Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

: ASTORIA D	ISTRIC	ГHI	EALTH CENT	TER	
: 12-26 31ST A	VENUE				
: QUEENS				Agency's Number	: N/A
: HEA0015.00	0 / 132			Yr Built/Renovated	: 1937 / 2009
: 28,372				Project Type	: HEALTH AND MENTAL HYGIENE
: 24-Jul-2017				Landmark Status	: NONE
:					
: 518	Lot	:	30	BIN	: 4005758
	: 12-26 31ST A : QUEENS : HEA0015.00 : 28,372 : 24-Jul-2017 :	 : 12-26 31ST AVENUE : QUEENS : HEA0015.000 / 132 : 28,372 : 24-Jul-2017 : 	 : 12-26 31ST AVENUE : QUEENS : HEA0015.000 / 132 : 28,372 : 24-Jul-2017 : 	 : 12-26 31ST AVENUE : QUEENS : HEA0015.000 / 132 : 28,372 : 24-Jul-2017 : 	: QUEENSAgency's Number: HEA0015.000 / 132Yr Built/Renovated: 28,372Project Type: 24-Jul-2017Landmark Status

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$93,200	\$93,200
Interior Architecture		\$220,000
Electrical	\$111,600	\$656,500
Mechanical		\$176,800
Total	\$204,700	\$1,146,500
Importance Code A	\$93,200	\$93,200
Importance Code B	\$111,600	\$1,053,300
Total	\$204,700	\$1,146,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$89,800		\$3,100	
Interior Architecture	\$61,800		\$5,400	\$3,200
Electrical	\$19,600	\$1,900	\$2,500	\$2,000
Mechanical	\$13,200	\$4,100	\$7,300	\$3,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$188,300	\$9,900	\$22,100	\$12,900
Importance Code A	\$97,300	\$2,600	\$5,600	\$2,600
Importance Code B	\$75,300	\$7,400	\$16,500	\$10,300
Importance Code C	\$15,700			
Total	\$188,300	\$9,900	\$22,100	\$12,900



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

Asset # : 132

Architecture		Current Rep	pair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	\$68,300	
			Light, Area Affec	ted: 5%	•			
		ı : Throughout						
Pre-Cast Concrete	25%			LIFE	* *	5	\$79,300	
			xtent : Moderate	, Area A	ffected : 5%			
		ı : Throughout	-					
Stucco Cement	5%			2042	* *	5	\$6,100	
Windows								
Steel	-	Now	\$30,000	2054	* *	5	\$3,500	
		-	nt : Moderate, A	rea Affe	cted : 75%			
		<i>i</i> : Penthouse			1 1000/			
			tent : Severe, Ar	ea Affect	ed : 100%			
		n : Penthouse			1.00 . 1. 750/			
		Deterioratea, . 1 : Penthouse	Extent : Modera	te, Area	Affected : 75%			
Wood	95%			2045	* *	5	\$107,000	
Parapets	2070			2010		0	\$107,000	
Masonry: Brick	80%			LIFE	* *	5-10	\$26,400	
Metal Security Bars	10%			2057	* *	0 10	<i> </i>	
Pre-Cast Concrete	10%			LIFE	* *	5	\$6,100	
Roof							. ,	
Modified Bitumen	95%			2034	* *	10	\$26,900	
Skylight, Metal/Glass	5%			2039	* *	10	\$4,700	
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$8,500	
Ceramic Tile	5%			2032	* *	5	\$2,000	
Terrazzo	15%			LIFE	* *	5	\$9,100	
Vinyl Tile	65%			2029	\$220,000	3	\$12,700	
		•	Extent : Light, A	rea Affe	cted : 5%			
	Location	1 : Throughout	<u>.</u>					
	10%			2034	* *			

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

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

Asset # : 132

Architecture		Current I	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Glass: Single Pane	5%			LIFE	* *	5	\$3,000	
Gypsum Board	15%			LIFE	* *	5-10	\$10,100	
		-	: Light, Area Affe	cted : 5%				
		: Toilets		1.00	1 20 /			
			nt, Extent : Light, A	rea Affec	cted : 3%			
		: Toilets						
Marble Panels	5%			LIFE	* *	10	\$800	
Plaster	60%	0-2	\$3,900	LIFE	* *	5	\$7,100	
	-	-	Extent : Light, Ar	ea Affecte	ed : 2%			
			se Stairway					
		-	: Light, Area Affe	cted : 2%				
			se Stairway					
			xtent : Light, Area	Affected	: 5%			
		: Penthou.	se Stairway					
SGFT/Glazed Masonry	15%			LIFE	* *	10	\$3,000	
Ceilings								
AcousTileSusp.Lay-In	20%			2042	* *	5	\$7,800	
Exposed Concrete	5%			LIFE	* *	5-10	\$2,400	
Plaster	70%			LIFE	**	5-10	\$46,900	
		ing, Extent : Through	: Moderate, Area out	Affected	: 10%			
Plaster	5%			LIFE	* *	5-10	\$3,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	* *			
Retaining Walls								
Cast in Place Concrete	100%			2049	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways	_							
Cast in Place Concrete	50%			2034	* *			
Masonry: Granite	50%			LIFE	* *			
Parking/Driveway	100%			2042	* *			
Cast in Place Concrete								

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

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.

