steam Piping/Pump	100% Now \$9,300 Malfunctioning, Extent: Moderate, Ar Location: Pneumatic Control, Throw		* * l : 20%	4	\$1,300	
Terminal Devices						
Air Handler	20%	2033	* *	1	\$3,400	
Air Handler	30%	2020	\$43,200	1	\$5,100	
Convector/Radiator	50%	2030	* *	1	\$4,400	
Air Conditioning Energy Source Electricity	100%	2033	**	1		
Conversion Equipment Reciprocating Compr/Chiller	100%	2030	* *	1	\$12,700	
•	R-22 Refrigerant, Extent : Light, Area Location : Basement	Affected:	100%			
Distribution Chilled Wtr Pipe/Pump	100%	2045	* *	4	\$2,000	
Terminal Devices Air Handler/Cool/Ht	40% Other Observation, Extent: Moderate,	2033	* *	1	\$6,800	
	Location: 2nd Floor Rm #202 Explanation: There Is No A C For C					
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 Water Heater	100%	2035	* *	1		
Gas Fired	100%	2023	\$6,200	2	\$400	

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

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

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated 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		
	Blockage /Clogged, Extent:	Severe, Area Affecte	ed : 10%			
	Location : Water Backup I	From Sewage In Boil	er Room			
Backflow Preventer						
Generic	100%	2030	* *	1	\$1,900	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: B-3					
	Explanation: One Unit					
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

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



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

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

Architecture		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	0.00-1		****			_	440.000	
Masonry: Brick	90%	0-2	\$118,600	LIFE	**	5	\$40,300	
			l, Extent : Light, Ai out All Facades	·ea Affec	ted : 10%			
Masonry: Granite	8%			LIFE	* *	5	\$2,700	
Pre-Cast Concrete	2%			LIFE	* *	5	\$2,900	
Windows								
Aluminum	80%			2040	* *	5	\$8,300	
Steel	20%	Now	\$31,600	2032	* *	5	\$12,900	
	Corrosion	/Rusting, E	xtent : Moderate, A	rea Affe	cted : 40%			
	Location	: Through	out					
Parapets								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,300	
Copper/Terne	5%			2044	* *	5	\$1,100	
Masonry: Brick	80%			LIFE	* *	5	\$3,500	
Metal Panel	10%			2044	* *	5	\$1,700	
Roof								
Modified Bitumen	95%	0-2	\$14,000	2029	* *			
			lerate, Area Affecte	ed : 10%				
	Location	: Through	out Main Roof					
Skylight, Metal/Glass	5%			2034	* *	10	\$4,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$3,900	
Ceramic Tile	5%			2027	* *	5	\$1,800	
Terrazzo	10%			LIFE	* *	5	\$2,800	
Vinyl Tile	75%	Now	\$66,800	2029	* *	3	\$10,100	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 15%			
	Location	: Basemen	t, 1st And 2nd Floo	r				
	Worn/Ero	ded, Extent	: Moderate, Area	Affected .	: 25%			
	Location	: Basemen	t, 1st And 2nd Floo	r				
Vinyl Tile	5%	Now	\$14,800	2034	* *	3	\$700	
•	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: Basemen	t					
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 70%			
	Location	: Basemen	t And Room 107					
	Explana	tion : 9 incl	h X 9 inch Tiles					

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

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

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Marble Panels	5%			LIFE	* *			
Plaster	90%		\$76,800	LIFE	* *	5	\$9,800	
	_		Extent : Severe, A	rea Affeo	cted : 30%			
			at And 1st Floor					
	_	_	Extent : Moderate	, Area A	ffected : 20%			
		ı : Basemen						
	Other Observation, Extent : Severe, Area Affected : 30% Location : Basement And 1st Floor							
			nt Flood Damage A	•				
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$8,500	2029	* *	5	\$5,400	
	Broken/Missing Elements, Extent: Severe, Area Affected: 20%							
		ı : First Flo						
			s, Extent : Moderat	e, Area 1	Affected : 10%			
	Location	ı : First Flo	or					
Gypsum Board	5%			LIFE	* *	5	\$2,200	
Plaster	65%	Now	\$119,100	LIFE	* *	5	\$14,500	
	Cracking/Crumbling, Extent: Severe, Area Affected: 30%							
	Location : Storage Room In Basement, Throughout First Floor							
	Paint Peel	ling, Exteni	: Severe, Area Affe	ected : 30	0%			
	Location : Storage Room In Basement, Throughout First Floor							
	Patching Evident, Extent: Moderate, Area Affected: 15%							
	Location	: Various	Locations Through	out				

Electrical	Current Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2044	* *	5	\$100		
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%				
	Location: Electrical Room						
	Explanation: One 1200 Amps Main I	Disconnec	t Switch				
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			

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

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

Asset #: 1575

Electrical	Current Repair	Current Repair			M	aintenance	
system Component Type	% of Fail Date Estin Total (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts	•						
Panelboards							
Fused Disc Sw	10%		2023	\$2,900	5	\$100	
Fused Toggle Switch	30% 2-4	\$8,800	2049	* *	5	\$100	
	Obsolete Equipment, Exten Location: Throughout	t : Moaerate,	Area Af	tectea : 100%			
	On Extended Life, Extent:	Moderate Ar	ea Affec	ted · 100%			
	Location: Throughout	moderate, m	eu rijjee.	. 10070			
Molded Case Bkrs	20%		2040	* *	5	\$100	
Molded Case Bkrs	40%		2023	\$11,700	5	\$300	
Wiring				,,. · ·		7000	
Braided Cloth	70% 2-4	\$35,200	2049	* *	1		
	Insulation Aged, Extent : M	loderate, Are	a Affecte	d: 100%			
	Location: Throughout						
Thermoplastic	20%		2024	\$10,100	1		
Thermoplastic	10%		2044	* *	1		
Motor Controllers	=0-1			***	_	***	
Locally Mounted	70%	Φ1 C 400	2022	\$38,400 * *	5	\$100	
Locally Mounted	30% 2-4 Obsolete Equipment, Exten	\$16,400	2044		5		
	Location : Mechanical Ro			естей . 100%			
	On Extended Life, Extent:			ted : 100%			
	Location: Throughout		33				
round							
Grounding Devices							
Generic	100% 2-4	\$9,300	LIFE	* *	5	\$400	
	Other Observation, Extent	: Moderate, A	Area Affe	cted : 100%			
	Location: Water Main						
ghting	Explanation: Corroded						
Interior Lighting							
Fluorescent	20%		2029	* *	10	\$4,400	
	Other Observation, Extent	: Moderate, A		cted : 100%		7 -, 100	
	Location: Throughout						
	Explanation: T-8 Lamps						
Fluorescent	10%		2029	* *	10	\$2,200	
	Other Observation, Extent	: Moderate, A	rea Affe	cted : 100%			
	Location: Throughout						
	Explanation: T-5 Lamps						
Fluorescent	67%		2019	\$877,900	10	\$14,700	
	Other Observation, Extent	: Moderate, A	rea Affe	cted : 100%			
	Location: Throughout						
IIID	Explanation: T-12 Lamps	S	2010	#2.7 00	10		
HID	2%		2019	\$3,700	10		
Incandescent	1%		2019	\$13,100	2		

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

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

Asset # : 1575

			Asset # : 1:	0/5				
Electrical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2019	\$15,700	10	\$2,900	
Exit, LED	20%			2052	* *	1		
Exit, Service	30%			2019	\$2,300	1		
Exterior Lighting								
HID	100%			2019	\$95,900	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	* *	1	\$2,900	
Fire/Smoke Detection								
No Component	60%							
Generic	40%			2032	* *	1-3	\$6,600	
Mechanical		Current F	Repair	Futur	re Replacement	М	aintenance	
System Component	% of Total		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Mechanical	Current Repair	Future	Replacement	M							
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority					
eating											
Energy Source											
Natural Gas	100%	2044	* *	1							
Conversion Equipment											
Steam Boiler	100%	2037	* *	1	\$23,600						
	Other Observation, Extent:	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Basement Boile	er Room									
	Explanation: 2 Natural G	as Fired Steam Boilers									
Distribution											
Steam Piping/Pump	100%	2024	\$162,800	4	\$1,200						
1 0 1	Corroded, Extent : Moderate, Area Affected : 100%										
	Location: Throughout										
	On Extended Life, Extent : 1	Moderate, Area Affecte	d : 100%								
	Location : Throughout, St. Cycle Limit			Beyond	Their Useful Life						
Terminal Devices	5,511 =										
Convector/Radiator	100%	2022	\$220,200	1	\$7,700						
C011 (C0 101 / 11 11011 1101	On Extended Life, Extent : 1			•	Ψ,,,οο						
		Location: Throughout, The Steam Radiators Are Beyond Their Useful Life Cycle Limit									
ir Conditioning	3 /			<i>y</i>							
Energy Source											
Electricity	100%	2032	* *	1							
Conversion Equipment	100/0	2032		•							
Ext Pkg Unit -	40%	2029	* *	2	\$600						
Heating/Cooling	70/0	202)		_	φθθθ						
Split Unit	10%	2029	* *								
Window/Wall Unit	50%	2019	\$24,000	1							
Heat Rejection	3070	2017	Ψ2-7,000	1							
Air Condenser Unit	50%	2029	* *	2	\$8,300						
No Component	50%	2029		4	φο,500						
	JU%										

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.

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,300		
Exhaust Fans									
Interior	25%	Now	\$600	2019	\$6,400	2	\$100		
	Not in Ser	vice, Exten	t : Severe, Area Aff	ected : 2	5%				
	Location	: 2 Units 1	n Penthouse						
Roof	75%			2029	* *	2	\$600		
Plumbing H/C Water Piping									
Brass/Copper	30%			2044	* *	1			
Galv Iron/Steel	70%	0-2	\$1,000	2029	* *	1			
			oderate, Area Affe		0%				
			nt, Deteriorated Wa						
Water Heater									
Gas Fired	100%			2023	\$5,400	2	\$300		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
			tent : Moderate, Ai						
	Location	: Through	out, The Sanitary F	Piping Is	Beyond Its Useful	Life Cycl	le Limit		
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout, The Storm Piping Is Beyond Its Useful Life Cycle Limit								
G P ()	Location	: Inrougn	out, The Storm Pip	ing Is Be	yona Its Usejui Lij	e Cycle I	Limit		
Sump Pump(s)	1000/			2020	* *	4	¢2.500		
Rigid Piping	100%			2029	-11-	4	\$2,500		
Fixtures Generic	100%								
	100%								
Vertical Transport Elevators									
Geared Traction	100%			LIFE	* *				
Geared Traction		ervation E	Extent : Light, Area		1 · 100%				
		a: B, 1, 2, 3		1.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	. 100/0				
		tion : 1 Uni							
	ьлрини	ion . I Om							

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

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

Page: 48

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

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



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

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

Asset #: 1572

Architecture		Current Repair		Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls					* *				
Masonry: Brick	Location Sidewalk S	45% Now \$187,200 LIFE ** 5 \$63,5 Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: Throughout Sidewalk Shed in Use, Extent: Moderate, Area Affected: 75% Location: West And South Facades Water Penetration, Extent: Light, Area Affected: 10%							
		etration, E : Through		Affected	: 10%				
Metal/Glass Curt Wall	45%			LIFE	* *	5	\$119,100		
Metal Panel	5%			2051	* *	5-10	\$48,500		
	-	place Evide : Water Te	ent, Extent : Light, . ower	Area Aff	ected : 100%				
Window Wall			\$33,200 ed, Extent : Modera cade	2045 te, Area	* * Affected : 100%	5	\$13,200		
Windows									
Aluminum	Location	issing Elen : Through	\$122,100 nents, Extent : Modo out s, Extent : Moderat			5	\$14,900		
	Location	: Through	out						
Metal Louvers	5%			2034	* *	10	\$9,800		
Parapets									
Masonry: Brick	50%			LIFE	* *	5	\$4,200		
Metal/Glass Curt Wall	45%			2045	* *	5	\$14,700		
Metal Panel	5%			2045	* *	5	\$1,600		
Roof									
Modified Bitumen		Now etration, E e: Through	\$21,000 Extent : Moderate, A out	2030 rea Affe	* * cted : 20%				
Skylight, Metal/Glass		Now /Rusting, E a : Over Sta	\$16,800 Extent : Moderate, A vir	2035 Trea Affe	* * cted : 10%				
	_	roken/Crac ı : Over Sta	ked, Extent : Mode ir	rate, Are	ea Affected : 10%				
Skylight, Plastic			\$3,500 Extent : Light, Area	2038 Affected	**	1			

Interior

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

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

Asset #: 1572

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$30,900		
Ceramic Tile	10%	0-2	\$26,700	2034	* *	5	\$7,100		
	_	_	Extent: Light, Are	ea Affecto	ed : 10%				
		ı : Through	out						
Quarry Tile	10%			2038	* *	5	\$21,200		
Terrazzo	5%		\$32,000	LIFE	* *	5	\$5,500		
		_	Extent : Moderate	, Area Aj	ffected : 10%				
17' 1 m'1.		ı : Lobby	¢117 100	2025	* *		¢5 200		
Vinyl Tile	10%		\$117,100	2035		3	\$5,300		
			tent : Moderate, A cond And Third Fl		tea : 25%				
			Extent : Moderate		factad , 500/				
	_	_	Extent : Moderate And Third Floors	, Area Aj	jeciea : 50%				
7.7. 1.70°1		i . Secona r	Tha Thira Tibors	2020	* *		Φ20.100		
Vinyl Tile	55%			2030	* *	3	\$29,100		
Interior Walls	1.00/			2024	* *	~	#24.700		
Ceramic Tile	10%			2034	* *	5	\$24,700		
Concrete Masonry Unit	15%			LIFE	* *	5	\$14,800		
Glass: Single Pane	2%			LIFE		5	\$3,700		
Gypsum Board	35%			LIFE	* *	5	\$51,900		
Marble Panels	3%			LIFE	* *	_			
Plaster	20%			LIFE	* *	5	\$14,800		
SGFT/Glazed Masonry	15%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In	15%		\$167,200	2045	* *	5	\$10,600		
		_	ents, Extent : Mod	erate, Ar	ea Affected : 50%				
		ı : Third Flo							
			: Moderate, Area	Affected	: 50%				
	Location	ı : Third Fl	oor						
AcousTileSusp.Lay-In	15%			2038	* *	5	\$21,200		
AcousTileSusp.Lay-In	35%			2030	* *	5	\$49,400		
Exposed Concrete	15%			LIFE	* *	5	\$3,300		
Plaster	20%			LIFE	* *	5	\$17,600		

Electrical	Current Repair	Future F	Replacement	M		
System Component Type	% of Fail Date Estimated Con Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2025	\$36,100	5	\$400	
	Other Observation, Extent : Moderat	e, Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation: 2-2000 Amps Main I	Disconnect Swi	itch			

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

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

Asset #: 1572

Electrical		Current	Repair	Futur	e Replacement	Maintenance			
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		
			Extent : Moderate, A	Area Affe	ected : 100%				
		: Electrica							
	Explana	tion : 2- 50	0 Kva 208pri-480/2	27/sec					
Switchgear / Switchboard	1.00/			2025	* *	-			
Fused Disc Sw	10%			2035		5	¢2.200		
Molded Case Bkrs	90%			2025	\$107,400	5	\$2,200		
Raceway	700/			2025	ф <i>с</i> 7, 700	1			
Conduit	70%			2025	\$67,700 * *	1			
Conduit	30%			2035	* *	1			
Panelboards	100/			2022	* *	_	\$200		
Fused Disc Sw	10%			2033	* *	5	\$200		
Molded Case Bkrs	50%			2033		5	\$1,200		
Molded Case Bkrs	40%			2024	\$35,000	5	\$1,000		
Wiring	C00/	2.4	¢00 100	2050	* *	1			
Braided Cloth	60%	2-4	\$90,100	2050		1			
		_	ent : Moderate, Are out The Building	а Ајјесте	ea: 100%				
		i : Inrough	ош Тпе Бинату						
Thermoplastic	40%			2035	* *	1			
Motor Controllers						_			
Locally Mounted	5%			2023	\$9,100	5			
Locally Mounted	25%			2030	* *	5	\$200		
Motor Control Center	20%			2030	**	5	\$500		
Motor Control Center	50%			2023	\$64,900	5	\$1,300		
Ground									
Grounding Devices	1000/				de de	_	44.400		
Generic	100%			LIFE	* *	5	\$1,400		
tand-by Power									
Transfer Switches	500 /			2022	Φ σ. σ. 0.	1	¢14.500		
Automatic	50%			2023	\$5,500	1	\$14,500		
Automatic	50%			2030	* *	1	\$14,500		
Generators Diesel	50%			2021	\$43,100	1	\$18,300		
Diesei			Extent : Moderate, A			1	\$18,300		
		tervation, E 1 : Generat		<i>Агеа А</i> јје	eciea : 100%				
5 : 1		tion : 1- 20	3 K W	2020	ale ale		#10.200		
Diesel	50%			2028	**	1	\$18,300		
			Extent : Moderate, A	Area Affe	ectea : 100%				
	Location	-	5 TZ						
Dattavias	Explana	tion : 1- 22	J KW						
Batteries	1000/			2010	¢1 500	-	\$2.500		
Lead/Acid	100%			2018	\$1,500	5	\$3,500		
Fuel Storage	2501			2024	44.50 0	~	# 4 400		
Day Tank	25%			2024	\$1,700	5	\$4,400		
Day Tank	25%			2033	* *	5	\$4,400		
Main Tank	50%			2028	* *	5	\$1,400		

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

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

Asset #: 1572

Electrical	Current Rep	air F	uture	Replacement	Maintenance			
System Component Type	% of Fail Date Es Total (Years)		ear I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting								
Interior Lighting								
Fluorescent	10%		020	\$517,300	10	\$8,600		
	Other Observation, Exter		Affect	ed : 100%				
	Location: Throughout	_						
	Explanation: T-12 Lan							
Fluorescent	78%)25	\$4,035,300	10	\$67,400		
	Other Observation, Exter		Affect	ed : 100%				
	Location: Throughout	_						
	Explanation: T-8 Lamp	os .						
Fluorescent	10%	20)25	\$517,300	10	\$8,600		
	Other Observation, Exter	it : Moderate, Area	Affect	ed : 100%				
	Location: Throughout	The Building						
	Explanation: Compact	Fluorescent Lamps	S					
HID	1%	20)20	\$7,300	10			
Incandescent	1%	20)20	\$51,700	2			
Egress Lighting								
Emergency, Service	45%	20)25	\$20,400	1			
Emergency, Battery	5%	20)25	\$6,200	10	\$1,100		
Exit, LED	50%	20)53	* *	1			
Exterior Lighting								
HID	100%	20)25	\$347,600	10	\$300		
Alarm								
Security System								
No Component	70%							
Generic	30%	20)30	* *	1	\$10,600		
	Other Observation, Extent : Moderate, Area Affected : 30%							
	Location: Main Floor & Basement Levels							
	Explanation: Security	Cameras						
Fire/Smoke Detection								
Generic, Analog	100%)25	\$953,300				
	Other Observation, Exter	it : Moderate, Area	Affect	ed : 100%				
	Location: Throughout							
	Explanation: Not Up T	o Modern Standard	ls - La	cking Purge Syst	em			

Mechanical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2035	* *	1		
·	Other Observation, Extent : Light, Are	a Affected : 100%				
	Location : Throughout					
	Explanation : Steam From Con Ed					