Asset # : 132

lectrical		Current Repair			e Replacement	Μ	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	\$4,900	2059	* *	5	\$100	
		-	ent : Light, Area A	ffected :	100%			
		: Electrical						
			tent : Light, Area	Affected	: 100%			
		: Electrical						
	Explanat	ion : Main S	Service Switch Ra	ted At 60	0 Amperes			
Switchgear / Switchboard	1000/	2.4	074 000	2050	* *	~	¢100	
Fused Knife Sw	100%	2-4	\$74,800	2059		5	\$100	
		ervation, Ex : Electrical	tent : Light, Area	Affected	: 100%			
D	Explanat	ion : Obsole	ete Equipment					
Raceway Conduit	90%			2029	\$32,400	1		
Conduit	90% 10%			2029	\$52,400 * *	1 1		
Panelboards	1070			2039		1		
Fused Toggle Switch	40%	2-4	\$12,200	2054	* *	5	\$100	
i used roggie Switch			ent : Light, Area A		100%	5	\$100	
		-	Brd Floor Hallway					
Molded Case Bkrs	30%			2028	\$9,200	5	\$200	
Molded Case Bkrs	30%			2028	**	5	\$200 \$200	
Wiring	5070			2013		5	φ200	
Braided Cloth	70%	2-4	\$36,800	2054	* *	1		
Dimere circui			t : Moderate, Are		ed : 100%	-		
		0	ut The Building	55				
Thermoplastic	30%		5	2039	* *	1		
Motor Controllers	2070					-		
Locally Mounted	50%			2027	\$28,600	5	\$100	
Locally Mounted	50%			2034	**	5	\$100	
ound						-	÷-••	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	

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.

Asset # : 132

	ASSel #	. 132				
Electrical	Current Repair	Futur	e Replacement	Μ		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting						
Interior Lighting						
Fluorescent	38%	2029	\$166,100	10	\$9,100	
	Other Observation, Extent : Light, An		: 100%			
	Location : Throughout The Building	g				
	Explanation : T-12 Lamps					
Fluorescent	40%	2029	\$174,900	10	\$9,600	
	Other Observation, Extent : Light, An Location : Throughout The Building Explanation : T-8 Lamps		: 100%			
Fluorescent	2%	2029	\$8,700	10	\$500	
Fluorescent	Compact Fluorescent Light, Extent :			10	\$300	
	Location : Throughout The Building	-	Affected . 10070			
LED	20%	2029	\$245,800			
	Recent Installation, Extent : Light, A Location : 2nd Floor	rea Affected				
Egress Lighting						
Emergency, Battery	50%	2029	\$17,900	10	\$3,100	
Exit, Service	50%	2029	\$4,400	1	+-)	
Exterior Lighting			*)			
HID	30%	2029	\$32,800	10		
No Component	70%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	\$26,300	1	\$3,200	
	Other Observation, Extent : Light, An		: 100%			
	Location : Throughout The Building	-				
	Explanation : Intrusion Alarm Only	y, Motion Se	nsors And Panic L	Doors		
Fire/Smoke Detection					.	
Generic, Analog	100%	2034	* *	1-3	\$17,500	
Mechanical	Current Repair	Futur	e Replacement	Μ	laintenance	
System Component	% of Fail Date Estimated Co	st Year	Estimated Cost		Estimated Cost	Priorit
Туре	Total (Years)	FY		(Yrs)		
Heating						
Energy Source						
Natural Gas	100%	2049	* *	1		
Conversion Equipment	10070	2077		T		
Steam Boiler	100%	2034	* *	1	\$25,800	
Steam Doner	Other Observation, Extent : Light, A		: 100%	I	$\psi 25,000$	
	Location : Boiler Room	-,,				
	Explanation : Two Units					
Distribution	· 12 · · · · · · · · · · · · · · · · · ·					
Steam Piping/Pump	100%	2039	* *			

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.