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

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

Asset #: 1572

	Current I	Repair	Futur	e Replacement	M	aintenance	
% of Total			Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
P 100%			2028	* *	5	\$5,600	
Location	: 6th Floo	r East Mech Room		! : 50%			
50% 50%			2033	* *	4	\$3,500 \$2,300	
3070			2033		<u>'</u>	Ψ2,500	
					1 oofs	\$21,000	
Location On Extend	: 2nd Floo led Life, Ex	or Mech Room #3 tent : Moderate, A			1	\$10,500	
	: 2nd Floo	or Mech Room #3	2022	\$172,000	1	\$6.100	
100%			2033	* *	1		
R-134a Re			2028 a Affected	* * d : 50%	1	\$61,200	
20% 20%	<u> </u>		2018	\$37,800	1		
60% 40%			2035	* *	4	\$2,800	
40% 60%			2025	\$125,100	1	\$23,300	
			2023 d : 30%	\$114,000	2	\$45,500	
40%							
1,000/			LIDE	ate ate	2.5	Φ.7.2. (0.0)	
100%			LIFE	* *	2-5	\$52,600	
80% 20%			2025 2020	\$65,700 \$14,600	2 2	\$2,300 \$600	
	Total	% of Fail Date Total (Years) Other Observation, E Location: 6th Floo Explanation: 2 Heads 50% 40% Now Leak Evident, Extent Location: Air Leak 20% Now Abandoned in Place, Location: 2nd Floo 20% 20% 20% 100% R-134a Refrigerant, I Location: 2 Units, 20% 20% 20% 40% Kodow Corroded, Extent: See Location: Suporting 40% 100% 80%	Total (Years) Other Observation, Extent: Light, Area Location: 6th Floor East Mech Room Explanation: 2 Heat Exchangers 50% 50% 40% Now \$4,000 Leak Evident, Extent: Moderate, Area A Location: Air Leaking From Ext. Ahu 20% Now \$99,300 Abandoned in Place, Extent: Severe, Ar Location: 2nd Floor Mech Room #3 On Extended Life, Extent: Moderate, Air Location: 2nd Floor Mech Room #3 20% 20% 100% 60% 60% 60% 40% 60% 40% 60% Corroded, Extent: Severe, Area Affected Location: Suporting Beams @ Roof 40% 100% 100% 80%	% of Total Fail Date Estimated Cost Year FY 20100% 2028 Other Observation, Extent : Light, Area Affected Location : 6th Floor East Mech Room Explanation : 2 Heat Exchangers 50% 2033 50% 2035 40% Now \$4,000 2025 Leak Evident, Extent : Moderate, Area Affected : Location : Air Leaking From Ext. Ahu On The 20% Now \$99,300 2035 Abandoned in Place, Extent : Severe, Area Affect Location : 2nd Floor Mech Room #3 On Extended Life, Extent : Moderate, Area Affect Location : 2nd Floor Mech Room #3 20% 2023 2020 100% 2033 60% 2028 R-134a Refrigerant, Extent : Light, Area Affected Location : 2 Units, Basement 20% 2018 20% 2018 2006 60% 2035 40% 2025 60% Now \$34,200 2023 Corroded, Extent : Severe, Area Affected : 30% Location : Suporting Beams @ Roof 40% 100% LIFE 80% 2025	## Stimated Cost Fail Date Estimated Cost FY	Not Fail Date Estimated Cost Year Estimated Cost Yyer Cycle Yrs	Year Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

Plumbing

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

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

Mechanical	Currer	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
	Damaged, Extent:	Severe, Area Affecte	d : 2%				
	Location : Behin	d The Water Cooling	Tower, 6	oth Floor & 2nd Fl	oor Roof	s	
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	* *			
		, Extent : Light, Area	Affected	: 90%			
	Location: $(1) C$,	* *					
	Explanation: 3 U	Inits					
Hydraulic	10%		LIFE	* *			
		, Extent : Light, Area	Affected	! : 10%			
	Location: C - B						
	Explanation : 1 U	Init					
Fire Suppression							
Standpipe							
Generic	100%		2045	* *	1-5	\$47,500	
Sprinkler							
No Component	30%						
Generic	70%		2035	* *	1-2	\$18,500	
Fire Pump							
Generic	100%		2028	* *	1	\$17,600	

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

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

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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

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

\$130,300 \$79,500 \$50,800	\$22,500 \$2,500 \$18,800 \$1,200	\$63,000 \$10,400 \$52,700	\$21,300 \$7,500 \$13,800
\$79,500	\$2,500	\$10,400	\$7,500
,	,	,	,
\$130,300	\$22,500	\$63,000	\$21,300
\$3,900	\$3,900	\$3,900	\$3,900
\$9,100	\$13,900	\$26,900	\$6,300
\$7,200	\$2,500	\$24,300	\$2,300
\$33,100	\$2,100		\$3,800
\$77,000		\$7,800	\$5,100
FY 2017	FY 2018	FY 2019	FY 2020
	\$77,000 \$33,100	\$77,000 \$33,100 \$2,100	\$77,000 \$7,800 \$33,100 \$2,100



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

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

rchitecture	Cı	rrent Rep	oair	Futur	e Replacement	М	aintenance	
ystem Component Type		Date E	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior	•			•		•		•
Exterior Walls								
Cast in Place Concrete	Cracking/Crus Location : W	est Facad es, Exten	t : Moderate, Ai		-	5	\$9,700	
Masonry: Brick	73% N	ow	\$83,700	LIFE	* *	5	\$28,400	
, and the second	Location : N Misaligned/Bi	orth And S lging, Ext	nt : Light, Area South Facades tent : Moderate, South Facades	Affected			. ,	
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	
	Location : B Glazing Broke Location : B	ulkheads n/Cracked ulkheads ficient, E	ts, Extent : Seve d, Extent : Mode xtent : Severe, A	rate, Are	ea Affected : 15%			
Parapets								
Masonry: Brick Masonry: Marble		_	\$28,100 xtent : Moderate	LIFE LIFE , Area A	* * * * ffected : 20%	5 5	\$3,000 \$1,400	
	Jnt Mortar Mi Location : C Caulking Dete Location : C	oping riorated, I oping oping loring, E	Extent : Modera Extent : Modera xtent : Moderata	ite, Area	Affected : 50%			
Metal Panel	5%			2044	* *	5	\$1,100	
Metal Rail	5%			2037	* *	5-10	\$4,900	
Metal: Cage/Fence	Corrosion/Rus Location : Lo	wer Roof				5	\$2,600	
	Deteriorated I Location : Lo		tent : Moderate,	Area Afj	fected : 25%			

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

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

Asset #: 133

Architecture		Current I	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	95%	Now	\$32,000	2029	* *			
			derate, Area Affecte	ed : 20%				
		: Over Th						
		-	ings, Extent : Mode	erate, Ar	rea Affected : 20%			
		: Over Th	ird Floor					
Skylight, Metal/Glass	5%			2034	* *	10	\$4,900	
	_		nt, Extent : Light, A	rea Affe	cted : 20%			
	Location	: Over Sta	uir					
Interior								
Floors					de de	_	44.000	
Ceramic Tile	5%		** ***	2033	* *	5	\$1,900	
Terrazzo	15%	Now	\$25,600	LIFE	**	5	\$4,400	
	_	_	Extent : Moderate	, Area A	ffected : 10%			
		: Front Ar	nd East Stairs					
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 Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5	\$100	
	Other Observation, Extent : Moderat	te, Area Affected	: 100%			
	Location: Electrical Room					
	Explanation : Main Service Switch	Rated @ 2000 A	mperes			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2044	* *	5	\$800	
Raceway						
Conduit	10%	2024	\$3,400	1		
Conduit	90%	2044	* *	1		

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

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

Asset #: 133

Electrical	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estim	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Panelboards							
Molded Case Bkrs	90%	2040	* *	5	\$700		
Molded Case Bkrs	10%	2023	\$2,900	5	\$100		
Wiring							
Braided Cloth	10% 2-4 \$5,000		* *	1			
	Insulation Aged, Extent: Moderate, A	Area Affected : 100	0%				
	Location : Basement						
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		
ighting							
Interior Lighting							
Fluorescent	85%	2029	* *	10	\$19,600		
	Other Observation, Extent : Moderate	e, Area Affected : 1	100%				
	Location: Upper Floors						
	Explanation: T-8 Lamps						
Fluorescent	15%		\$206,700	10	\$3,500		
	Other Observation, Extent : Moderate	e, Area Affected : 1	100%				
	Location : Basement						
	Explanation: T-12 Lamps						
Egress Lighting							
Emergency, Battery	40%	2029	* *	10	\$2,400		
Exit, Service	60%	2029	* *	1			
Exterior Lighting							
HID	100%	2024	\$105,500	10	\$100		
Alarm							
Security System	700/						
No Component	70%	2024	Φ 25 400		Φ2.200		
Generic	30%	2024	\$25,400	1	\$3,200		
	Other Observation, Extent: Moderate		100%				
	Location: Hallways, Entry And Exi						
E'/G1 D. / . /	Explanation: Intrusion Alarm Syste	em; Motions Senso	rs				
Fire/Smoke Detection	1000/	2024	¢200 200	1.2	¢17.600		
Generic	100%		\$289,300	1-3	\$17,600		
	Other Observation, Extent: Moderate		100%				
	Location: Throughout The Building		A J M	1 D11 C.			
	Explanation: Strobe Lights, Smoke	Delectors, Horns	Ana Manua	ı Full Sta	uions		

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

Heating

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

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

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

Asset #: 133

Mechanical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		
Conversion Equipment								
Steam Boiler	100%			2029	* *	1	\$24,900	
			xtent : Severe, Ared	a Affecte	d : 100%			
		: Boiler Ro						
	Explana	tion : 2 Boi	lers + Summer Boi	ler For T	TB Clinic			
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$1,900	
Terminal Devices								
Air Handler	5%			2024	\$6,600	1	\$800	
Convector/Radiator	95%			2029	* *	1	\$7,700	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Reciprocating	60%			2029	* *	1	\$7,000	
Compr/Chiller								
	R-22 Refr	igerant, Ext	ent : Light, Area A	ffected :	100%			
	Location	: Chillers (On Roof					
Ext Pkg Unit -	30%			2029	* *	2	\$500	
Heating/Cooling							·	
Window/Wall Unit	10%			2019	\$5,000	1		
Distribution								
Chilled Wtr Pipe/Pump	60%			2044	* *	4	\$700	
No Component	40%						, , , , ,	
Terminal Devices								
Air Handler/Cool/Ht	60%			2029	* *	1	\$9,300	
No Component	40%			202)		•	Ψ>,500	
Heat Rejection	1070							
Remote Air Cond	60%			2029	* *	2	\$10,500	
No Component	40%			2027		2	\$10,500	
Ventilation	70/0							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,000	
Exhaust Fans	100/0			211 12			ψ1 1,000	
Interior	40%			2024	\$10,800	2	\$300	
Roof	60%			2029	**	2	\$500 \$500	
Plumbing	0070			2029			\$300	
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		
Water Heater	100%			2023		1		
Gas Fired	100%			2019	\$5,700	2	\$400	
	100%			2019	\$3,700		\$400	
Sanitary Piping	1000/			LIDE	* *	1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000			LIDE	ale -1-			
Cast Iron	100%			LIFE	* *	1		

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

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

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost 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	* *			
	Other Observation, Extent : Light, A	rea Affected .	100%			
	Location: Basement: 3rd Floor					
	Explanation: One Unit					
Fire Suppression						
Chemical System						
No Component	80%					
Generic	20%	2019	\$5,100	1-3	\$10,100	
	Other Observation, Extent : Light, A	rea Affected .	100%			
	Location: Throughout					
	Explanation: Fire Extinguishers					

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

Page: 61

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

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



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

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

Asset #: 14331

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Exposed Struc: Steel			\$5,400 xtent : Light, Area tair - Rear Yard	LIFE Affected	: 25%	5	\$1,800	
Masonry: Brick	Location :	North Fa				5	\$2,900	
	Int Mortar I Location :		l, Extent : Light, Ai out	rea Affec	ted : 15%			
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	
	Recent Repl Location :		ent, Extent : Light, t	Area Aff	ected : 100%			
Special Gauge/Ballistic	60%			LIFE	* *	1		
	Location:	Street Fa	xtent : Moderate, A acade t Proof Glass	Area Affe	cted : 100%			
Parapets	Елринин	m . Duite	i i i i i i i i i i i i i i i i i i i					
Metal Panel	5%			2052	* *	5	\$900	
Metal Rail	85%	2-4	\$9,700	2032	* *	5	\$26,600	
Well run		Rusting, E.	xtent : Moderate, A		cted : 30%	3	Ψ20,000	
	Location:	Through						
	Explanatio	on : Infill	Panels For Metal	Railing N	lot Weather Resiste	ant		
Metal: Cage/Fence	10%			2039	* *	5-10	\$3,400	
Roof								
Fiberglass Panel	3%			2035	* *	1		
	Location:	Rear Yar			: 100%			
	Explanatio		ling Covering Egre	ess Stair				
Modified Bitumen			\$2,600 lerate, Area Affecto	2031 ed : 15%	* *			
	Location: Debris Pres Location:	ent, Exter	nt : Moderate, Ared	ı Affected	1:10%			
		vident, Ex	tent : Moderate, Ai	rea Affec	ted : 25%			
	3%	5118111		2031	* *	10	\$700	

Interior

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

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

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

Asset #: 14331

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
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		
		roken/Missing Elements, Extent : Moderate, Area Affected : 2% Location : Door Threshold To Rear Yard - Stair A							
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		
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout West Section								
Gypsum Board	5%			LIFE	* *	5-10	\$3,900		

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

Ground

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

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

Asset #: 14331

Electrical	Current Repair	Future Replace	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority			
Ground						•			
Grounding Devices									
Generic	100%	LIFE	* *	5	\$500				
	Other Observation, Extent : Moderate,	Area Affected: 100	0%						
	Location: Basement								
	Explanation : Water Main								
Stand-by Power									
Transfer Switches									
Automatic	100%	2043	* *	1	\$5,400				
Generators	400-1		de de		* 00				
Natural Gas	100%	2039	**	1	\$6,700				
		Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Outside The Building	. 1 @ 25 K							
D	Explanation : Natural Gas Genset Ra	itea @ 25 Kw							
Batteries	1000/	2021	¢1 500	5	\$600				
Lead/Acid	100%	2021	\$1,500	5	\$600				
Lighting Interior Lighting									
Fluorescent	100%	2034	* *	10	\$14,000				
Tradiosecit	Other Observation, Extent : Moderate,		0%	10	φ11,000				
	Location: Throughout The Building		, -						
	Explanation: T-8 Lamps								
Egress Lighting	1								
Emergency, Battery	50%	2034	* *	10	\$1,800				
Exit, LED	50%	2061	* *	1					
Exterior Lighting									
HID	20%	2031	* *	10					
No Component	80%								
Alarm									
Security System									
No Component	80%								
Generic	20%	2034	* *	1	\$1,300				
	Other Observation, Extent : Moderate,	Area Affected: 100	0%						
	Location: Hallways								
	Explanation: Intrusion Alarm System	n Only. Motion Sens	ors In Ti	ie Hallwi	ays				
Fire/Smoke Detection	0004								
No Component	80%	2024	ala al-						
Generic, Analog	20%	2034	* *						
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Throughout The Building	D. II Condian A. 15	l D						
	Explanation: Strobe Lights, Manual	ruu Station And Sn	юке Дет	ector					

Mechanical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	100%		2052	* *	1		

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

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

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

Asset #: 14331

Mechanical	Current Repair		Future	Future Replacement		Maintenance	
System Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Hot Water Boiler	100%		2039	* *	1	\$7,600	
		on, Extent : Light, Area	Affected	: 100%			
	Location : Bas		D 11				
D:	Explanation :	2 Gas Fired Hot Water	Boilers				
Distribution	1000/		2042	* *	4	¢1 100	
Hot Wtr Piping/Pump Terminal Devices	100%		2042		4	\$1,100	
Air Handler	50%		2031	* *	1	\$4,700	
Convector/Radiator	40%		2031	* *	1	\$2,000	
Fan Coil Unit/Heat	10%		2031	* *	1	\$500	
Air Conditioning	1070		2031		-	Ψ300	
Energy Source							
Electricity	100%		2048	* *	1		
Conversion Equipment							
Ext Pkg Unit -	67%		2031	* *	2	\$600	
Heating/Cooling							
		ion, Extent : Light, Area	Affected	: 100%			
	Location: Roo						
	Explanation:	5 Units					
Split Unit	33%		2031	* *			
		t, Extent : Light, Area A	ffected : .	100%			
	Location: Roo						
		on, Extent : Light, Area	Affected .	: 100%			
	Location: Roo						
	Explanation:	5 Units					
Terminal Devices	220/		2024	* *	1		
Direct Expansion	33%		2034	* *	1		
No Component	67%						
Heat Rejection Air Condenser Unit	33%		2031	* *	2	\$3,500	
All Condenser Offit		ion, Extent : Light, Area			2	\$5,500	
	Location : Roo		Пусстей	. 10070			
	Explanation:	·					
No Component	67%						
Ventilation	0170						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$13,500	
Exhaust Fans						•	
Roof	100%		2031	* *	2	\$500	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2052	* *	1		

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

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

Current Repair	Future Re	Future Replacement		Maintenance				
% of Fail Date Estimated Total (Years)	l Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority			
			2	\$200				
_	ıt, Area Affected : 100	0%						
Explanation: 2 Units (175 Gai	! Each)							
100-1								
100%	LIFE	* *	1					
100-1								
100%	LIFE	* *	1					
100-1				** * * * * * * * * *				
100%	2034	* *	4	\$2,500				
1000/	2021	de de		#1.100				
100%	2031	**	1	\$1,100				
1000/								
100%								
1000/	LIDE	sk sk						
Explanation : 1 Onti - New Do	ors On Existing Cab							
100%	2052	* *	1_2	\$4.300				
			1-2	φ 4 ,300				
		essible Ry Fir	e Denarti	mont				
	100% Other Observation, Extent: Light Location: Basement Explanation: 2 Units (175 Gaid) 100% 100% 100% 100% 100% 100% 100% 100	% of Fail Date Estimated Cost Total (Years) Year FY	Year Estimated Cost Year Estimated Cost FY	Nof Total Fail Date Estimated Cost Year Estimated Cost Cycle FY	Note Fail Date Estimated Cost Year Estimated Cost (Yrs) Estimated Cost (Yrs)			

Page: 67

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

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



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

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

Asset #: 1998

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

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

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

Asset #: 1998

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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/C	Crumbling,	Extent: Moderate	, Area Aj	ffected : 5%			
	Location	: Stairwell	Y					

lectrical	Current Repair		Future Replacement		Maintenance				
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2023	\$8,100	5	\$200		
	Other Observation, Extent: Moderate, Area Affected: 100%								
		: Electrico							
-	Explanat	tion : One	800 Amps Main Dis	connect	Switch				
Switchgear / Switchboard	4.00					_	4		
Molded Case Bkrs	100%			2023	\$95,500	5	\$1,300		
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	: Through	out						
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			
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location	: Through	out						
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 Extend	led Life, Ex	tent : Moderate, Ai	ea Affec	ted : 100%				
	Location	: Mechani	ical Room						

Ground

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

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

Asset #: 1998

Electrical	Current Repair	Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Ground									
Grounding Devices									
Generic	100% 2-4 \$9,30		* *	5	\$700				
	Other Observation, Extent : Modera	ite, Area Affect	ed : 100%						
	Location : Basement								
	Explanation : Corroded								
Lighting									
Interior Lighting Fluorescent	10%	2028	* *	10	\$3,800				
riuorescent	10% Other Observation, Extent: Modera			10	\$3,800				
	Location : 1st Floor	ие, лгеи лујесі	еи. 100/0						
	Explanation: T-8 Lamps								
Fluorescent	90%	2033	* *	10	\$34,400				
Fluorescent	90% 2035 10 \$34,400 Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Throughout								
	Explanation: T-8 Lamps								
Egress Lighting	Емрининон . 1 о Емпрз								
Emergency, Battery	40%	2023	\$21,900	10	\$4,000				
Emergency, Battery	10%	2033	**	10	\$1,000				
Exit, Service	30%	2023	\$4,100	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	C	Current Repair		Future Replacement		Maintenance	
ystem Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Natural Gas	100%		2043	* *	1		
Conversion Equipment							
Steam Boiler	100%		2036	* *	1	\$41,300	
	Other Observ	ation, Extent : Light, Area	Affected	: 100%			
	Location : B	Basement					
	Explanation	: 2 Natural Gas Fired Ste	am Boile	ers			
Distribution							
Steam Piping/Pump	90%		2033	* *	4	\$2,800	
Steam Piping/Pump	10%	0-2 \$28,400	2053	* *	4	\$200	
1 2 1	Steam Traps I	Faulty, Extent : Severe, Ar	ea Affect	ed : 100%			
	Location: T	Throughout					

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

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

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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 2								
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	* *				
		servation, Extent : Light, Area	Affected	! : 100%				
	Location							
	Explana	tion : 1 Unit						

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

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

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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

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



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

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

Asset #: 1981

Architecture		Current Repair Fut		Futur	Future Replacement		Maintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Listimated Cost	11101111
Type								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$64,200	
Masonry: Brick	3%	Now	\$7,100	LIFE	* *	5	\$2,400	
Masonry. Brick			\$7,100 Extent : Moderate, A		cted : 10%	3	\$2,400	
			gional Director Off					
Masonry: Limestone	5%		3,,,,,,,,	LIFE	**	5	\$3,000	
Metal Panel	7%			2044	* *	5-10	\$3,600	
Granite Panels	5%	Now	\$83,200	LIFE	* *	5	\$3,000	
Granite Faneis			Extent : Moderate			3	\$3,000	
	_	: At Ramp		, 111eu 11	yecieu . 2070			
		_	d, Extent : Moderat	te Area	Affected · 25%			
		: Below R		, 111 1	ijjeeted : 2570			
			Extent : Moderate,	Area Af	fected · 10%			
	_	: At Entra		111 001 1199	. 1070			
Windows								
Aluminum	90%			2040	* *	5	\$16,900	
Metal Louvers	5%			2027	* *	10	\$5,900	
Steel	5%	Now	\$47,900	2049	* *	5	\$5,900	
2001			Extent : Moderate, A		cted : 25%	C	φυ,>οο	
		: Penthou.		55				
	Glazing Broken/Cracked, Extent: Moderate, Area Affected: 15%							
		: Penthou						
	Thermally	Inefficient	, Extent : Moderate	e, Area A	ffected : 50%			
	Location	: Penthou.	se		-			
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	40					-		
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	1.007			2022	* *	_	Φ0.000	
Ceramic Tile	10%			2033	* *	5	\$8,800	
Concrete Masonry Unit				LIFE	* *	5	\$3,500	
Gypsum Board	35%			LIFE	* *	5	\$18,500	
Marble Panels	3%			LIFE	* *	-	Φ <i>E</i> 200	
Plaster	20%			LIFE	* *	5	\$5,300	
SGFT/Glazed Masonry	15%			LIFE	* *	<i>-</i>	Ø7 100	
Wood Under Construction	2%			LIFE	ጥ ጥ	5	\$7,100	
Under Construction	5%							

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

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

Asset #: 1981

Architecture		Current l	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•			•				•
Ceilings								
AcousTileSusp.Lay-In	55%			2037	* *	5	\$28,700	
			xtent : Moderate, A					
	Location	ı : Regiona	l Directors Office (On Fifth .	Floor			
Exposed Concrete	10%			LIFE	* *	5	\$800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$6,500	
Metal Panel	5%			LIFE	* *	5	\$3,300	
Plaster	10%			LIFE	* *	5	\$3,300	
Under Construction	5%							
Electrical		Current l	2 en air	Futur	e Replacement	M	aintenance	
System					·			
Component	% of		Estimated Cost		Estimated Cost	-	Estimated Cost	Priorit
Туре	Total	(Years)		FY		(Yrs)		
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	* *	5	\$200	
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Electrica	al Room					
	Explana	tion : One	2000 Amps Main D	isconnec	et Switch			
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%		\$15,100	2049	* *	1		
		_	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Basemer	nt					
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	
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : Water M						
	Evnland	tion . Conv	ected With Main W	Jator Din	0			

Lighting

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

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

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

Asset #: 1981

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	20%	2029	* *	10	\$6,400	
	Other Observation, Extent: Mode		cted : 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	40%	2019	\$765,500	10	\$12,800	
	Other Observation, Extent: Mode		cted : 100%			
	Location: Throughout The Build	ding				
	Explanation: T-8 Lamps					
Fluorescent	30%	2024	\$574,100	10	\$9,600	
	Other Observation, Extent: Mode	. 55	cted : 100%			
	Location: Throughout The Build	ding				
	Explanation: T-8 Lamps					
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 R	eplacement	Maintenance					
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating									
Energy Source									
Natural Gas	100%	2044	* *	1					
Conversion Equipment									
Hot Water Boiler	10%	2029	* *	1	\$1,700				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Sub Basement Boiler Ro	om, Penthouse							
	Explanation: 3 Units (Summer Bo	iler)							
Steam Boiler	90%	2037	* *	1	\$31,100				
	Other Observation, Extent : Light, Area Affected : 75%								
	Location : Sub Basement Boiler Ro	om							
	Explanation: 2 Units								

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

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

Asset #: 1981

Mechanical		Current l	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	10%			2040	* *	4	\$200	
Steam Piping/Pump	90%			2034	* *	4	\$2,300	
Terminal Devices								
Air Handler	25%			2024	\$45,900	1	\$5,400	
Convector/Radiator	75%			2029	* *	1	\$8,500	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller				2027	* *	1	\$15,100	
	·		tent : Light, Area Ą	ffected :	100%			
	Location	ı : One Chil	ller On Roof					
Int Pkg Unit -	20%	Now	\$13,600	2025	\$135,600	2	\$300	
Heating/Cooling								
	Not in Ser	vice, Exten	t : Severe, Area Aff	ected : 1	0%			
	Location	n : 4th Floo	or X - Ray Room					
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : 2nd Floo	or					
	Explana	tion : Unde	er Construction					
Window/Wall Unit	20%			2019	\$14,000	1		
No Component	20%							
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 0%			
	Location	ı:						
	Explana	tion : 3rd A	and Half Of The 4th	Floor A	C System Is Resp	onsibility	Of Another	
	Tenant							
Distribution								
Chilled Wtr Pipe/Pump	40%			2044	* *	4	\$700	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%		\$900	2029	* *	1	\$7,800	
		-	Extent : Moderate,					
	Location	ı : 5th Floo	r - Air Handlers Ar	e In The	Penthouse			
No Component	60%							
Heat Rejection								
Remote Air Cond	40%			2029	* *	2	\$9,700	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,400	
Exhaust Fans								
Interior	80%			2024	\$30,100	2	\$900	
Roof	20%	Now	\$300	2024	\$5,400	2	\$200	
	Noisy/Vib	rating, Exte	ent : Moderate, Are	a Affecte				
	Location							

Plumbing

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

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

Asset #: 1981

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

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

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

Page: 78

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

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



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

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

Asset #: 13729

Architecture	Current Repair	Future Replacement	Maintenance		
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls					
Masonry: Brick	75% 2-4 \$8,000 Efflorescence, Extent : Moderate, Area Location : Street Facade	LIFE ** Affected: 15%	5	\$13,600	
Masonry: Brick Cavity	20% Recent Replace Evident, Extent: Light, Location: Upper Floor Facades	LIFE ** Area Affected : 100%	5	\$7,300	
Masonry: Limestone	5%	LIFE **	5	\$1,400	
Windows	370	Ent		φ1,100	
Aluminum	25% Other Observation, Extent: Light, Area Location: Street Level Explanation: Protective Metal Grilles		5	\$1,600	
Glass Block	3%	LIFE **	5	\$200	
Steel Steel	72% Now \$241,000 Corrosion/Rusting, Extent: Moderate, A Location: Throughout Deteriorated Finish, Extent: Moderate,	2051 ** Area Affected : 25%	5 5	\$29,500	
D	Location : Throughout Thermally Inefficient, Extent : Moderate Location : Throughout	e, Area Affected : 50%			
Parapets Masonry: Brick Cavity	95% 2-4 \$3,900 Efflorescence, Extent: Light, Area Affect Location: Interior Wall Of Upper Part Recent Replace Evident, Extent: Light, Location: Throughout	rapet	5	\$4,300	
Masonry: Limestone	5% Recent Repair Evident, Extent : Light, A Location : Coping	LIFE * * Area Affected : 100%	5-10	\$2,800	
Roof					
Modified Bitumen	97% Now \$2,000 Drains Clogged, Extent: Moderate, Are Location: At Scupper Above Entrance Ponding, Extent: Moderate, Area Affect Location: Canopy Roof-Improper Pit Recent Replace Evident, Extent: Light, Location: Throughout	e ted : 2% tch			
Skylight, Metal/Glass	3% Recent Repair Evident, Extent : Light, A Location : Throughout	2046 ** Area Affected : 100%	10	\$1,800	

Interior

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

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

Asset #: 13729

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Floors									
Cast in Place Concrete	7%			LIFE	**	5	\$7,600		
			: Moderate, Area	Affected	: 20%				
		n : Basemen	nt						
Ceramic Tile	8%			2035	* *	5	\$2,000		
Mosaic Tile	3%			2031	* *	5	\$1,900		
Terrazzo	5%			LIFE	* *	5	\$2,000		
Vinyl Tile	17%		\$7,100	2026	\$35,300	3	\$1,600		
		Uneven Substrate, Extent : Moderate, Area Affected : 25%							
		n : 2nd Floo							
			: Moderate, Area	Affected	: 25%				
	Location	n : 2nd Floo	or Offices						
Vinyl Tile	50%			2031	* *	3	\$4,700		
Vinyl Tile 9" X 9"	10%	Now	\$2,700	2021	\$26,900	3	\$900		
	_	_	Extent: Moderate	, Area A	ffected : 20%				
	Location	n : Through	out Basement						
Interior Walls									
Ceramic Tile	7%			2035	* *	5	\$1,600		
Glass Block	3%			LIFE	* *	10	\$300		
Gypsum Board	15%	Now	\$700	LIFE	* *	5	\$2,000		
			ients, Extent : Seve		Affected : 5%				
	Location	n : Gas Mai	n Room - Basemen	t					
Plaster	75%	Now	\$13,200	LIFE	* *	5	\$5,100		
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 20%				
	Location	n : Staircas	e						
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		
			xtent : Moderate, A	Area Affe	ected : 5%				
	Location	n : Second I	Floor Stairwell						

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

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

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

Asset #: 13729

Electrical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Insulation Aged, Ex Location : Basem	\$2,600 xtent : Moderate, Are ent	2051 ea Affecte	* * ed : 100%	1		
Thermoplastic	20%		2036	* *	1		
Thermoplastic	65%		2026	\$11,100	1		
Motor Controllers							
Locally Mounted	100%		2024	\$36,500	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$500	
	Location: Water	Extent : Moderate, A Main nnected With Main W					
Lighting	•						
Interior Lighting							
Fluorescent	100%		2036	* *	10	\$15,300	
	Other Observation, Location : Throug Explanation : Usi		Area Affe	ected : 100%			
Egress Lighting							
Emergency, Service	50%		2026	\$4,000	1		
Exit, LED	30%		2054	* *	1		
Exit, Service	20%		2021	\$1,100	1		
Exterior Lighting							
HID	20%		2026	\$12,300	10		
No Component	80%						
Alarm							
Security System							
No Component	80%						
Generic	20%		2026	\$9,900	1	\$1,300	
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2031	* *			

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

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

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

Asset #: 13729

Mechanical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler	Location		Extent : Light, Area at Boiler Room its	2039 Affected	**: 100%	1	\$16,500	
Distribution Steam Piping/Pump	100%			2046	* *	4	\$1,200	
Terminal Devices Convector/Radiator	100%			2031	* *	1	\$5,400	
Air Conditioning Energy Source Electricity	100%			2042	* *	1		
Conversion Equipment Ext Pkg Unit - Cooling Window/Wall Unit No Component	20% 60% 20%			2026 2021	\$15,000 \$20,100	2	\$200	
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	Location	ervation, E : Basemen tion : 1 Uni		2024 Area Affe	\$3,800 cted: 100%	2	\$200	
Sanitary Piping Cast Iron	100%	non . 1 On	1175 Gui	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	Location	: B-2	Extent : Light, Area	LIFE Affected	**: 100%			
Fire Suppression	Explana	tion : One l	Unit					

Fire Suppression

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

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

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

Asset #: 13729

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

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

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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

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



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

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

Asset #: 1979

Architecture		Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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	
		r Miss/Eroo : Front Fo	d, Extent : Light, Ai acade	rea Affec	ted : 5%			
Windows								
Aluminum	95%			2039	* *	5	\$17,400	
Glass Block	5%	Now	\$4,500	LIFE	* *	5	\$600	
		roken/Crac : West Fa	ked, Extent : Mode cade	rate, Are	ea Affected : 10%			
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
Masonry: Brick	80%			LIFE	* *	5	\$6,700	
Masonry: Limestone	5%			LIFE	* *	5	\$500	
Metal Rail	5%			2028	* *	5-10	\$7,500	
Roof								
Single Ply Membrane	100%			2023	\$161,900	10	\$49,300	
terior								
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	
		place Evide : Annex B	ent, Extent : Light, . uilding	Area Affe	ected : 100%			
Vinyl Tile	40%			2023	\$229,000	3	\$13,800	
Vinyl Tile	25%			2033	**	3	\$6,500	
	Recent Re	place Evide : Annex B	ent, Extent : Light, . uilding		ected : 100%		7 2,2 2 2	
Interior Walls								
Glazed Ceramic Panel	10%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	\$10,800	
Gypsum Board	30%			LIFE	* *	5	\$13,000	
	Recent Re	place Evide : Annex B	ent, Extent : Light, . uilding		ected : 100%		. ,	
Plaster	25%			LIFE	* *	5	\$5,400	
SGFT/Glazed Masonry	10%	4+	\$13,700	LIFE	* *	2	Ψ2,100	
5 51 17 Stuzed Wasoniy			Extent : Moderate		ffected : 10%			
		: Basemer		,				
			:: Light, Area Affec	ted : 5%				
		: Basemer	-					

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

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

Asset #: 1979

Architecture	Curren	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Ceilings								
AcousTileSusp.Lay-In	50% 2-4	\$13,600	2036	* *	5	\$17,200		
	Misaligned/Bulging	g, Extent : Moderate,	Area Afj	fected : 5%				
	Location: Throug	ghout						
	Staining/Discoloring	g, Extent : Light, Are	ea Affect	ed : 5%				
	Location : Throug	ghout						
AcousTileSusp.Lay-In	30%		2043	* *	5	\$20,700		
1 2	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Annex	Building						
Exposed Concrete	10%		LIFE	* *	5	\$1,100		
Plaster	10%		LIFE	* *	5	\$4,300		

lectrical	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	50%	2043	* *	5	\$100	
	Other Observation, Extent : M	oderate, Area Affect	ed : 100%			
	Location: Electrical Room					
	Explanation: One 2000 Amp	s Main Disconnect S	Switch For Main	Building	,	
Air Circuit Breaker	50%	2043	* *	5	\$100	
	Other Observation, Extent : M	oderate, Area Affect	ed : 100%			
	Location : Electrical Room M	ain Building				
	Explanation: One 400 Amps	Main Disconnect Sv	witch For The An	nex Buil	ding	
Transformers						
Dry Type	100%	2036	* *	5	\$200	
	Other Observation, Extent : M	oderate, Area Affect	ed : 100%			
	Location: Electrical Room					
	Explanation : One 112 Kva 4	80hv-208/120lv				
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	

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

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

Asset #: 1979

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts		<u> </u>				
Wiring						
Braided Cloth	10% 2-4 \$7,50	0 2048	* *	1		
	Insulation Aged, Extent : Moderate, A Location : Basement	Area Affected :	100%			
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	4.00-			_	4000	
Generic	100%	LIFE	* *	5	\$800	
ighting						
Interior Lighting	550/	2028	* *	10	¢22.200	
Fluorescent	55% Other Observation, Extent: Moderat			10	\$23,200	
	Location: Throughout The Buildin,		1.100%			
	· ·	g				
El	Explanation: T-8 Lamps	2010	Φ126 400	1.0	Φ2 100	
Fluorescent	5%	2018	\$126,400	10	\$2,100	
	Other Observation, Extent: Moderat Location: Throughout The Buildin		l: 100%			
		g				
	Explanation: T-12 Lamps	2020	* *	1.0	#4.200	
Fluorescent	10%	2028		10	\$4,200	
	Other Observation, Extent: Moderat	е, Агеа Ајјестес	l: 100%			
	Location: Throughout					
	Explanation: T-5 Lamps		de de		** 100	
Fluorescent	5%	2033	**	10	\$2,100	
	Other Observation, Extent: Moderat	e, Area Affectea	1: 100%			
	Location: Throughout					
	Explanation: T-5 Lamps				* 10 100	
Fluorescent	25%	2033	**	10	\$10,600	
	Other Observation, Extent : Moderat		l : 100%			
	Location: Throughout Annex Build	ung				
	Explanation: T-5 Lamps					
Egress Lighting	250/	2020	* *	10	\$2,000	
Emergency, Battery	35%	2028	* *	10	\$3,900	
Emergency, Battery	15%	2033	**	10	\$1,700	
Exit, LED Exit, Service	15% 35%	2063 2028	**	1 1		
Exterior Lighting	3370	2020		1		
Exterior Lighting HID	30%	2033	* *	10		
HID	70%	2033	\$133,300	10	\$100	
	/ U70	2018	φ133,300	10	\$100	
Alarm Fire/Smoke Detection						
Generic	100%	2033	* *	1-3	\$31,800	
	imates are in current dollars and are not esc				Ψ51,000	