Asset # : 132

Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Air Handler	10%		2029	\$35,000	1	\$1,600	
Convector/Radiator	90%		2034	* *	1	\$7,600	
Air Conditioning							
Energy Source							
Electricity	100%		2045	* *	1		
Conversion Equipment							
Split Unit	10%		2029	\$53,200			
Window/Wall Unit	50%		2027	\$26,000	1		
No Component	40%						
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2	\$4,200	
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$23,000	
Exhaust Fans							
Interior	100%		2024	\$88,600	2	\$800	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2034	* *	1		
Water Heater							
Gas Fired	100%		2027	\$15,200	2	\$400	
		ervation, Extent : Light, Area		1:100%			
		: Basement Mechanical Room	п				
	Explana	tion : 74 Gallon Tank					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/		• • • • •	* 4 4 6 6		* • • • •	
Non-Submersible	100%		2029	\$4,100	4	\$900	
Sewage Ejector(s)	1000/		• • • •			.	
Electric	100%		2034	* *	4	\$1,100	
Backflow Preventer	1000/						
Generic	100%		2037	* *	1	\$1,600	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		ervation, Extent : Light, Area	Affected	: 100%			
		: Basement To 3rd Floor					
	Explana	tion : One 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. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 132

Mechanical	Curr	rent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail 1 Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%		2049	* *	1-2	\$400	

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

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 485 THR BROOKI HEA0008 37,766 17-Jun-20 	3.000 / 1980		: N/A : 1955 / 2009 : HEALTH AND MEN' : NONE : 3051782	FAL HYGIENE
CAPITAL			FY 2020 - 2023		FY 2024 - 2029
Exterior Architec	ture		\$75,800		\$66,000
Electrical	ture		\$31,700		\$76,800
Mechanical			\$56,400		\$326,500
Total			\$163,900		\$469,300
Importance Code	А		\$75,800		\$66,000
Importance Code	В		\$88,100		\$403,300
Total			\$163,900		\$469,300
EXPENSE		FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architec	ture	\$17,200		\$900	
Interior Architect	ure	\$52,000			\$5,200
Electrical		\$30,500	\$6,200	\$38,500	\$5,900
Mechanical		\$35,100	\$4,400	\$5,100	\$5,700
Elevators/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$138,800	\$14,500	\$48,400	\$20,800
Importance Code	А	\$19,100	\$1,900	\$2,800	\$1,900
Importance Code	В	\$115,300	\$12,600	\$45,500	\$18,900
Importance Code	С	\$4,400			
Total		\$138,800	\$14,500	\$48,400	\$20,800



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

Asset # : 1980

Architecture	Current Repair			Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	3%	0-2	\$6,700	LIFE	* *	5	\$11,700	
	-	Crumbling, : Through	Extent : Light, Are out	ea Affect	ed : 5%			
Masonry: Brick	85%			LIFE	* *	5	\$66,000	
Masonry: Limestone	10%			LIFE	* *	5	\$5,800	
Granite Panels	2%			LIFE	* *	5	\$1,200	
Windows						-		
Aluminum	100%			2035	* *	5	\$1,600	
Parapets								
Masonry: Brick	75%			LIFE	* *	5	\$6,600	
Masonry: Limestone	10%			LIFE	* *	5	\$1,100	
Metal Panel	5%			2037	* *	5	\$1,700	
Metal Rail	10%			2040	* *	5-10	\$16,000	
Roof	-						• -)	
Modified Bitumen	95%			2032	* *	10	\$75,800	
Skylight, Metal/Glass	5%			2037	* *	10	\$13,300	
		ervation, E	Extent : Light, Area		l : 100%		÷ -)	
		: Through	0	55				
	Explana	-						
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$6,100	
Ceramic Tile	5%	2-4	\$2,800	2036	* *	5	\$1,400	
	Worn/Ero	ded, Extent	: Light, Area Affec	eted : 5%	ó			
	Location	: Bathroom	ms					
Terrazzo	15%	0-2	\$19,900	LIFE	* *	5	\$6,500	
	Cracking/	Crumbling,	Extent : Light, Are		ed : 5%		+ -)	
	-	: Through	-	55				
Vinyl Tile	75%	Now	\$18,200	2032	* *	3	\$15,700	
vinyr rhe			Extent : Light, Are		ed · 5%	5	\$15,700	
	-	: Through	-	ungeer	cu : 570			
Interior Walls	Becuiton	1 111 011311						
Ceramic Tile	5%	2-4	\$3,400	2036	* *	5	\$1,200	
Ceranne The			*: Moderate, Area		. 5%	5	\$1,200	
		: Bathrooi		ŋjecieu	. 570			
	-	. Duini ooi	11.5	TIPE	* *	-	¢11 700	
Gypsum Board	40%			LIFE	* *	5	\$11,700	
Metal Panel	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *	_	** ***	
Plaster	20%		** * * * *	LIFE		5	\$2,900	
Plaster	5%		\$1,000	LIFE	* *	5	\$700	
	-	-	Extent : Moderate	, Area A	ffected : 10%			
		: Through	out					
SGFT/Glazed Masonry	20%			LIFE	* *			