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

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

Asset #: 1979

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•			•	•			
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Heat Exchanger	10%			2026	\$1,000	1	\$2,300	
			Extent : Light, Area	Affected	: 10%			
		ı : Boiler R						
		tion : 2 Un	its For Heating					
Steam Boiler	90%		7	2028	* *	1	\$41,100	
	Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 2 Units							
D: . '1 . '	Explana	tion : 2 Un	its					
Distribution Hot Wtr Piping/Pump	40%			2039	* *	4	\$900	
Steam Piping/Pump	40% 60%			2039	* *	4	\$2,000	
Terminal Devices	00%			2033		4	\$2,000	
Air Handler	60%			2028	* *	1	\$17,100	
Convector/Radiator	40%			2036	* *	1	\$6,000	
Air Conditioning	1070			2030		-	ψο,σσσ	
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Reciprocating	60%	Now	\$1,800	2023	\$91,600	1	\$11,500	
Compr/Chiller								
			lerate, Area Affecte	d : 10%				
			Compressor					
	_	_	tent : Light, Area A	ffected :	100%			
	Location	ı : Chillers						
Ext Pkg Unit - Cooling	40%			2031	* *	2	\$1,100	
Distribution								
Chilled Wtr Pipe/Pump	60%			2033	* *	4	\$2,000	
No Component	40%							
Terminal Devices	1.000/			2022	Φ101 100	1	#20.500	
Air Handler/Cool/Ht	100%			2023	\$191,100	1	\$28,500	
Heat Rejection Air Condenser Unit	100%			2028	* *	2	\$32,100	
	100%			2028		2	\$52,100	
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,700	
Exhaust Fans	100/0			בוו בו		<u> </u>	Ψ23,700	
Interior	60%			2028	* *	2	\$800	
Roof	40%			2023	\$24,800	2	\$600	
Plumbing	70				,,	-	+ 0	
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		
-								

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

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

Asset #: 1979

Mechanical	Current Repair	Future Re	placement	M					
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Water Heater									
Gas Fired	100%	2021	\$10,500	2	\$700				
	Other Observation, Extent : Lig		0%						
	Location : Mechanical Room								
	Explanation: 2 Units								
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				
	Other Observation, Extent : Light, Area Affected : 10%								
	Location: Boiler Room								
	Explanation: Installed Incor	rectly							
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	80%	LIFE	* *						
	Other Observation, Extent : Lig	ght, Area Affected : 709	%						
	Location: B-4								
	Explanation: Two Passenger	· Units							
Hydraulic	20%	LIFE	* *						
,	Other Observation, Extent : Light, Area Affected : 30%								
	Location : B-1, 1-2								
	Explanation : One Freight U	nit - Not In Service And	l 1 Passenger	Elevator	· In The Annex				

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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

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



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

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

Asset #: 14734

chitecture	Current Rep	air I	uture I	Replacement	Ma	aintenance		
stem Component Type	% of Fail Date Es Total (Years)		ear E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior								
Exterior Walls								
Cast in Place Concrete	3%		IFE	* *	5	\$4,000		
Cast Stone/Terra Cotta	5%		IFE	* *	5	\$10,500		
	Other Observation, Exter		ı Affecte	ed : 100%				
	Location: First Floor,			1.00				
	Explanation: This Con							
Masonry: Brick Cavity	60%		IFE	**	5	\$16,200		
	Efflorescence, Extent: M Location: West Facade		cted : 5	%				
Masonry: Brick Cavity	30%	L	IFE	* *	5	\$8,100		
	Recent Construction, Extent: Light, Area Affected: 100% Location: Third Floor							
	Other Observation, Exter Location: Third Floor	nt : Moderate, Ared	ı Affecte	ed : 100%				
	Explanation : New Floo	or Completed In 20	011					
Masonry: Limestone	2%	<u> </u>	IFE	* *	5	\$400		
Windows		_				4 1 0 0		
Aluminum	100%	20	047	* *	5	\$8,000		
	Recent Installation, Exter Location: Throughout	nt : Light, Area Aff	ected : .	100%				
Parapets								
Concrete Masonry Unit	45%	L	IFE	* *	5	\$1,700		
	Recent Construction, Ext Location: Interior Fac		ffected .	: 100%				
Masonry: Brick Cavity	50%	L	IFE	* *	5	\$1,700		
, , ,	Recent Construction, Ext Location: Throughout	ent : Light, Area A	ffected .	: 100%		. ,		
Masonry: Limestone	3%	T	IFE	* *	5	\$100		
Pre-Cast Concrete	2%		IFE	* *	5	\$400		
Roof			•			T		
Single Ply Membrane	100% Now Drains Inad/Misposn, Ex		033 rea Affe	* * ected : 25%				
	Location: Drains At North And South Sides Of Roof							
	Recent Installation, Exter Location: Throughout	nt : Light, Area Aff	ected : .	100%				
	Water Penetration, Exter	nt : Moderate, Area	Affecte	ed : 15%				
	Location : Third Floor				200ms 30	2, 303		

Interior

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

Asset #: 14734

rchitecture	Current Repair		Futur	e Replacement	M			
ystem Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Floors								
Cast in Place Concrete	5% Now	\$1,000	LIFE	* *	5	\$2,200		
	Other Observation, Ext	ent : Moderate, A	rea Affe	cted : 100%				
	Location : Stairs Betw	een Second And	Third Fl	oors				
	Explanation: Non Slip	p Material Impro	perly Ins	stalled				
Ceramic Tile	5%		2038	* *	5	\$1,000		
Terrazzo	10%		LIFE	* *	5	\$1,600		
Vinyl Tile	80%		2033	* *	3	\$6,200		
•	Recent Installation, Ext	ent : Light, Area	Affected	: 100%				
	Location: Throughou	t						
Interior Walls								
Ceramic Tile	5%		2038	* *	5	\$2,300		
Glass: Single Pane	10%		LIFE	* *	5	\$3,400		
Gypsum Board	85%		LIFE	* *	5	\$23,200		
••	Recent Installation, Ext Location : Throughou		Affected	: 100%				
Ceilings								
AcousTileSusp.Lay-In	85%		2042	* *	5	\$17,500		
1 0	Recent Installation, Ext	ent : Light, Area	Affected	: 100%				
	Location: Throughou	t						
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Corridor N	lear Elevator, Sta	ıff Room	, Rooms 301, 302,	303			
Gypsum Board	15%		LIFE	* *	5	\$3,800		

Electrical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2051	* *	1		
Panelboards						
Molded Case Bkrs	100%	2047	* *	5	\$400	
Wiring						
Thermoplastic	100%	2051	* *	1		
Lighting						
Interior Lighting						
Fluorescent	90%	2033	* *	10	\$11,300	
	T-8 Lamps, Extent : Moderate, Area A Location : Throughout The Building	00				
Fluorescent	10%	2033	* *	10	\$1,300	
	Compact Fluorescent Light, Extent : M Location : Hallways	Aoderate, Area A	ffected : 100	0%		
Egress Lighting						
Emergency, Battery	50%	2033	* *	10	\$1,700	
Exit, LED	50%	2060	* *	1		

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

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

Asset #: 14734

Electrical	Current Repair	Future Replac	ement	M				
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Exterior Lighting								
HID	100%	2033	* *	10				
Alarm								
Security System								
No Component	60%							
Generic	40%	2033	* *	1	\$2,100			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation: C C T V Surveillance Camera							
Fire/Smoke Detection								
Generic, Digital	100%	2033	* *					
_	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Building							
	Explanation : Smoke Dete	ctor, Strobe Lights, Manual P	ull Station	ı				

Mechanical	Current Repair	Future Replacen	ent	M	aintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Natural Gas	100%	2051	* *	1				
Conversion Equipment								
Furnace	80%	2033	* *	1	\$5,400			
	Other Observation, Extent : Light, A	Area Affected : 80%						
	Location: Roof							
	Explanation: 4 Package Units							
Hot Water Boiler	20%	2042	* *	1	\$1,400			
	Other Observation, Extent : Light, Area Affected : 20%							
	Location: 3rd Floor Boiler Room							
	Explanation: 1 Unit							
Terminal Devices								
Convector/Radiator	20%	2042	* *	1	\$900			
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%	2047	* *	1				
Conversion Equipment								
Ext Pkg Unit -	100%	2033	* *	2	\$800			
Heating/Cooling								
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location: 4 Units, Roof							
Ventilation								
Distribution								
Ductwork/Diffusers	100% Now \$2,30	00 LIFE	* *	2-5	\$7,600			
	Unbalanced System, Extent: Moder	ate, Area Affected : 30%						
	Location: Various Locations							

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

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

Asset #: 14734

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

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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

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



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

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

Asset #: 13721

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Concrete Masonry Unit	95%			LIFE	* *	5	\$16,300	
		l Cracks, E : Through	Extent : Light, Area out	Affected	: 15%			
Masonry: Brick	3%	Now	\$2,400	LIFE	* *	5	\$800	
			d, Extent : Modera					
	Location	: Through	out Garage, North	And Sou	th Facade			
Metal Coiling Doors	2%			2030	* *	5	\$1,700	
Windows								
Aluminum	88%			2041	* *	5	\$800	
Glass Block	10%			LIFE	* *	5	\$100	
Metal Louvers	2%			2028	* *	10	\$100	
Parapets								
Concrete Masonry Unit	40%			LIFE	* *	5	\$700	
Metal Rail	50%			2038	* *	5-10	\$14,100	
Metal: Cage/Fence	5%			2030	* *	5-10	\$600	
Pre-Cast Concrete	5%			LIFE	* *	5	\$500	
Roof								
Single Ply Membrane	93%			2035	* *	10	\$23,000	
Skylight, Metal/Glass	5%	Now	\$53,500	2035	* *			
	_	_	Extent : Severe, A	rea Affec	ted : 20%			
		: Through						
			Extent : Severe, Are	a Affecte	d : 20%			
	Location	: 4 Units						
Sloped Glazing	2%			LIFE	* *	5	\$6,600	
terior								
Floors								
Cast in Place Concrete	75%			LIFE	* *	5	\$37,700	
Quarry Tile	10%	0-2	\$12,900	2030	* *	5	\$1,700	
		Crumbling : Through	Extent : Severe, A out	rea Affec	ted : 10%			
Traffic Topping	15%			2035	* *	5	\$4,300	
11 0		tallation, I : Through	Extent : Light, Area out	Affected	: 100%		. ,	
Interior Walls								
Concrete Masonry Unit	95%	Now	\$51,800	LIFE	* *	5	\$9,500	
•	Cracking/	Crumbling	Extent : Light, Are	ea Affecte	ed : 10%			
		: Through		-				
	Water Per	etration, E	xtent : Light, Area	Affected	: 10%			
		: Through	_					
Plaster	5%	0-2	\$200	LIFE	* *	5	\$400	
			Extent : Light, Ar		ed : 10%	_	φ.30	
		: Through		33				

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

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

Asset #: 13721

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	70%			LIFE	* *	5	\$2,500	
Gypsum Board	10%	Now	\$2,300	LIFE	* *	5	\$2,900	
	U	Crumbling, 1: Through	Extent : Light, Ard out	ea Affecte	ed : 10%			
		etration, E : Through	xtent : Light, Area out	Affected	: 10%			
Plaster	20%	Now	\$5,900	LIFE	* *	5	\$2,900	
	Cracking/Crumbling, Extent: Severe, Area Affected: 20%							
	Location	: Through	out					
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location	: Through	out					

Electrical	Curren	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2051	* *	5	\$100	
	Other Observation,	Extent: Moderate, A	Area Affe	ected : 100%			
	Location : Electri	cal Room					
	Explanation: 1-1	1200 Amps Main Disc	connect S	Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2051	* *	5	\$400	
Raceway							
Conduit	50%		2051	* *	1		
Conduit	50%		2045	* *	1		
Panelboards							
Fused Disc Sw	5%		2047	* *	5		
Molded Case Bkrs	60%		2047	* *	5	\$200	
Molded Case Bkrs	35%		2041	* *	5	\$100	
Wiring							
Thermoplastic	50%		2051	* *	1		
Thermoplastic	50%		2045	* *	1		
Motor Controllers							
Locally Mounted	100%		2042	* *	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	

Lighting

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

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

Asset #: 13721

Electrical	Current Repair		Futur	Future Replacement		aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	50%		2033	* *	10	\$7,000	
	T-8 Lamps, Extent:	Moderate, Area Affe	ected : 10	00%			
	Location: Throug	hout The Building					
Fluorescent	50%		2030	* *	10	\$7,000	
	T-12 Lamps, Extent	: Moderate, Area Af	fected : .	100%			
	Location : Throug						
Egress Lighting							
Emergency, Battery	50%		2030	* *	10	\$1,900	
Exit, Service	50%		2030	* *	1		
Exterior Lighting							
Fluorescent	20%		2033	* *	10	\$300	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%						
	Location: Throug	hout The Building					
HID	80%		2033	* *	10		
Alarm							
Security System							
No Component	50%						
Generic	50%		2033	* *	1	\$2,900	
Fire/Smoke Detection							
Generic, Digital	100%		2033	* *			

Mechanical	Cı	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2035	* *	1		
Conversion Equipment							
Furnace	85%		2030	* *	1	\$6,500	
		ation, Extent : Light, Area	Affected	: 85%			
	Location : Re	oof					
	Explanation	: 4 Roof Top Package Un	its				
Hot Water Boiler	15%	0-2 \$5,100	2045	* *	1	\$1,000	
	Other Observe	ation, Extent : Light, Area	Affected	: 15%			
	Location: 1.	st Floor Boiler Room					
	Explanation	: 1 Obsolete Unit					
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		

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

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

Asset #: 13721

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

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

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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

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	

\$43,200 \$16,500	\$14,600	\$6,100	\$6,900 \$400
\$43,200	\$14,600	\$6,100	\$6,900
A 4 A A A A	Φ1.4.COO	A < 400	
\$62,600	\$1,500	\$1,500	\$1,500
\$122,300	\$16,100	\$7,600	\$8,800
\$3,900	\$3,900	\$3,900	\$3,900
\$4,300	\$2,700	\$3,500	\$2,300
\$300	\$300	\$100	\$100
\$52,600	\$9,100		\$2,400
\$61,100			
FY 2017	FY 2018	FY 2019	FY 2020
	\$61,100 \$52,600 \$300 \$4,300 \$3,900 \$122,300 \$62,600	\$61,100 \$52,600 \$9,100 \$300 \$300 \$4,300 \$2,700 \$3,900 \$3,900 \$122,300 \$16,100 \$62,600 \$1,500	\$61,100 \$52,600 \$9,100 \$300 \$300 \$100 \$4,300 \$2,700 \$3,500 \$3,900 \$3,900 \$3,900 \$122,300 \$16,100 \$7,600 \$62,600 \$1,500 \$1,500



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

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

Asset #: 13728

Architecture	Current I	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Masonry: Brick	100% Now Cracking/Crumbling, Location: Through	_	LIFE ea Affecte	* * d : 20%	5	\$21,600	
Windows Aluminum	100% Now Ctrwt/Balnc Not Fun Location: Through	_	2042 Area Affeo	* * cted : 20%	5	\$3,000	
Parapets							
Cast Stone/Terra Cotta	10% Now Int Mortar Miss/Eroc Location: Through		LIFE rea Affect	* * ted : 20%	5	\$2,300	
Masonry: Brick	90% Now Jnt Mortar Miss/Eroc Location: Through	_	LIFE rea Affect	* * red : 20%	5	\$2,700	
Roof							
Single Ply Membrane	100% Now Blisters, Extent: Sev. Location: Through Water Penetration, E Location: Through	out Extent : Moderate, A		* * cted : 20%			
Interior							
Floors Cast in Place Concrete	20% Now Cracking/Crumbling, Location: Through	_	LIFE ea Affecte	* * d : 10%	5	\$10,000	
Ceramic Tile	5% Now Cracking/Crumbling, Location: Through		2035 ea Affecte	* * d : 10%	5	\$600	
Terrazzo	5%		LIFE	* *	5	\$1,800	
Vinyl Tile	65% Now Cracking/Crumbling, Location: Through	_	2031 ea Affecte	* * d : 10%	3	\$5,600	
Vinyl Tile 9" X 9"	5% Now Cracking/Crumbling, Location: Through		2036 , Area A <u>f</u>	* * fected : 100%	3	\$400	

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

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

Asset #: 13728

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

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

Ground

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

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

Asset #: 13728

Electrical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$400	
	Other Observation, E		Area Affe	cted : 100%			
	Location: Basemen						
	Explanation : Water	r Main					
Lighting							
Interior Lighting							
Fluorescent	70%		2034	* *	10	\$9,800	
	Other Observation, E.		Area Affe	cted : 100%			
	Location: Through						
	Explanation: T-8 &	c Compact					
Fluorescent	30% Now	\$251,300	2036	* *			
	T-12 Lamps, Extent:	Light, Area Affecte	ed: 20%				
	Location : Limited A	Areas					
Egress Lighting							
Exit, LED	70%		2061	* *	1		
No Component	30%						
Exterior Lighting							
HID	10%		2031	* *	10		
No Component	90%						
Alarm							
Security System							
No Component	80%						
Generic	20%		2031	* *	1	\$1,100	
Fire/Smoke Detection						•	
No Component	80%						
Generic, Digital	20%		2034	* *			

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I 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	
	Other Observation, Extent: Light, Are	ea Affected :	100%			
	Location: Basement					
	Explanation: 2 Units					
Distribution						
Steam Piping/Pump	100%	2046	* *	4	\$1,100	
Terminal Devices						
Convector/Radiator	100%	2039	* *	1	\$4,900	
Air Conditioning						
Energy Source						
Electricity	100%	2042	* *	1		

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

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

Asset #: 13728

Mechanical	Current Repair	Current Repair Future Replaceme		ement Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	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	
	Other Observation, Extent : Light	, Area Affected :	50%			
	Location: 2nd Floor					
	Explanation: 9 Split Dx System	Units				
No Component	50%					
Heat Rejection						
Air Condenser Unit	50%	2031	**	2	\$5,300	
	Other Observation, Extent : Light	, Area Affected :	50%			
	Location: Roof					
	Explanation: 9 Condenser Unit	s Part Of Split S	ystem			
No Component	50%					
Ventilation						
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$2,700	
No Component	80%					
Exhaust Fans	•			_	4400	
Roof	20%	2026	\$2,400	2	\$100	
No Component	80%					
Plumbing						
H/C Water Piping	200/	2046	ماد ماد			
Brass/Copper	20%	2046	* *	1		
Galv Iron/Steel	80%	2039	* *	1		
Water Heater	1000/	2024	¢2.500	2	¢200	
Gas Fired	100%	2024	\$3,500	2	\$200	
Sanitary Piping	1000/	LIEE	* *	1		
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	LIEE	* *	1		
Cast Iron	100%	LIFE	* *	1		
Fixtures	1000/					
Generic Variant Transport	100%					
Vertical Transport						
Elevators	1000/	LIDE	* *			
Hydraulic	100% Other Observation, Extent : Light	LIFE				
	Location : Basement : 2nd Floo		10070			
	Explanation : One Unit	•				
	Explanation : One Unit					

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

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

Page: 105

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

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



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

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

Asset #: 2645

Architecture	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•							
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$61,700	
			: Moderate, Area I cade Of Bulkhead	Affected	: 10%			
Masonry: Brick	5%	Now	\$24,200	LIFE	* *	5	\$4,100	
	Diagonal Cracks, Extent : Severe, Area Affected : 5%							
	Location : Base Of Column By Main Driveway							
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	
	Air Infiltre	ation, Exter	nt : Moderate, Area	Affected	l : 100%			
	Location	: 2nd Floo	or Counseling Offic	es And T	hroughout First F	loor		
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			\$10,100 derate, Area Affecto nd South Ends	2028 ed : 5%	* *			
	Water Per	etration, E	xtent : Moderate, A nd South Ends Of M					
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	
	Location	: 3rd Floo		a Affecte	d : 100%			
		tion : 9x9 T	ues					
Vinyl Tile			ent, Extent : Light, . out 4th Floor	2031 Area Affa	* * ected : 100%	3	\$1,300	