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

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

Asset # : 1980

Architecture		Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings							
AcousTileSusp.Lay-In	20%		2040	* *	5	\$7,400	
AcousTileSusp.Lay-In	20%	0-2 \$3,100	2032	* *	5	\$3,700	
	-	Crumbling, Extent : Light, A : Throughout	rea Affect.	ed : 10%			
Gypsum Board	20%		LIFE	* *	5	\$9,300	
Metal Panel	10%		LIFE	* *	5	\$4,600	
Plaster	30%		LIFE	* *	5	\$7,000	
Electrical		Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2047	* *	5	\$200	
	Location	ervation, Extent : Light, Are : Electrical Room ion : Main Service Disconn			peres.		
Switchgear / Switchboard	1000/		2047	* *	F	¢200	
Fused Disc Sw Raceway	100%		2047		5	\$200	
Conduit	50%		2027	\$18,000	1		
Conduit	50%		2027	**	1		
Panelboards	2070		2017		1		
Fused Disc Sw	5%		2026	\$2,300	5		
Molded Case Bkrs	45%		2026	\$20,600	5	\$400	
Molded Case Bkrs	50%		2043	**	5	\$500	
Wiring							
Braided Cloth	50%	2-4 \$26,300		* *	1		
		Aged, Extent : Severe, Area : Throughout The Building	Affected :	: 100%			
Thermoplastic	50%		2047	* *	1		
Motor Controllers							
	50%		2025	\$38,200	5	\$100	
Locally Mounted	50%		2032	* *			
Variable Frequency	5070						
Variable Frequency Drive	5070						
Variable Frequency Drive Ground	5070						
Variable Frequency Drive Ground Grounding Devices			LIPP	ۍ پ	5	ф. (А)	
Variable Frequency Drive Ground Grounding Devices Generic	100%		LIFE	* *	5	\$600	
Variable Frequency Drive Ground Grounding Devices			LIFE	* *	5	\$600	

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

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

Asset # : 1980

Electrical	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Generators						
Diesel	100%	2036	* *	1	\$14,600	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Generator Room	Datad At 1	500 Vilowatta			
Batteries	Explanation : Emergency Generator F	aiea Ai (000 Knowans			
Lead/Acid	100%	2021	\$1,500	5	\$1,400	
Fuel Storage	10070	2021	\$1,500	5	ψ1,100	
Day Tank	50%	2043	* *	5	\$3,500	
2	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Generator Room					
	Explanation : 275 Gallons Rated Cap	acity				
Main Tank	50%	2030	* *	5	\$600	
	Other Observation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Underground					
	Explanation : 4000 Gallons Rated Ca	oacity				
ighting						
Interior Lighting Fluorescent	80%	2032	* *	10	\$27,700	
Fluorescent	0070 Other Observation, Extent : Light, Area			10	\$27,700	
	Location : Throughout The Building	ngjeereu	. 10070			
	Explanation : T-8 Lamps					
Fluorescent	10%	2032	* *	10	\$3,500	
Thurescent	Other Observation, Extent : Light, Area		: 100%	10	\$5,500	
	Location : Upper Floors	55				
	Explanation : T-5 Lamps					
Fluorescent	5%	2022	\$31,700	10	\$1,700	
	Other Observation, Extent : Light, Area	Affected	: 100%		-	
	Location : Basement					
	Explanation : T-12 Lamps					
Fluorescent	5%	2032	* *	10	\$1,700	
	Compact Fluorescent Light, Extent : Lig	ght, Area	Affected : 100%			
	Location : Upper Floors					
Egress Lighting						
Emergency, Service	40%	2032	* *	1	\$ \$\$\$\$	
Emergency, Battery	10%	2027	\$5,200 * *	10	\$900	
Exit, LED	45%	2055		1		
Exit, Service	5%	2027	\$600	1		
Exterior Lighting HID	20%	2027	\$29,100	10		
No Component	20% 80%	2027	\$29,100	10		
Alarm	0070					