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

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

Asset #: 2645

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	5%			2026	\$114,100	5	\$4,200	
Gypsum Board	10%			LIFE	* *	5	\$5,100	
Gypsum Board	5%			LIFE	* *	5	\$2,500	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout 4th Floor							
Marble Panels	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	\$12,700	
Plaster	5%			LIFE	* *	5	\$1,300	
		-	ent, Extent : Light, out 4th Floor	Area Affo	ected : 100%			
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	25% Loose/De		\$40,000 e, Extent : Moderat	2036 e, Area A	* * ffected : 50%	5	\$8,400	
	Staining/I Location Water Pe	Discoloring n : Through netration, E	out 1st, 2nd And 3i , Extent : Moderate out 1st, 2nd And 3i Extent : Moderate, A by On 5th Floor	e, Area Aj rd Floors	ffected : 10%			
AcousTileSusp.Lay-In	5%		,, 0,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2040	* *	5	\$3,400	
Acous Thesusp.Lay-III	Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Throughout 4th Floor							
Plaster	Location	Crumbling, n : Stairwel	\$28,100 Extent : Moderate ls Extent : Moderate, A			5	\$27,400	
	Location	n : Rooms 5	522 And 523					
Plaster		place Evide	ent, Extent : Light, out 4th Floor	LIFE Area Affa	* * ected : 100%	5	\$2,100	

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

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

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

Asset #: 2645

Electrical	Current Re	epair Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	10%	2022	. ,	5	\$100	
Molded Case Bkrs	20%	2045		5	\$300	
Molded Case Bkrs	70%	2022	\$46,000	5	\$900	
Wiring						
Braided Cloth	50% 2-4 Insulation Aged, Exten Location : Throughou	\$37,600 2048 at : Moderate, Area Affect ut		1		
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	
	Location : Throughou Explanation : T-5 La	mps				
Fluorescent	60% Other Observation, Ex Location : Throughou Explanation : T-8 La	_	* * ected : 100%	10	\$24,800	
Fluorescent	30% Other Observation, Ex Location : Throughor Explanation : T-12 L			10	\$12,400	
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	

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

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

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

Asset #: 2645

Mechanical	Curren	Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e 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	
		Extent: Light, Area	Affected	: 100%			
	Location : Basem		. 117	D '1			
Distribution	Explanation: 2 N	atural Gas Fired Ho	t Water I	Boilers			
Distribution	100%		2039	* *	4	\$2.200	
Hot Wtr Piping/Pump	100%		2039		4	\$2,200	
Terminal Devices Air Handler	40%		2028	* *	1	\$11,200	
Convector/Radiator	40% 60%		2028	* *	1 1	\$8,800	
Air Conditioning	0070		2028		1	\$6,600	
Energy Source							
Electricity	100%		2031	* *	1		
Conversion Equipment	10070		2031				
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	100%		LIFE		2-3	\$23,200	
Interior	70%		2023	\$34,100	2	\$1,000	
Roof	30%		2023	\$54,100 * *	2	\$400	
Plumbing	3070		2020			Ψ+00	
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		
-							

Maintenance \$ are aggregated over a 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	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Rigid Piping	100%	2023	\$10,800	4	\$1,600	
	Other Observation, Extent : Light	, Area Affected :	10%			
	Location: Boiler Room					
	Explanation: Boiler Pit Only					
Backflow Preventer						
Generic	100%	2028	* *	1	\$3,200	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light	, Area Affected :	100%			
	Location: B-5					
	Explanation: Two Units					

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



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

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

Asset #: 14212

Architecture		Current I	Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Granite	5%			LIFE	* *	5	\$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	
Windows								
Metal Louvers	10%			2035	* *	10		
No Component	90%							
Parapets	2004				de de	~ 40	#24 000	
Concrete Masonry Unit	30%			LIFE	**	5-10	\$34,800	
			Extent : Moderate, A	Area Affe	cted : 100%			
		: Various				o c p		
			er Membrane Ran					
Metal/Glass Curt Wall	30%	4+	\$7,200	2052	* *	5	\$12,300	
		_	xtent : Light, Area					
		: 14th Fl I	Roof Deck @ Cooli					
Metal Panel	40%			2052	* *	5	\$32,800	
Roof								
IRMA/Protected	100%	Now	\$10,500	2034	* *			
Membrane	0.1. 01			1.00	1000/			
			Extent : Light, Area	Affected	: 100%			
			ooling Tower	0 P		inv.i b		
	Explanat	tion : Draii	n Basket Missing O	n One Di	aın, Also Clogged	With Di	rinking Cans	
terior								
Floors	39%			2025	\$2,751,800	3	\$331,100	
Carpet		ded Extent	: Light, Area Affec			3	\$331,100	
		iea, Exieni : Through		ieu . 257	o			
Contin Plans Comments				LIDE	* *		¢c1 000	
Cast in Place Concrete	5%	Now	\$5,700 Extent : Moderate, A	LIFE		5	\$61,900	
			xieni . Moderdie, F or Mechanical Rod		леа . 1070			
G ' TEN		. 14111 110	от меснатса кос		ale ale		Ф20, 200	
Ceramic Tile	5%			2039	* *	5	\$28,300	
Raised Access Floor	1%			2039		5	\$21,200	
Terrazzo	30%	4 :	¢10.000	LIFE	**	5	\$265,300	
Vinyl Tile	20%	4+	\$18,800	2026	\$940,000	3	\$42,500	
	worn/Eroc	iea, Extent	: Moderate, Area	Affected :	23%			

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

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

Asset #: 14212

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$15,300	
Glass: Single Pane	15%			LIFE	* *	5	\$85,800	
Gypsum Board	55%	Now	\$17,000	LIFE	* *	5	\$125,800	
			xtent : Moderate, A 5, 3rd Fl Office Fa	00				
Masonry: Limestone	15%			LIFE	* *	10	\$22,900	
·	Location	: Through	xtent : Light, Area out ally Artificial 'coria					
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	
5) psum 2 sur u	Water Penetration, Extent: Moderate, Area Affected: 5%							
	Location	: Store Ro	om S2-05 From Tr	ench Dra	ain Above			
Metal Panel	20%			LIFE	* *	5	\$283,000	

lectrical	Current Repair	Futur	e Replacement	M	aintenance				
rstem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
der 600 Volts									
Service Equipment									
Air Circuit Breaker	2%	2052	* *	5					
Fused Disc Sw	98%	2052	* *	5	\$1,600				
	Other Observation, Extent : I	Moderate, Area Affe	cted : 100%						
	Location: Switchgear Room	n							
	Explanation: One 6000 Ar	nps East							
	one 6000 Amps. North								
	five 6000 Amps.								
	1200 Amps. Fire Pump. 1600 Amps. For 9th Floor								
Transformers	1000 Amps. 101 9th 11001								
Dry Type	100%	2043	* *	5	\$1,400				
J J1	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Switchgear Room	n, 15, 14, 9 Floors A	And Sub 2 Electric	al Closet	•				
	Explanation: 500 Kva, 225	Kva, 45 Kva, 30 K	va And 15 Kva.						
Switchgear / Switchboard									
Fused Disc Sw	100%	2052	* *	5	\$1,600				
	Other Observation, Extent : I	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Switchgear Room	n							
	Explanation: One 6000 Ar	nps East							
	one 6000 Amps. North								
	five 6000 Amps.								
	1200 Amps. Fire Pump.								
	1600 Amps.								

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

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

Asset #: 14212

lectrical	Current Repair Fu		e Replacement	M	aintenance	
rstem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts		•				
Raceway						
Conduit	100%	2052	* *	1		
Panelboards						
Fused Disc Sw	30%	2048	* *	5	\$2,600	
Molded Case Bkrs	70%	2048	* *	5	\$7,000	
Wiring Thermoplastic	100%	2052	* *	1		
Motor Controllers						
Locally Mounted	70%	2043	* *	5	\$1,800	
	Other Observation, Extent Location: Mechanical Sp	paces.				
M . G . 1G	Explanation : Variable F		ollers. **		#2.100	
Motor Control Center	30% Other Observation, Extent Location: 15, 14,9 Floor			5	\$3,100	
	Explanation: Normal Mo	otor Control Center Ar	nd Emergency Mot	or Contr	ol Center @ 14a	
ound						
Grounding Devices						
Generic	100% Other Observation, Extent Location: Basement Explanation: Water Main		* * cted : 100%	5	\$11,100	
and-by Power						
Transfer Switches						
Automatic	95% Other Observation, Extent Location: Transfer Switc Explanation: A. T. S1 ats -2 2000 Amps. ats - 3 800 Amps. ats - 4 260 Amps.	h Room	* *	1	\$110,500	
	ats - 5 260 Amps.					
Automatic	5% Other Observation, Extent Location : 15 Floor (equi Explanation : 2 Ats 15 A/	ipment Room)	* * cted : 100%	1	\$5,800	
Generators						
Diesel	100% Other Observation, Extent Location: 14 Th Floor G Explanation: 2400 Kw		* * cted : 100%	1	\$146,500	
Batteries	2.7 mmmon . 2700 NW					
~ ~~~~~						

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

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

Asset #: 14212

Electrical	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	10%	2048	* *	5	\$7,000	
	Other Observation, Extent:	==	90%			
	Location: Generator Room					
	Explanation: 200 Gallons					
Main Tank	90%	2061	* *	5	\$10,000	
	Other Observation, Extent:	Moderate, Area Affected : 10	00%			
	Location : Underground					
	Explanation: 10,000 Galle	ons.				
Lighting						
Interior Lighting						
Fluorescent	85%	2034	* *	10	\$294,800	
	Other Observation, Extent:	Light, Area Affected : 100%				
	Location: Throughout					
	Explanation: T5 & T8 Lan	<u>-</u>				
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	Curr	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%		2052	* *	1		

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

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

Asset #: 14212

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment	500 /			2020	* *	1	фод 5 00	
Heat Exchanger	50%		Forting of Color Amon	2039		1	\$93,500	
			Extent : Light, Area ical Equipment Roc		: 100%			
			ıcaı Equipmeni Koc es Reheat System Ai		otor Hoat			
Dung Dadwaing Walve/L		iion . Serve	es Kenedi Sysiem Ar	2039	* *	5	\$11,200	
Pres. Reducing Valve/Ll Steam	7 30%			2039		3	\$11,200	
Distribution								
Hot Wtr Piping/Pump	50%			2048	* *	4	\$9,300	
Steam Piping/Pump	50%			2052	* *	4	\$9,300	
Terminal Devices	20,0					<u> </u>	Ψ>,εσσ	
Air Handler	50%			2034	* *	1	\$116,900	
Convector/Radiator	25%			2043	* *	1	\$30,500	
Fan Coil Unit/Heat	25%			2034	* *	1	\$30,500	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Through	nout					
	Explana	tion : VA	V Boxes With Hot W	ater Reh	neat			
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller				2039	* *	1	\$368,300	
			Extent : Light, Area	ı Affected	d : 100%			
		: Chillers	7	1.00	1000/			
			Extent : Light, Area		: 100%			
			chanical Equipmen	t Room				
		tion : 3 Ch	illers				** • • •	
Int Pkg Unit -	10%			2030	* *	2	\$2,300	
Heating/Cooling								
Distribution Cliff 1 NV Pi (P)	0.007			2052	* *	4	Φ1 C 000	
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	
	10%			2034		1	\$210,500	
No Component Heat Rejection	10%							
Evap Condenser	10%			2034	* *	2	\$26,300	
Water Cool Tower	90%	Now	\$19,100	2034	* *	2	\$274,000	
water coor rower			Extent : Light, Area		: 20%	2	Ψ274,000	
	Location		2,0,00,11100	-,,,, -, -, -, -, -, -, -, -, -, -,				
		-	n Leak Evident					
Ventilation	- T							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$333,900	
Exhaust Fans								
Interior	100%			2034	* *	2	\$11,600	
Plumhing							*	

Plumbing

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

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

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

Asset #: 14212

l echanical	Current Repair	Future Replac	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
umbing H/C Water Piping Brass/Copper	100% Other Observation, Extent : Light, A Location : Sub Basement 1 Explanation : Triplex House Pump		* *	1		
HW Heat Exchanger Low Temp	100% Other Observation, Extent: Light, A Location: 9th Mechanical Equipm Explanation: 2 Units - Instantaneo	ent Room	* *	4	\$37,400	
Sanitary Piping Cast Iron Storm Drain Piping	100%	LIFE	* *	1		
Cast Iron Sump Pump(s) Rigid Piping	100% 100% Other Observation, Extent: Light, A Location: S B 2 Explanation: 2 Duplex Units	LIFE 2034 rea Affected : 100%	* *	4	\$2,500	
Sewage Ejector(s) Electric	100% Other Observation, Extent: Light, A Location: S B 2 Explanation: Duplex Unit	2034 rea Affected : 100%	* *	4	\$2,500	
Backflow Preventer Generic	100% Other Observation, Extent : Light, A Location : Various Locations Explanation : Multiple Devices For		* *	1 abratory	\$23,200 Water Supply	
Fixtures Generic	100%	,			11 7	
ertical Transport Elevators Geared Traction	70% Other Observation, Extent: Light, A Location: (1) S-2 To 15. (6) S-1 To Explanation: 7 Units		* *			
Hydraulic	30% Other Observation, Extent: Light, A Location: (2) G To 2, (1) S-2 To 2 Explanation: 3 Units		* *			
re Suppression Standpipe Generic	100%	2052	* *	1-5	\$190,700	
Sprinkler Generic	100%	2052	* *	1-2	\$105,900	

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

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

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

Asset #: 14212

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

^{**} 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

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



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

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

Asset #: 13730

Architecture	Current Repai	r Futur	e Replacement	М	aintenance				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Exterior									
Exterior Walls	7 0/		de de	_	4.7 00				
Glass Block	5%	LIFE	**	5	\$1,700				
	Water Penetration, Extent Location: West Facade								
Masonry: Brick	90%	LIFE	* *	5	\$48,700				
Metal Panel	5%	2046	* *	5-10	\$9,300				
	Water Penetration, Extent : Moderate, Area Affected : 15% Location : Waest Facade								
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: At Roof								
	Explanation : Fascia Par	ıel							
Windows									
Aluminum	100% Now	\$3,500 2042	* *	5	\$800				
	Broken/Missing Elements, Location: Mezzanine Of		ffected : 5%						
Roof									
Modified Bitumen	100% Now Water Penetration, Extent	\$10,100 2031 : Moderate, Area Affe	* * cted : 15%						
	Location : Roof Penetrat			throoms					
nterior									
Floors									
Carpet	15%	2025	\$38,200	3	\$4,600				
Ceramic Tile	85% Now	\$16,400 2035	* *	5	\$8,700				
	Cracking/Crumbling, Exte Location: Throughout	nt : Moderate, Area Aj	fected : 20%						
Interior Walls									
Cast in Place Concrete	5%	LIFE	* *	10	\$2,200				
Concrete Masonry Unit	90% Now	\$6,900 LIFE	* *	5	\$6,400				
,	Diagonal Cracks, Extent:	Moderate, Area Affect	ted : 10%		. ,				
	Location : Above Receive	ing Dock And Various	Locations						
Gypsum Board	5%	LIFE	* *	5-10	\$1,500				
Ceilings					, ,				
AcousTileSusp.Lay-In	5%	2039	* *	5	\$1,000				
Fiber Board	95%	2031	* *		. ,				
2 - 2 - 2	Other Observation, Extent		: 100%						
	Location: Throughout								
	Explanation : Fiberglass	Reinforced Panels							

Electrical	Current Repair			Future Replacement Maintenance				
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 13730

Electrical	Current Repai	r Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent Location: Electrical Roc	om		5	\$100	
Switchgear / Switchboard	Explanation : One 800 A	mps Main Disconnect Sw	ritch			
Fused Disc Sw	100%	2052	* *	5	\$100	
Raceway Conduit	100%	2052	* *	1		
Panelboards Fused Disc Sw Molded Case Bkrs	5% 95%	2048 2048	* *	5 5	\$300	
Wiring Thermoplastic	100%	2052	* *	1		
Motor Controllers Locally Mounted	100%	2043	* *	5	\$100	
Ground Grounding Devices Generic Stand-by Power	100%	LIFE	* *	5	\$400	
Transfer Switches Automatic	100%	2046	* *	1	\$4,200	
Generators Diesel	100% Other Observation, Extent Location : Generator Rm Explanation : One 125 K	Roof	* * d : 100%	1	\$5,300	
Batteries Nickel Cadmium	100%	2022	\$1,500	5	\$3,000	
Fuel Storage Day Tank	50% Other Observation, Extent Location : Generator Rm		* *	5	\$1,300	
Main Tank	Explanation: One 100 G 50% Other Observation, Extent Location: First Floor	2066 : Moderate, Area Affecte	* * ed : 100%	5	\$200	
ighting	Explanation : One 350 G	rais				
Interior Lighting Fluorescent	99% Other Observation, Extent Location : Throughout To Explanation : T-12 Lamp	he Building	* * d : 100%	10	\$12,400	
HID	1%	2034	* *	10		

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

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

		Asset # : 13	3730				
Electrical	С	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Service	60%		2034	* *	1		
Exit, Service	40%		2034	* *	1		
Exterior Lighting							
HID	30%		2034	* *	10		
No Component	70%						
Alarm							
Security System							
No Component	90%						
Generic	10%		2036	* *	1	\$500	
Fire/Smoke Detection							
No Component	50%						
Generic, Digital	50%		2034	* *			
Mechanical	С	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Mechanical	Current Repair	Future Re	placement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•	•				•
Energy Source						
Natural Gas	100%	2046	* *	1		
Conversion Equipment						
Furnace	100%	2031	* *	1	\$6,700	
	Other Observation, Extent : Light,	Area Affected : 10	0%			
	Location: Roof					
	Explanation: 2 - Gas Fired Pac	kaged Air Condition	ning Units, Ga	s Fired S	Space Heater	
	Serving Warehouse Space					
Air Conditioning						
Energy Source	1000/	20.12	ماد ماد			
Electricity	100%	2042	* *	1		
Conversion Equipment	7 00/	2021	de de		\$400	
Ext Pkg Unit -	50%	2031	* *	2	\$400	
Heating/Cooling	2004	2025	* *			
Split Unit	20%	2036				
	Recent Installation, Extent : Light	, Area Affected : 10	0%			
	Location : 1st Floor					
Window/Wall Unit	5%	2024	\$1,400	1		
No Component	25%					
Ventilation 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	

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 13730

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

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

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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

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



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

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

Asset #: 1574

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

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

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

Asset #: 1574

Architecture	Current Repair			Future Replacement		М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	15%		\$38,200	LIFE	* *	5	\$164,700	
			xtent : Light, Area	Affected	: 5%			
	Location	ı : Through	out					
Ceramic Tile	5%			2028	* *	5	\$25,100	
Terrazzo	5%			LIFE	* *	5	\$19,600	
Vinyl Tile	20%			2025	\$833,700	3	\$37,700	
Vinyl Tile	5%			2030	* *	3	\$9,400	
Vinyl Tile 9" X 9"	50%			2020	\$2,700,100	3	\$125,500	
•	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 20%			
	Location	ı : Through	out					
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$59,000	
Gypsum Board	5%			LIFE	* *	5	\$17,700	
Metal Panel	5%			LIFE	* *			
Plaster	65%	0-2	\$300,400	LIFE	* *	5	\$115,000	
	Water Per	netration, E	Extent : Light, Area	Affected	: 5%			
	Location	ı : At Winde	ows Throughout					
Ceilings								
AcousTileConcealSpLn	25%		\$99,100	2030	* *	5	\$78,400	
		Crumbling, 1 : Through	Extent : Light, Are	ea Affecto	ed : 10%			
AcousTileSusp.Lay-In	5%			2038	* *	5	\$25,100	
Exposed Concrete	35%	Now	\$276,000	LIFE	* *	5	\$27,500	
1	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 10%		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
		ı : Loading						
Metal Panel	15%		\$736,700	LIFE	* *	5	\$94,100	
Wictar I arior			ts, Extent : Modera		Affected: 25%	3	ψ, 1,100	
		ı : Corridoi		,	- 9,5			
			ents, Extent : Mod	erate Ar	rea Affected · 25%			
		ı : Corridoi		c. c., 11.				
Plaster			\$128,700	LIFE	* *	5	\$62,700	
Fiasier	20%		\$128,700 Extent : Light, Are			3	\$02,700	
	_	Crumbung, 1 : Through	_	ги Ајјеси	zu . 10/0			
		_	oui Extent : Light, Area	Affactad	. 10%			
		ıetranon, Е ı : Through	=	Аујестеа	. 1070			
	Locailor	i. Inrough	Oui					

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

Under 600 Volts

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

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

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

Asset #: 1574

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2055	* *	5	\$800	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: 2-5000 Amps Main Di	connect Sv	vitch			
Fused Disc Sw	25%	2051	* *	5	\$400	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation : 1- 1600 Amps Main D	sconnect S	witch For Fire Pu	тр		
Fused Disc Sw	25%	2051	* *	5	\$400	
	Other Observation, Extent : Moderate,		cted : 100%	-	4.00	
	Location : Electrical Room	35				
	Explanation : 1- 1200 Amps Main Di	sconnect S	witch For Emerge	ncv		
Transformers	,					
Dry Type	100%	2042	* *	5	\$1,300	
21) 1) 10	Other Observation, Extent : Moderate,		cted : 100%	Ü	Ψ1,200	
	Location : Generator Room & Electr					
	Explanation : 1- 500 Kva,1- 300					
	kva & 1- 225 Kva 480hv-208/120lv					
Switchgear / Switchboard						
Fused Disc Sw	80%	2051	* *	5	\$1,200	
Molded Case Bkrs	20%	2051	* *	5	\$1,900	
Raceway					· /	
Busway	20%	2023	\$112,900	1		
Conduit	60%	2025	\$338,700	1		
Conduit	20%	2051	* *	1		
Panelboards						
Fused Disc Sw	10%	2024	\$46,700	5	\$800	
Fused Disc Sw	5%	2041	* *	5	\$400	
Molded Case Bkrs	60%	2024	\$280,300	5	\$5,600	
Molded Case Bkrs	25%	2041	**	5	\$2,300	
Wiring	2370	2011			Ψ2,500	
Braided Cloth	50% 2-4 \$380,700	2050	* *	1		
Braided Croth	Insulation Aged, Extent : Moderate, A		d: 100%	1		
	Location : Throughout					
Thermonlectic		2051	* *	1		
Thermoplastic Motor Controllers	50%	2031		1		
	200/	2020	* *	_	\$500	
Locally Mounted	20%	2038		5	\$500 \$100	
Locally Mounted	5%	2023	\$11,200 * *	5	\$100	
Motor Control Center	15%	2038		5	\$1,400	
Motor Control Center	60%	2023	\$846,400	5	\$5,800	
Ground						
Grounding Devices	1000/			_	A =	
Generic	100%	LIFE	* *	5	\$5,200	
Stand-by Power						
Transfer Switches	4000					
Automatic	100%	2042	* *	1	\$108,600	

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

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

Asset #: 1574

Electrical	Current Repair	Future	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100%	2038	**	1	\$136,700	
	Other Observation, Extent : Moderate, Location : Generator Room	Area Affe	cted : 100%			
	Explanation: 1-2000 Kw					
Batteries	Ехрининон : 1- 2000 Кw					
Lead/Acid	100%	2020	\$1,500	5	\$13,100	
Fuel Storage	100/0	2020	Ψ1,500		Ψ13,100	
Day Tank	50%	2047	* *	5	\$31,100	
Main Tank	50%	2060	* *	5	\$4,900	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Generator Room					
	Explanation: 1-275 Gals					
Lighting						
Interior Lighting						
Fluorescent	30%	2033	* *	10	\$92,300	
	T-8 Lamps, Extent : Moderate, Area Aj Location : Throughout The Building	ffected : 10	00%			
Fluorescent	50%	2030	* *	10	\$153,800	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	20%	2030	* *	10	\$61,500	
	T-5 Lamps, Extent : Moderate, Area Aj	ffected : 10	00%			
	Location: Throughout The Building					
Egress Lighting						
Emergency, Service	10%	2033	* *	1		
Emergency, Service	40%	2030	**	1		
Exit, Service	40%	2020	\$35,300	1		
Exit, Service	10%	2030	* *	1		
Exterior Lighting	20%	2030	* *	10	\$6,500	
Fluorescent	Compact Fluorescent Light, Extent : M.				\$0,500	
	Location: Outside	ioueruie, n	irea rijjeciea . 100	70		
HID	80%	2025	\$1,041,600	10	\$900	
	80%	2023	\$1,041,600	10	\$900	
Alarm Security System						
No Component	70%					
Generic	30%	2030	* *	1	\$39,600	
Fire/Smoke Detection					707,000	
No Component	60%					
Generic, Digital	40%	2030	* *			

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

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

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

Asset #: 1574

Mechanical	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		
			Extent : Light, Area	Affected	: 100%			
		n : Basemer		_				
Conversion Equipment	Explana	ttion : Stear	n From Con Edisor	ı				
Pres. Reducing Valve/LP Steam	100%	,		2021	\$203,200	5	\$19,900	
	Other Ob	servation, E	Extent : Light, Area	Affected	: 60%			
	Location	n : Basemer	ıt					
	Explana	tion : 3 Old	l Steam To Hot Wa	ter Conv	erters			
Distribution			.		_			
Hot Wtr Piping/Pump			\$19,700 Extent : Moderate, at	2033 Area Af	* * fected : 10%	4	\$9,900	
Steam Piping/Pump	40%	1		2025	\$914,800	4	\$9,900	
Terminal Devices								
Air Handler	80%			2020	\$1,412,800	1	\$165,900	
Convector/Radiator	20%)		2023	\$618,800	1	\$21,700	
Air Conditioning								
Energy Source	C.F.O./			2022	* *	1		
Electricity	65% 35%			2033 2035	* *	1		
Steam/HW System	33%	1		2033		1		
Conversion Equipment Absorption	40%			2028	* *	1	\$145,200	
Chiller/Steam/HW	4070	•		2020		1	\$143,200	
Centrifugal, Elec Chiller	40%	,		2028	* *	1	\$145,200	
	R-22 Refr		tent : Light, Area A or		40%		, ,,,,,	
Reciprocating	20%	1		2030	* *	1	\$31,100	
Compr/Chiller								
	R-134a R Location		Extent : Light, Ared	ı Affected	d : 20%			
Distribution	1.000			2025	* *	4	₼1 < 50 0	
Chilled Wtr Pipe/Pump	100%)		2035	* *	4	\$16,500	
Terminal Devices Air Handler/Cool/Ht	100%	1		2020	\$1,391,200	1	\$207,400	
Heat Rejection	200/			2020	* *	2	¢46.700	
Air Condenser Unit Water Cool Tower	20% 80%			2030 2023		2	\$46,700 \$270,000	
	80%	1		2023	\$752,100	2	\$270,000	
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%	Now	\$141,300	LIFE	* *	2-5	\$187,000	
			nt : Severe, Area A			<u> 4</u> -J	Ψ107,000	
			nt - Interior Exhaus	-				

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

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

Asset #: 1574

Mechanical	Current l	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation								
Exhaust Fans								
Interior	80% Now Other Observation, E Location : Through Explanation : Diffe	out			2 s Contan	\$6,600		
Roof	20% Now Other Observation, E Location : Through Explanation : Rede. Contamination	out			2 event Bac	\$1,600		
Plumbing								
H/C Water Piping Brass/Copper	100% Now Corroded, Extent : So Location : Basemen		2035 d : 30%	* *	1			
HW Heat Exchanger Low Temp	100% Other Observation, E Location : 14th Flo Explanation : 2 Un	or	2035 Affected	* *	4	\$33,200		
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% Obsolete Fixtures, Ex Location : Through		Affected	! : 100%				
Vertical Transport Elevators	400							
Geared Traction	100% Other Observation, E Location : Pass C-1 Explanation : 4 Pas	13 Freight C-14	LIFE Affected	* * : 100%				
Fire Suppression	1	. <u>u</u>						
Standpipe Generic	100%		2035	* *	1-5	\$175,400		
Sprinkler No Component Generic	80% 20%		2035	* *	1-2	\$18,800		
Fire Pump Generic	100%		2028	**	1-2	\$62,600		

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

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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

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



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

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

Asset #: 14654

Architecture	Current F	lepair	Future Replacement		M		
System Component Type	% of Fail Date Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	-	•		•			•
Exterior Walls							
Masonry: Brick	50%	I	LIFE	* *	5	\$29,600	
	Recent Construction,	Extent : Light, Area	Affecte	d : 100%			
	Location : Through	out. New Building Co	mplete	ed In 2006			
Metal Panel	27%	2	2050	* *	5-10	\$110,000	
Metal Coiling Doors	3%		2041	* *	5	\$5,600	
Pre-Cast Concrete	5%	I	LIFE	* *	5	\$9,600	
Window Wall	15%		2050	* *	5	\$33,300	
Windows						•	
Aluminum	95%		2046	* *	5	\$11,900	
	Other Observation, E.	xtent : Moderate, Are	ea Affe	cted : 100%			
	Location: Through	out					
	Explanation: Fixed	Windows					
Metal Louvers	5%		2037	* *	10	\$3,900	
Parapets			-		-	1 - 7- 3 -	
Masonry: Brick	35%	I	LIFE	* *	5	\$2,700	
Metal Panel	25%	4	2050	* *	5	\$7,400	
Metal Rail	15%	2	2041	* *	5-10	\$20,700	
Metal Rail	20%	2	2041	* *	5-10	\$27,600	
	Other Observation, E Location : Over Sec Explanation : Metal	ond Floor Roof At So					
Pre-Cast Concrete	5% Now Jnt Mortar Miss/Eroa	' '	LIFE Area A	* * Affected : 25%	5	\$2,400	
	Location: Coping Caulking Deteriorated Location: Coping	d, Extent : Moderate,	Area	Affected : 25%			
Roof							
Single Ply Membrane	100%		2032	* *	10	\$63,800	
terior							
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%	I	LIFE	* *			
Ceilings							
AcousTileSusp.Lay-In	40%		2041	* *	5	\$22,600	
Exposed Struc: Steel	20%	I	LIFE	* *			
Gypsum Board	5%	I	LIFE	* *	5	\$3,500	
Metal Panel	35%	т	LIFE	* *	5	\$24,700	

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

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

Asset #: 14654

Electrical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2050	* *	5	\$200		
	Other Observation, Extent : Modera	ite, Area Affeci	ted : 100%				
	Location : Electrical Room						
	Explanation : Main Service Switch	n Rated @ 400	0 Amperes				
Transformers	1000/	2011	ate ate	_	#100		
Dry Type	100%	2041	**	5	\$100		
	Other Observation, Extent: Modera	ite, Area Affeci	ted: 100%				
	Location: Electrical Room	7/120 1/ 1/					
G - 2 - 1 / G - 2 - 1 - 1 1	Explanation : 112.5 Kva, 480/277	7/120 Volts					
Switchgear / Switchboard Fused Disc Sw	1000/	2050	* *	5	\$200		
	100%	2030		5	\$200		
Raceway Conduit	100%	2050	* *	1			
Panelboards	100%	2030		1			
Fused Disc Sw	15%	2046	* *	5	\$100		
Molded Case Bkrs	85%	2046	* *	5	\$800		
Wiring	83/0	2040			\$600		
Thermoplastic	100%	2050	* *	1			
Motor Controllers	10070	2030		1			
Locally Mounted	100%	2041	* *	5	\$300		
round	100/0	2041			Ψ300		
Grounding Devices							
Generic	100%	LIFE	* *	5	\$600		
tand-by Power	10070				φοσσ		
Transfer Switches							
Automatic	100%	2041	* *	1	\$11,600		
Generators					· / /		
Diesel	100%	2037	* *	1	\$14,600		
	Other Observation, Extent : Modera	ite, Area Affeci	ted : 100%				
	Location: Roof						
	Explanation: Generator Rated @	600 Kw					
Batteries							
Nickel Cadmium	100%	2019	\$1,500	5	\$8,400		
Fuel Storage							
Day Tank	50%	2046	* *	5	\$3,500		
	Other Observation, Extent: Modera	ite, Area Affeci	ted : 100%				
	Location: Roof						
	Explanation: 275 Gallons Capaci	ity					
Main Tank	50%	2059	* *	5	\$600		
	Other Observation, Extent: Modera	ite, Area Affeci	ted : 100%				
	Location: Basement						
	Explanation: 4500 Gallons Capac	city					

Lighting

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

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

Asset #: 14654

Electrical		Current Repair		Future Replacement		M		
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting								
Interior Lighting								
Fluorescent	2%			2032	* *	10	\$700	
			Extent : Moderate, A	rea Affe	ected : 100%			
		: Halways						
	Explanati	on : Comp	oact Fluorescent Li	ght Fixtı	ıres			
Fluorescent	80%			2032	* *	10	\$27,700	
	T-5 Lamps,	Extent: N	Moderate, Area Affe	ected : 10	00%			
	Location	: Through	out The Building					
Fluorescent	18%			2032	* *	10	\$6,200	
	T-8 Lamps,	Extent : N	Moderate, Area Affe	ected : 10	00%		. ,	
	-	: Basemen						
Egress Lighting								
Emergency, Service	50%			2032	* *	1		
Exit, LED	50%			2059	* *	1		
Exterior Lighting								
HID	100%			2032	* *	10	\$100	
larm								
Security System								
No Component	70%							
Generic	30%			2032	* *	1	\$4,200	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways							
	Explanati	on : C C T	TV Surveillance C	ameras				
Fire/Smoke Detection	•							
Generic	100%			2032	* *	1-3	\$23,900	
	Other Obse	rvation, E	Extent : Moderate, A	rea Affe	ected : 100%		•	
			out The Building					
			e Lights, Manual P	ull Statio	ons, Alarm Bells. S	moke De	tectors	

Mechanical	Current Repai	r Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Campus Steam	100%	2050	* *	1		
	Other Observation, Extent	: Moderate, Area Affec	cted : 100%			
	Location: QHC					
	Explanation : From Que	ens Hospital Center				
Conversion Equipment						
Heat Exchanger	10%	2037	* *	1	\$1,900	
Pres. Reducing Valve/LP	90%	2037	* *	5	\$2,000	
Steam					,	
Distribution						
Hot Wtr Piping/Pump	10%	2046	* *	4	\$300	
Steam Piping/Pump	90%	2050	* *	4	\$2,500	

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

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

Asset #: 14654

Mechanical	Current I	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Air Handler	90%		2032	* *	1	\$21,000	
Fan Coil Unit/Heat	10%		2032	* *	1	\$1,200	
Air Conditioning							
Energy Source							
Steam/HW System	100%		2050	* *	1		
Conversion Equipment							
Absorption	100%		2037	* *	1	\$40,800	
Chiller/Steam/HW				1000/			
	Other Observation, E		Affected :	100%			
	Location : Basemen						
D: . '1'	Explanation: 2 Uni	its, Using Lithium I	sromide R	efrigerant			
Distribution Chilled Wee Discovery	1000/		2050	* *	4	¢2.000	
Chilled Wtr Pipe/Pump	100%		2050	7 7	4	\$2,800	
Terminal Devices	1000/		2022	* *	1	¢22.200	
Air Handler/Cool/Ht	100%		2032	7 7	1	\$23,300	
Heat Rejection Water Cool Tower	1000/		2020	* *	2	¢20,000	
	100%		2028		2	\$38,000	
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$21,000	
Exhaust Fans	100%		LIFE		2-3	\$21,000	
Roof	100%		2032	* *	2	\$1,200	
Plumbing	10070		2032			\$1,200	
H/C Water Piping							
Brass/Copper	100%		2050	* *	1		
HW Heat Exchanger	10070		2030		1		
Low Temp	100%		2050	* *	4	\$5,600	
Sanitary Piping	10070		2030			Ψ3,000	
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LII D		-		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070						
Submersible	100%		2019	\$6,500	4	\$1,600	
Sewage Ejector(s)	200,0			Ψ0,200	•	Ψ1,000	
Electric	100%		2032	* *	4	\$1,600	
Backflow Preventer						+-,	
Generic	100%		2032	* *	1	\$2,300	
Fixtures						1 7	
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
•	Other Observation, E	Extent : Light, Area		100%			
	Location: B: 2nd I	_					
	Explanation : One l	Unit					

Fire Suppression

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

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

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

Asset #: 14654

Mechanical	Current Rep	air Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Sprinkler						
Generic	100%	2050	* *	1-2	\$10,600	
Fire Pump						
Generic	100%	2037	* *	1	\$7,000	
Chemical System						
No Component	80%					
Generic	20%	2023	\$5,100	1-3	\$11,000	
	Other Observation, Exter	nt : Light, Area Affected	: 100%			
	Location: Throughout					
	Explanation : Fire Exti	inguishers				

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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

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



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

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

Asset #: 1983

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
estem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick	70% Now	\$444,200	LIFE	* *	5	\$37,700	
	Efflorescence, Extens		Affected :	30%			
	Location: North Fo		1 a 1 ff a	otod . 250/			
	Jnt Mortar Miss/Ero Location : Facade 1		Area Аује	ciea . 2576			
	Spalling, Extent : Sev		. 30%				
	Location : Various						
	Water Penetration, E			1 : 30%			
	Location : Penthou						
Masonry: Granite	5%		LIFE	* *	5	\$2,000	
Pre-Cast Concrete	25% Now	\$130,400	LIFE	* *	5	\$43,700	
	Cracking/Crumbling		, Area Af	fected : 50%			
	Location: Window	Lintels					
Windows							
Steel	100% Now	\$725,400	2049	* *	5	\$88,900	
	Air Infiltration, Exte		Affected	: 30%			
	Location: Through						
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : At Fifth Floor						
	-		A CC	. 1 250/			
	Corrosion/Rusting, E Location : Through		<i>rea А</i> ӈес	ctea : 35%			
	Thermally Inefficient		Aroa At	Stantad · 35%			
	Location : Through		, Агеи Ај	jeciea . 5570			
	Unit Inoperable, Ext		ffected ·	75%			
	Location : Through			, 5 , 0			
Parapets	0						
Masonry: Brick	85% Now	\$78,200	LIFE	* *	5	\$4,600	
	Jnt Mortar Miss/Ero	d, Extent : Modera	e, Area A	ffected : 30%			
	Location: Various	Locations Through	out				
	Miss/Damaged Flash	-	erate, Are	ea Affected : 30%			
	Location: Throughout						
	Spalling, Extent : Moderate, Area Affected : 30%						
	Location: Interior		1.00	1 250/			
	Water Penetration, E		a Affected	1:25%			
D C C	Location : Above P		TTOO	-ti •		h# 400	
Pre-Cast Concrete	15% Now	\$5,700	LIFE	**	5	\$5,100	
	Broken/Missing Elen						
	Location : Decorat						
	Cracking/Crumbling	Extent Moaerate	, мгеа АД	jecieu . 570			

Asset #: 1983

Architecture	Current I	Repair	Future	Replacement	M	aintenance	
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior Roof							
Modified Bitumen	100% Now	\$84,400	2029	* *			1
Wilderica Brainer	Blisters, Extent : Mod						•
	Location : Through						
	Ridging, Extent : Mod		ed : 35%				
	Location : Through	out					
	Seams Open/Split, Ex	tent : Moderate, A	rea Affect	ed : 35%			
	Location: Through	out					
	Water Penetration, E	xtent : Severe, Ared	a Affected	! : 20%			
	Location: Over Per	nthouse And X-ray	Room				
nterior							
Floors		4.0.00			_	** * * * * * * * *	
Carpet	5% Now	\$29,300	2026	\$29,300	3	\$3,500	
	Staining/Discoloring,		, Area Afj	tected: 50%			
	Location: Penthou.		A CC 4 - 1 .	1000/			
	Worn/Eroded, Extent Location: Penthou		Ајјестеа :	100%			
Cookin Plana Communica	-	Se	LIEE	* *		¢10.200	
Cast in Place Concrete Ceramic Tile	10% 5% 4+	\$4,500	LIFE 2027	* *	5 5	\$10,300	
Ceramic Tile	3% 4+ Punct/Tear/Impact D	. ,				\$1,200	
	Location : Bathroom	-	sucruic, 1	irea Tyjeerea : 13	. 0		
Terrazzo	15%		LIFE	* *	5	\$5,500	
Vinyl Tile	65% Now	\$76,200	2019	\$253,900	3	\$11,500	
, 111,1 1 110	Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 30%						
	Location : Through						
	Other Observation, E	xtent : Severe, Are	a Affectea	l : 100%			
	Location: Through	out					
	Explanation: 9 X 9	Tiles					
Interior Walls					_		
Ceramic Tile	5% 4+	\$7,900	2033	* *	5	\$1,500	
	Punct/Tear/Impact D	· ·	oderate, A	Area Affected : 20%	% 0		
	Location: Through	ОИТ		di di			
Marble Panels	5%	φ1 2 0 c00	LIFE	* *	_	ф1 2 2 00	
Plaster	75% Now	\$138,600	LIFE		5	\$13,300	
	Cracking/Crumbling, Extent: Severe, Area Affected: 30%						
	Location: 4th Floor And Penthouse						
	Paint Peeling, Extent : Moderate, Area Affected : 15% Location : 2nd Floor						
	Punct/Tear/Impact D		oderate. A	rea Affected : 10	%		
	Location : Through				-		
	Water Penetration, E		Area Affec	ted : 15%			
	Location : 4th Floo				ocations		
			LIFE	* *			

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

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

Asset #: 1983

Architecture		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2029	* *	5	\$4,700	
Plaster	90%	0-2	\$108,500	LIFE	* *	5	\$26,500	
	Cracking/C	Crumbling, I	Extent : Moderate	, Area Aj	ffected : 15%			
	Location	: 4th Floor	Rooms 415 And 4	18				
	Staining/Di	iscoloring, l	Extent : Moderate	, Area A	ffected : 15%			
	Location	: Various L	ocations Through	out				

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Service Equipment Fused Disc Sw	Location : Boile				5	\$200	
C - '4 - 1 / C - '4 - 1 - 1 1	Explanation : O	ne 800 Amps Main Di	sconnect	Switch			
Switchgear / Switchboard Fused Knife Sw	Location : Boile	\$71,600 ent, Extent : Moderate, r Room Extent : Moderate, A			5	\$100	
	Location : Elect						
Raceway							
Conduit	85%		2034	* *	1		
Conduit	5%		2050	* *	1		
Conduit	10%		2044	* *	1		
Panelboards Fused Toggle Switch	85% 0-2 On Extended Life, Location : Throi	\$37,200 Extent : Moderate, An	2049 rea Affect	* * ted : 100%	5	\$300	
Molded Case Bkrs	15%		2032	* *	5	\$100	
Wiring	1570		2032			Ψ100	
Braided Cloth	85% 2-4 Insulation Aged, I Location : Throi	\$42,700 Extent : Moderate, Are ighout	2049 a Affecte	* * d : 100%	1		
Thermoplastic	5%		2050	* *	1		
Thermoplastic	10%		2034	* *	1		
Motor Controllers							
Locally Mounted	70%		2022	\$51,100	5	\$200	
Locally Mounted	30% 0-2 On Extended Life, Location : Mech	\$21,900 Extent : Moderate, Ai Room	2044 rea Affec	* * ted : 100%	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$500	

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

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

Asset #: 1983

Electrical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	88%	2029	* *	10	\$25,400		
	Other Observation, Extent :	Moderate, Area Affe	cted : 100%				
	Location: Throughout						
	Explanation: Using T-12	Lamps					
Fluorescent	10%	2029	* *	10	\$2,900		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Throughout	. 30					
	Explanation: Using T-8 L	amps					
Incandescent	2%	2019	\$34,500	2			
Egress Lighting							
Emergency, Battery	50%	2024	\$20,700	10	\$3,800		
Exit, Service	50%	2024	\$5,100	1			
Exterior Lighting							
HID	100%	2024	\$132,100	10	\$100		
Alarm							
Fire/Smoke Detection							
No Component	65%						
Generic	35%	2032	* *	1-3	\$8,000		

/lechanical	Current Repair	Future I	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year E	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Steam Boiler	100%	2037	* *	1	\$31,100	
	Other Observation, Extent : Ligh	nt, Area Affected : 1	100%			
	Location: Basement Boiler Ro	oom				
	Explanation: 2 Natural Gas Si	team Boilers				
Distribution						
Steam Piping/Pump	80%	2024	\$171,400	4	\$1,200	
	On Extended Life, Extent : Mode	erate, Area Affectea	d: 100%			
	Location : Beyond Boiler Room Approaching Their Useful Life		lensate Return Pi	iping Are	e At Or	
Steam Piping/Pump	20%	2044	* *	4	\$300	
Terminal Devices						
Convector/Radiator	100%	2022	\$289,900	1	\$10,200	
	On Extended Life, Extent : Mode	erate, Area Affectea	l: 100%		, ,	
	Location : Throughout, The Ra	udiators Are At Or A	Approaching The	eir Usefu	ıl Life Cycle Limit	
ir Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		

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

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

Asset #: 1983

Mechanical	Current Repair	Future F	Future Replacement N		aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning							
Conversion Equipment	0.504	2010	4.50 500				
Window/Wall Unit	85%	2019	\$53,600	1			
No Component	15%	4 A A CC4 - 1 . C	00/				
	Other Observation, Extent: Ligh Location: Communication Roo		1%0				
	Explanation: Installation Of Ai		it In Communic	ation Ro	om Is		
	Recommended	r Conditioning On	ii in Communic	anon Ko	om is		
Ventilation							
Distribution							
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$3,500		
No Component	80%						
Exhaust Fans							
Roof	20%	2019	\$4,900	2	\$200		
	On Extended Life, Extent: Model						
	Location: The Rooftop Exhaust	t Fan Is At Or App	roaching Its Use	eful Life	Cycle Limit		
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	100-1						
Cast Iron	100%	LIFE	* *	1			
Backflow Preventer	0.0						
No Component	80%	2020	ate ate		\$400		
Generic	20%	2029	**	1	\$400		
	Other Observation, Extent: Mod	erate, Area Affecte	d: 100%				
	Location: Boiler Room						
E:	Explanation : Boiler Only						
Fixtures Generic	100%						
Vertical Transport	10070						
Elevators							
Geared Traction	100%	LIFE	* *				
Geared Traction	Other Observation, Extent: Ligh		00%				
	Location: (1) B-4 (1) B-3	.,	00/0				

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

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

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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

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

1 - 9			
\$7.000			
\$100,000	\$15,800	\$17,700	\$16,400
\$14,300	\$1,500	\$1,500	\$1,500
\$121,400	\$17,300	\$19,100	\$17,800
\$7,900	\$7,900	\$7,900	\$7,900
\$15,800	\$6,800	\$8,600	\$7,300
\$3,100	\$2,600	\$2,600	\$2,600
\$81,700			
\$12,900			
FY 2017	FY 2018	FY 2019	FY 2020
	\$12,900 \$81,700 \$3,100 \$15,800 \$7,900 \$121,400 \$14,300 \$100,000	\$12,900 \$81,700 \$3,100 \$15,800 \$7,900 \$121,400 \$17,300 \$14,300 \$100,000 \$15,800	\$12,900 \$81,700 \$3,100 \$15,800 \$15,800 \$7,900 \$7,900 \$121,400 \$17,300 \$19,100 \$14,300 \$1,500 \$100,000 \$15,800 \$1,500 \$17,700



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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816 RIVERSIDE HEALTH CENTER

Asset #: 1984

rchitecture ystem Component Type	Current Repair	Future Replacement	M	Maintenance	
	% of Fail Date Estimated Cos Total (Years)	st Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priorit
terior					
Exterior Walls Glazed Ceramic Panel	5% Recent Replace Evident, Extent : Ligh Location : Throughout	LIFE * * tht, Area Affected : 100%	* 5	\$21,700	
Masonry: Brick	95% Recent Repair Evident, Extent : Light Location : Throughout	LIFE *: t, Area Affected : 66%	* 5	\$87,900	
Windows Aluminum	100% Recent Replace Evident, Extent : Ligh Location : Throughout	2051 * : ht, Area Affected : 100%	* 5	\$12,700	
Parapets	23ctillett Till ettgliett				
Masonry: Brick	95% Recent Repair Evident, Extent : Light Location : Throughout	LIFE * : t, Area Affected : 66%	* 5-10	\$41,900	
Pre-Cast Concrete	5% Recent Repair Evident, Extent : Light Location : Throughout	LIFE * : t, Area Affected : 66%	* 5	\$4,100	
Roof Modified Bitumen	100% Now \$200,400 Recent Replace Evident, Extent : Ligh Location : Throughout		k		
erior					
Floors Cast in Place Concrete	5% Recent Repair Evident, Extent : Light Location : Throughout	LIFE * : t, Area Affected : 66%	* 5	\$9,800	
Sheet Vinyl/Rubber	5%	2036 *:	* 5	\$3,400	
Terrazzo	25% Recent Replace Evident, Extent : Light Location : Throughout	LIFE * : ht, Area Affected : 100%	* 5	\$17,400	
Wood	65% Recent Installation, Extent : Light, An Location : Throughout	2066 * : rea Affected : 100%	* 5	\$54,400	
Interior Walls					
Cast in Place Concrete	5% Recent Repair Evident, Extent : Light Location : Throughout	LIFE *: t, Area Affected : 66%	* 10	\$7,000	
Ceramic Tile	5% Recent Replace Evident, Extent : Light Location : Throughout	2041 * : ht, Area Affected : 100%	* 5	\$2,800	
Gypsum Board	90% Recent Installation, Extent: Light, An Location: Throughout	LIFE *: rea Affected : 100%	* 5-10	\$85,700	

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816 RIVERSIDE HEALTH CENTER

Asset #: 1984

Architecture	Current Repair	Current Repair Future Replacement		M			
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior							
Ceilings							
AcousTileSusp.Lay-In	5%	2046	* *	5	\$2,200		
	Recent Installation, Extent : Light, Ar	ea Affected : 100%					
	Location: Throughout						
Exposed Concrete	65%	LIFE	* *	5-10	\$36,300		
•	Recent Repair Evident, Extent: Light	, Area Affected : 66%					
	Location: Throughout						
Gypsum Board	30%	LIFE	* *	5-10	\$46,100		
	Recent Installation, Extent: Light, Area Affected: 100%						
	Location : Throughout						

Electrical	Current Repair	Future Replac	ement	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2056	* *	5	\$100	
	Other Observation, Extent : Moder Location : Electrical Room	30	0%			
	Explanation: 1600 Amps Main D	Disconnect Switch				
Switchgear / Switchboard Molded Case Bkrs	100%	2056	* *	5	\$900	
Raceway						
Conduit	100%	2056	* *	1		
Panelboards Molded Case Bkrs	100%	2051	* *	5	\$900	
Wiring						
Thermoplastic	100%	2056	* *	1		
Motor Controllers						
Locally Mounted	100%	2046	* *	5	\$200	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,000	
	Other Observation, Extent: Light,	Area Affected : 100%				
	Location: Boiler Room					
	Explanation: Water Main					
Stand-by Power						
Transfer Switches						
Automatic	100%	2046	* *	1	\$10,500	
Generators						
Diesel	100%	2041	* *	1	\$13,200	
Batteries						
Not Accessible	100%					

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816 RIVERSIDE HEALTH CENTER

Asset #: 1984

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	20%	2051	* *	5	\$1,100	
	Other Observation, Extent : 1	Light, Area Affected .	20%			
	Location : Roof					
	Explanation : 100gal					
Main Tank	80%	2066	* *	5	\$700	
	Other Observation, Extent : I	Light, Area Affected .	100%			
	Location: Basement					
	Explanation: 275gal					
Lighting						
Interior Lighting						
Fluorescent	100%	2036	* *	10	\$27,400	
	Other Observation, Extent : I	Moderate, Area Affec	eted : 100%			
	Location: Throughout					
	Explanation: T8 & T5 & C	ompact Lamps				
Egress Lighting						
Exit, LED	100%	2066	* *	1		
Exterior Lighting						
HID	20%	2036	* *	10		
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2036	* *	1	\$2,500	
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2036	* *			

Mechanical	Current Repair	rent Repair Future Replacemen		M				
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
leating								
Energy Source								
Natural Gas	100%	2046	* *	1				
Conversion Equipment								
Hot Water Boiler	100%	2046	* *	1	\$14,800			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Boiler Room							
	Explanation: 2 Units							
Distribution								
Hot Wtr Piping/Pump	100%	2051	* *	4	\$1,500			
	Recent Installation, Extent: Light, Area Affected: 100%							
	Location : Roof							

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816 RIVERSIDE HEALTH CENTER

Asset #: 1984

Mechanical	Current R	epair	Futur	Future Replacement Main		aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Air Handler	20% Other Observation, Ex Location: Roof Explanation: 11 Un	_	2036 Affected	* * : 100%	1	\$3,700	
Convector/Radiator	50%		2046	* *	1	\$4,800	
Fan Coil Unit/Heat	30%		2036	* *	1	\$2,900	
Air Conditioning	20,0					Ψ2,> σσ	
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	400-1						
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	400-1			_			
Geared Traction	100% Other Observation, Ex Location: B-3		LIFE Affected	* * : 100%			
Eina Cummuagaiga	Explanation: 2 Unit						
Fire Suppression Standpipe							
Generic	100%		2056	* *	1-5	\$15,600	
Sprinkler	100/0		2030		1-3	φ13,000	
Generic	100%		2056	* *	1-2	\$8,400	
Chemical System Not Accessible	100%		2030		1-2	φο, 1 00	
110t Accessione	10070						

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

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

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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

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



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

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

Asset #: 1977

rchitecture		Current F	Repair	Futur	e Replacement	М	Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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	
	Air Infiltre	ation, Exter	it : Moderate, Area	Affected	l : 30%			
	Location	: 2nd And	3rd Floor					
Parapets		<u></u>						
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	
terior								
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	
	Loose/Dei	lam Surface	, Extent : Moderat	e, Area A	ffected : 10%			
	Location	: Through	out					
	Staining/L	Discoloring,	Extent: Moderate	, Area A	ffected : 20%			
	Location	: Through	out					
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	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2049 **	5 \$200	
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location: Electrical Room In Baseme	ent		
	Explanation: One 1600 Amps Main D	isconnect Switch		

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

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

Asset #: 1977

Electrical	Current Repair	Current Repair Future Replacement Maintenance		aintenance	e			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Transformers								
Dry Type	100%	2040	* *	5	\$200			
	Other Observation, Extent : Modera	ite, Area Affected :	100%					
	Location : Basement							
	Explanation: One 75 Kva 480hv-2	208/120lv						
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			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Throughout							
	Explanation: T-5 Lamps							
Fluorescent	90%	2031	* *	10	\$30,300			
	Other Observation, Extent: Modera	ite, Area Affected :	100%					
	Location : Throughout							
	Explanation: T-8 Lamps							
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	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

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

Asset #: 1977

Mechanical		Current F	Repair	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•							•
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2036	* *	1	\$18,200	
	Other Obse	ervation, E	Extent : Light, Area	Affected	: 100%			
			nt Boiler Room					
	Explanat	ion : 6 Nat	tural Gas Fired Sec	tional H	ot Water Boilers			
Distribution								
Hot Wtr Piping/Pump	100%			2039	* *	4	\$1,800	
Terminal Devices								
Convector/Radiator	50%			2028	* *	1	\$5,900	
Fan Coil Unit/Heat	50%			2028	* *	1	\$5,900	
			Extent : Light, Area		: 100%			
		_	out Air Distributio	-				
-	Explanat	ion : Vav E	Boxes With Reheat	Coils In	The Ductwork			
Air Conditioning								
Energy Source	400							
Electricity	100%			2039	* *	1		
Conversion Equipment						_		
Ext Pkg Unit - Cooling	100%			2028	* *	2	\$2,300	
Ventilation								
Distribution	400						** 0 * 00	
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	400							
Brass/Copper	100%			2043	* *	1		
Water Heater	400				40.400	_		
Gas Fired	100%			2022	\$8,400	2	\$500	
Sanitary Piping	1000:				at. •			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	4.0.0=							
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000:			2022	640.00 0		A4 -00	
Rigid Piping	100%			2023	\$10,800	4	\$1,600	
Backflow Preventer	400-			2625		_	** -0 -	
Generic	100%			2028	* *	1	\$2,600	
			Extent : Light, Area	Affected	: 100%			
		: 1st Floor	r					
	Explanat	ion : Rpz						
Fixtures	1000:							
Generic	100%							

Vertical Transport

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

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

Asset #: 1977

Mechanical	Current Repai	r Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	75%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Basement To T	The 5th Floor				
	Explanation: 2 Units					
Hydraulic	25%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Basement To T	The 1st Floor				
	Explanation: 1 Unit					
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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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

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



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

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

Asset #: 1999

rchitecture	Current Repair Fu		Future	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls Masonry: Brick	80% Now Cracking/Crumbling, Location : Around			* * fected : 10%	5	\$57,700	
	Jnt Mortar Miss/Erod Location : Bulkhead Spalling, Extent : Mo Location : Bulkhead	d, Extent : Severe, A d, Throughout derate, Area Affect	Area Affeo	cted : 15%			
Masonry: Limestone	5% Now Vertical Cracks, Exte Location : Window		LIFE a Affected	* *	5	\$2,700	
Metal Panel	15%		2033	* *	5-10	\$74,400	
Windows							
Aluminum	95% Now Air Infiltration, Exter Location: Through Caulking Deteriorate	out ed, Extent : Modera			5	\$8,700	
Q 1	Location : Through		2040	* *		¢5.700	
Steel	5% Now Air Infiltration, Exter Location: Penthou	se		: 25%	5	\$5,700	
	Corrosion/Rusting, E Location : Penthou		Area Affec	ted : 25%			
	Thermally Inefficient Location : Penthou		e, Area Afj	fected : 50%			
Parapets							
Masonry: Brick	80% Now Cracking/Crumbling, Location: Through	out			5	\$3,200	
	Jnt Mortar Miss/Erod Location : Through Spalling, Extent : Mo	out					
	Location : Through						
Masonry: Limestone	10% Cracking/Crumbling, Location: Through		LIFE e, Area Aff	* * fected : 10%	5	\$500	
Pre-Cast Concrete	10% Now Cracking/Crumbling, Location: Coping	\$2,800	LIFE , Area Aff	* * fected : 10%	5	\$2,500	
	Jnt Mortar Miss/Eroc Location : Coping	d, Extent : Moderai	te, Area A	ffected : 5%			
Roof Modified Bitumen	100%		2023	\$123,800	10	\$21,800	

Interior

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

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

Asset #: 1999

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
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%		\$6,300	LIFE	* *	5	\$2,200	
		Crumbling, n : Stairwel	Extent : Moderate ls	, Area Aj	ffected : 5%			
Vinyl Tile	_	Crumbling,	\$4,600 Extent : Severe, A	2023 rea Affec	\$45,800 eted: 20%	3	\$2,100	
	Other Ob.	n: Stock Ro servation, E n: Stock Ro ation: 9 X 9	Extent : Severe, Arec oom	a Affecte	d : 10%			
Vinyl Tile	45%			2023	\$206,100	3	\$12,400	
Wood	10%			2051	* *	5	\$10,300	
	Location	n : 4th, 5th,	Extent : Moderate, A 6th And 7th Floor nated Wood	Area Affe	cted : 100%			
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%		\$17,700	LIFE	* *	5	\$8,600	
	_	Crumbling, n : Stairwell	Extent : Moderate	, Area Aj	ffected : 5%			
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 30%			
		n : Stock Ro		-				

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Co (Yrs)	st Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2033 **	5 \$20	0
	Other Observation, Extent : Moderate,	Area Affected : 100%		
	Location : Electrical Room			
	Explanation: One 2000 Amps Main	Disconnect Switch		

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

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

Asset #: 1999

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard	1000/			2022	de de	_	\$200	
Fused Disc Sw	100%			2033	* *	5	\$200	
Raceway	200/			2022	* *			
Conduit	30%			2033		1		
Conduit	65%			2023	\$32,600	1		
Conduit	5%			2053	4. 4.	1		
Panelboards	40%	2-4	¢17.500	2048	* *	5	0002	
Fused Toggle Switch			\$17,500 tent : Moderate, Ar			3	\$200	
		-	teni : Moderale, Ar t,1,2,3,4 Stairway	ea Ajjec	iea : 100%			
MILLO DI		. Dusemen	1,1,2,5, 4 51411 way	2022	Φ24.100		Φ.600	
Molded Case Bkrs	55%			2022	\$24,100 * *	5	\$600	
Molded Case Bkrs	5%			2048	4. 4.	5	\$100	
Wiring Braided Cloth	55%	2-4	\$41,400	2048	* *	1		
Braided Clour			\$41,400 ent : Moderate, Are			1		
		_	ni . Moderdie, Are out The Building	и Ајјесте	zu . 10070			
701 1 · ·		. Inrough	out The Building	2022	Ф20 100	1		
Thermoplastic	40%			2023	\$30,100	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers	600/			2020	* *	~	Ф200	
Locally Mounted	60%			2028		5	\$200	
Locally Mounted	40%			2021	\$36,500	5	\$100	
Grounding Davises								
Grounding Devices Generic	100%			LIFE	* *	5	\$600	
Lighting	10070			LIII			Ψ000	
Interior Lighting								
Fluorescent	30%			2018	\$607,000	10	\$10,100	
1.0010304.10	Other Obs Location		extent : Moderate, A at, 1, 2, 3 And 4 Flo Lamps	Area Affe		10	410,100	
Fluorescent	50%			2023	\$1,011,600	10	\$16,900	
	Location	: 5, 6 And		Area Affe	ected : 100%			
		tion : T-8 L	amps	2022	Φ404 C00	10	Φ.ς. 0.0.0	
Fluorescent	20%		Sarana Madana A	2023	\$404,600	10	\$6,800	
	Location	ervation, E e : 5, 6 And tion : T-5 L		Area Affe	ected : 100%			
Egress Lighting	Елриана	1-J L	широ					
Emergency, Battery	20%			2023	\$9,700	10	\$1,800	
Emergency, Battery	30%			2018	\$14,600	10	\$2,700	
Exit, LED	10%			2018	**	10	Ψ2,700	
Exit, LED Exit, Service	30%			2018	\$3,600	1		
Exit, Service	10%			2013	\$1,200	1		
Exterior Lighting	10/0			2023	Ψ1,200	1		
HID	70%			2018	\$108,400	10	\$100	
Incandescent	30%			2018	\$39,400	2	Ψ100	
Note: All component repairs \$ esti		urrent dollar	es and are not escalat					

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

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

Asset #: 1999

Electrical	Cu	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		l Date Estimated Cost (ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2028	* *	1	\$4,700	
Fire/Smoke Detection							
Generic	100%		2028	* *	1-3	\$25,900	

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•							
Energy Source								
Campus Steam	100%			2033	* *	1		
-	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Columbi	a University - Adja	cent Bui	lding			
	Explana	tion : From	Outside Source					
Conversion Equipment								
Pres. Reducing Valve/LF	P 100%			2032	* *	5	\$2,200	
Steam								
Distribution								
Steam Piping/Pump	5%	Now	\$12,600	2053	* *	4	\$100	
			nt : Severe, Area Aj					
			t, Condensate Pum	ping Sys	tem Inoperable, Co	ondensat	e Is Presently	
		ienched An	d Disposed Of				+	
Steam Piping/Pump	95%			2033	* *	4	\$2,600	
Terminal Devices								
Air Handler	40%			2028	* *	1	\$9,100	
Convector/Radiator	60%			2028	* *	1	\$7,100	
Air Conditioning								
Energy Source	1000:			2020	* *			
Electricity	100%			2039	* *	1		
Conversion Equipment	100:			2025	# 10.000		4.00 0	
Reciprocating	40%			2023	\$48,900	1	\$6,800	
Compr/Chiller	C00/	N	Φ4 400	2010	Φ 4 4 4 4 0 0	4		
Window/Wall Unit	60%	Now	\$4,400	2018	\$44,400	1		
			rate, Area Affected	: 15%				
D:	Location	: 1st & 2n	a r toors					
Distribution	4007			2022	* *	4	φ1 100	
Chilled Wtr Pipe/Pump	40%			2033	* *	4	\$1,100	
No Component	60%							
Terminal Devices	4007			2022	0.4.000	1	Φ0 100	
Air Handler/Cool/Ht	40%			2023	\$61,200	1	\$9,100	
No Component	60%							
Heat Rejection	4007			2022	#20.000	2	010.200	
Air Condenser Unit	40%			2023	\$28,800	2	\$10,300	
No Component Ventilation	60%							

Ventilation

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

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

Asset #: 1999

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
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	* *			
			xtent : Light, Area	Affected	: 100%			
	Location	ı : B-7						
	Explana	tion: Two	Units, Maintained I	By Colun	nbia University			

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

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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

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



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

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

Asset #: 1978

chitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
rerior							
Exterior Walls	1000/ N.	¢100.700	LIDE	* *	_	¢22.000	
Masonry: Brick	Location : Throug	Extent : Moderate, A		ffected : 30%	5	\$32,000	
Windows							
Aluminum	100% Now Water Penetration, Location: Throug	\$64,600 Extent : Severe, Area shout	2031 a Affected	* * l : 30%	5	\$7,900	
Parapets							
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$3,500	
Masonry: Brick	90% Now Jnt Mortar Miss/Er Location: Throug	\$46,100 od, Extent : Moderai rhout	LIFE te, Area A	* * Affected : 20%	5	\$4,100	
Roof							
Roll Roofing	Location : Lower	\$1,500 Ioderate, Area Affect Roof Over Storage S Extent : Moderate, A vor Stairwell Y	hed		5	\$1,000	
Roll Roofing	95%		2022	\$95,500	5	\$39,500	
erior				+>=,===		700,000	
Floors							
Carpet	15% Recent Replace Evi Location : 1st, 2nd	dent, Extent : Light, . d, And 3rd Floor	2024 Area Affe	\$99,200 ected : 75%	3	\$11,900	
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 Cracking/Crumblin Location : Stairwe	\$18,100 g, Extent : Light, Are ells	LIFE ea Affecte	* * ed : 5%	5	\$6,200	
Vinyl Tile	45%		2031	* *	3	\$9,000	
-		dent, Extent : Light, . d And 3rd Floors		ected : 75%			
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	=	ent, Extent : Light, A	LIFE rea Affec	* * ted : 75%	5	\$7,700	
	Location: 1st, 2nd	d, And 3rd Floors					
SGFT/Glazed Masonry	35%		LIFE	* *			

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

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

Asset #: 1978

Architecture		Current Rep	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2028	* *	5	\$5,300	
AcousTileSusp.Lay-In	25%			2040	* *	5	\$13,300	
		place Evident, : 1st, 2nd An	, Extent : Light, A d 3rd Floors	Area Affe	ected : 75%			
Plaster	65%	Now	\$22,100	LIFE	* *	5	\$21,600	
	Cracking/Crumbling, Extent: Severe, Area Affected: 5%							
	Location	: Stairwell Y						
	Water Pen	etration, Exte	ent : Severe, Ared	ı Affecte	d: 10%			
	Location	: Stairwell Y						

Electrical		Current Repair	Futu	re Replacement	М	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2049	* *	5	\$200	
	Other Obser	vation, Extent : Moderate,	Area Affe	ected : 100%			
	Location:	Electrical Room					
	Explanatio	n : One 2000 Amps Main I	Disconnec	et Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2049	* *	5	\$900	
	Obsolete Equ	uipment, Extent : Moderate	e, Area A <u>j</u>	fected : 80%			
	Location:	Electrical Room					
Raceway							
Conduit	90%		2023	\$31,000	1		
Conduit	10%		2049	* *	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		
	Insulation Ag	ged, Extent : Moderate, Ar	ea Affecte	ed : 80%			
	Location:	Throughout					
Thermoplastic	30%		2043	* *	1		
Thermoplastic	10%		2049	* *	1		
Motor Controllers	10,0						
Locally Mounted	100%		2036	* *	5	\$200	
Ground	10070		2000			Ψ200	
Grounding Devices							
Grounding Devices Generic	100%		LIFE	* *	5	\$500	
Lighting	10070		LIIL			Ψ500	

Lighting

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

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

Asset #: 1978

Electrical	Current Repair	Future	e Replacement	M				
System Component Type	% of Fail Date Estimated C Total (Years)	cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	65%	2031	* *	10	\$21,100			
	Other Observation, Extent: Modera	ate, Area Affe	cted : 100%					
	Location: Throughout							
	Explanation: T-8 Lamps							
Fluorescent	5%	2018	\$97,300	10	\$1,600			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Boiler Room							
	Explanation: T-12 Lamps							
Fluorescent	30%	2028	* *	10	\$9,800			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout							
	Explanation: T-8 Lamps							
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	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted 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	
	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location : Basement Boiler	Room				
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2039	* *	4	\$1,700	
Terminal Devices						
Air Handler	20%	2018	\$37,300	1	\$4,400	
Convector/Radiator	80%	2028	* *	1	\$9,200	
Air Conditioning						
Energy Source						
Electricity	100%	2039	* *	1		

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

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

Asset #: 1978

Mechanical	Current Repair	Future	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning							
Conversion Equipment							
Window/Wall Unit	100%	2018	\$71,200	1			
Terminal Devices	2004	2022	\$00,000		Φ2.400		
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%	2028		2	\$7,400		
Ventilation Ventilation	7070						
Distribution							
Ductwork/Diffusers	100% Now Needs Cleaning, Extent : Mod Location : Throughout	\$6,000 LIFE Terate, Area Affected	* *	2-5	\$19,800		
Exhaust Fans							
Interior	100%	2028	* *	2	\$1,100		
Plumbing							
H/C Water Piping Galv Iron/Steel	100% Now Leak Evident, Extent : Moderd Location : Booster Pump	\$2,100 2028 ate, Area Affected : 2	**	1			
Water Heater							
Gas Fired	100% Other Observation, Extent: L Location: Mechanical Room Explanation: One Tank Of 3	n	\$8,100 100%	2	\$500		
Sanitary Piping		•					
Cast Iron	100% Now Leak Evident, Extent : Moderd Location : Boiler Room	\$1,500 LIFE ate, Area Affected : 1	* *	1			
Storm Drain Piping Cast Iron	100% Now Blockage /Clogged, Extent : M Location : Backyard Leader		* * ted : 2%	1			
Sump Pump(s) Submersible	100%	2017	\$6,500	4	\$2,500		
Fixtures							
Generic	100% Obsolete Fixtures, Extent : Mo Location : Throughout	oderate, Area Affecte	ed : 50%				
Vertical Transport Elevators							
Geared Traction	100% Other Observation, Extent : L Location : B-3	LIFE ight, Area Affected :	* *				
	Explanation: 1 Unit						

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

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

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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

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



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

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

Asset #: 1987

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls						_		
Masonry: Brick	90%			LIFE	* *	5	\$33,300	
Granite Panels	2%		# 4 000	LIFE	* *	5	\$600	
Pre-Cast Concrete	8%		\$4,800	LIFE	**	5	\$9,600	
	_	Crumbling, 1 : Main En	Extent : Light, Are try	ea Affecte	ed : 5%			
Windows								
Aluminum	100%		\$82,800	2040	* *	5	\$5,100	
	-	ation, Exter 1 : Through	ıt : Light, Area Affe out	ected : 50	9%			
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 15%			
	Location	ı : 3rd Floo	or, North Side					
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$4,600	
Metal Rail	3%			2037	* *	5-10	\$2,800	
Pre-Cast Concrete	7%			LIFE	* *	5	\$2,300	
Roof								
Modified Bitumen	95%			2029	* *	10	\$26,800	
Sloped Glazing	5%			LIFE	* *	5	\$18,800	
erior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$7,800	
Ceramic Tile	8%		\$5,400	2027	* *	5	\$1,400	
		U	ients, Extent : Ligh athroom In Baseme		ffected : 5%			
Terrazzo	12%	Now	\$19,400	LIFE	* *	5	\$3,300	
	_	Crumbling, 1 : Stair Ca	Extent : Severe, A se B	rea Affec	ted : 15%			
Vinyl Tile	55%	4+	\$48,900	2029	* *	3	\$7,400	
villy1 The			: Moderate, Area		50%	3	Ψ7,400	
			out 2nd And 3rd F					
Vinyl Tile	15%		\$4,400	2019	\$44.500	3	\$2,000	
v myr The			Extent : Moderate		, ,	3	Ψ2,000	
	_	ı : Staircas		,	,			
			Extent : Moderate, A	Area Affe	cted : 100%			
			or And Some Section					
	Explana	tion : 9x9 U	Inits					

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

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

Asset #: 1987

rchitecture		Current I	Repair	Futu	Future Replacement		Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Interior Walls								
Ceramic Tile	5%			2027	* *	5	\$2,200	
Gypsum Board	10%		\$3,600	LIFE	* *	5	\$2,700	
		ar/Impact D n : 2nd And	amage, Extent : Mo 3rd Floor	oderate,	Area Affected : 10	%		
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 15%			
	Location	n : Through	out 2nd And 3rd Fl	oor				
Marble Panels	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	\$6,700	
Plaster	15%	Now	\$15,800	LIFE	* *	5	\$2,000	
			Extent : Severe, A Locations In Basen		cted : 25%			
					1.250/			
			'xtent : Severe, Arec Locations In Basen		a: 25%			
					.1.150/			
			Extent : Severe, Area grage Room In The					
			Growing On Walls		ш			
CCFT/Cl 134					* *			
SGFT/Glazed Masonry	15%	~ =	\$25,400	LIFE				
		_	Extent: Moderate	•	<i>ђестеа : 10%</i>			
G '11'	<i>Locanoi</i>	n : Cnimney	Chute On 3rd Flo	or				
Ceilings	40%	Now	\$112,800	2044	* *	5	\$7,100	
AcousTileSusp.Lay-In			. ,			3	\$7,100	
		nssing Eiem n : 2nd And	nents, Extent : Modo 3rd Floor	eraie, Ai	ea Ajjeciea : 50%			
	Staining/I	Discoloring,	Extent : Moderate	, Area A	ffected : 50%			
		n : 2nd And		•				
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
		n : 2nd And		-				
Exposed Concrete	10%			LIFE	* *	5	\$600	
Plaster	50%			LIFE	* *	5	\$11,200	

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

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

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

Asset #: 1987

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Thermoplastic	100%	2024	\$50,300	1		
Motor Controllers						
Locally Mounted	100%	2022	\$54,800	5	\$200	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
	Other Observation, Extent : Mode	rate, Area Affe	cted : 100%			
	Location : Water Main					
	Explanation : Connected With M	ain Water Pip	e			
Lighting						
Interior Lighting						
Fluorescent	70%	2019	\$916,200	10	\$15,300	
	Other Observation, Extent : Model	rate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Using T-8 Lamps					
Fluorescent	30%	2024	\$392,700	10	\$6,600	
	Other Observation, Extent : Mode	rate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Using T-8 Lamps					
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	0004					
No Component	80%	2012	44.5.6 22		42. 62.2	
Generic	20%	2019	\$16,100	1	\$2,000	
Fire/Smoke Detection	750/					
No Component	75%	2024	0.00.700	1.0	Φ4. 2 00	
Generic	25%	2024	\$68,700	1-3	\$4,200	

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

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

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

Asset #: 1987

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger	50%			2033	* *	1	\$5,900	
			Extent : Light, Area	Affected	: 100%			
		: Basemen						
	Explana	tion : 2 Ste	am To Hot Water C	Converter	rs			
Steam Boiler	Steam Boiler 50% 2037 ** 1 \$11,800 Other Observation, Extent: Light, Area Affected: 100% Location: Basement						\$11,800	
	Explana	ion : 2 Ga	s Fired Steam Boile	ers				
Distribution								
Hot Wtr Piping/Pump	80%			2032	* *	4	\$900	
Steam Piping/Pump	20%			2044	* *	4	\$200	
Terminal Devices								
Convector/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	400				de de		412.200	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,300	
Exhaust Fans	1000/		42.5 00	2020	de de	•	φ	
Roof	100%	Now	\$3,700	2029	**	2	\$600	
			nt : Moderate, Ared					
	Location	: First Flo	oor Roof, 1 Of 5 Bu	rnt Out E	Exnaust Fan Motor	•		
Plumbing								
H/C Water Piping	2004			20.44	* *	1		
Brass/Copper	20%			2044		1		
Galv Iron/Steel	80%	A1:C- F	tout Moderni	2022	\$55,600	1		
			tent : Moderate, Ai			Water P	ining Ang Dance J	
		: Beyond . eful Life C	The Boiler Room, T ycle Limit	пе Доте	esuc n oi Ana Cold	water P	iping Are Beyond	
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	
	22.0						, -,, - 0	

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

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

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

Asset #: 1987

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

26,100

DEPT. OF HEALTH & MENTAL HYGIENE - 816

Project: HEALTH AND MENTAL HYGIENE

13733

STATEN ISLAND ANIMAL SHELTER

CAPITAL		FY 2017 - 2020 FY 2021 -				FY 2021 - 2026	
Miscella	neous Buildings		152,000			129,000	
EXPENSI	Ξ	FY 2017	FY 2018		FY 2019 FY 202		
Miscella	neous Buildings	16,100	6,500		7,500	7,600	
ASSET#	NAME			SQFT	CAPITAL	EXPENSE	
13731	PEST CONTROL			2,185	86,300	11,600	

4,927

194,700

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

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