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 # : 1980

			ASSel # . 1					
Electrical		Current Rep	bair	Futur	e Replacement	М	aintenance	_
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm								
Security System								
No Component	70%							
Generic	30%			2035	* *	1	\$4,200	
			ent : Light, Area		: 100%			
	Location	ı : Lobby And	Entry And Exit	Points				
	Explana	tion : CCTV S	urveillance Syst	em And I	ntrusion Alarm Sy	stem		
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	* *	1-3	\$7,200	
			ent : Light, Area	Affected	: 100%			
		ı : Hallways A						
	Explana	tion : Manual	Pull Stations, A	larm Bel	ls, Horns, Strobe L	ights An	d Smoke Detectors	
Vechanical		Current Rep	pair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date E	stimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priorit
Component	Total	(Years)		FY		(Yrs)		
Туре		. ,				. ,		
leating								
Energy Source	1000/			2047	* *	1		
Natural Gas	100%			2047	* *	1		
Conversion Equipment	1000/			2022	* *	1	¢10.700	
Hot Water Boiler	100%		. Ticht Anos	2032		1	\$18,700	
		i : Boiler Rooi	ent : Light, Area m	Ајјестей	. 100%			
				Poilore				
Distribution	Ехріана	tion . 2 Gus F	ired Hot Water	Doners				
Hot Wtr Piping/Pump	100%			2035	* *	4	\$1,900	
Terminal Devices	100%			2055		4	\$1,900	
Air Handler	25%			2027	\$126,000	1	\$5 800	
Convector/Radiator	23% 70%			2027	\$126,900 \$135,300	1	\$5,800 \$8,500	
Fan Coil Unit/Heat	70% 5%			2023	-	1 1	\$600	
Fair Coll Ollit/Heat			ent : Moderate, .		\$27,000	1	\$000	
			lear Auditorium		cieu . 10070			
			ent Serve Basen		torium			
Air Conditioning	Елриана	non : Equipm	eni Serve Dasen	ieni man	ion um			
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment	10070			_0.0		-		
Exterior Pkg Unit -	22%			2027	\$64,300	2	\$500	
Cooling	/0			_ ,	20.,200	-	4000	
G			t : Light, Area A	ffected :	100%			
		1 : Koot						
	Location							
Exterior Pkg Unit -	<i>Location</i> 3%		\$8,800	2037	* *	2	\$100	
Exterior Pkg Unit - Cooling	3%	0-2				2	\$100	
-	3% Malfuncti	0-2 oning, Extent .	Moderate, Are	a Affected	d : 100%			
_	3% Malfuncti	0-2 oning, Extent .	Moderate, Are	a Affected	d : 100%		\$100 t Evaporator Coils	

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.

Asset # : 1980

Mechanical		Current F	lepair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	25%			2032	* *	1	\$5,800	
No Component	75%							
/entilation								
Distribution	a a a (• • • • • • •	
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$5,300	
No Component	75%							
Exhaust Fans	400/			0007	*2 / 000	•	***	
Roof	40%			2027	\$24,000	2	\$500	
No Component	60%		T. I. A	A.CC (1	00/			
			xtent : Light, Area l Second Floors	Affected	: 0%			
					line And Community	1		
N	Explanat	10n : No M	echanical Ventilat	ion On F	irst And Second F	loors		
Plumbing								
H/C Water Piping Brass/Copper	100%			2037	* *	1		
Water Heater	10070			2037		1		
Gas Fired	100%			2020	\$22,000	2	\$600	
Gastried		ervation E	xtent : Light, Area			2	\$000	
		: Mechanio	0	igjeeieu	. 10070			
			ank Of 70 Gallon	Capacity	,			
Sanitary Piping					·			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$5,500	4	\$800	
Backflow Preventer								
Generic	100%			2032	* *	1	\$2,300	
Fixtures								
Generic	100%							
/ertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t To 3rd Floor					
	Explanat	ion : 1 Uni	t					
Fire Suppression								
Chemical System								
No Component	95%						•	
Generic	5%			2025	\$1,300	1-3	\$200	

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block		PEN BOU YN 000 / 1373 5		N: SHEPHERD AVE Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	ESSEX ST. : N/A : 1994 / : HEALTH AND ME : NONE : 3097756	NTAL HYGIENE
CAPITAL				FY 2020 - 2023		FY 2024 - 2029
Exterior Architect	ture			\$358,500		
Interior Architect	ure			\$213,000		\$194,000
Electrical						\$272,000
Mechanical						\$212,200
Total				\$571,500		\$678,200
Importance Code	А			\$358,500		
Importance Code				\$58,200		\$678,200
Importance Code	С			\$154,800		
Total				\$571,500		\$678,200
EXPENSE			FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architect	ture		\$36,800			
Interior Architect	ure		\$21,100			\$200
Electrical			\$10,300	\$1,900	\$1,600	\$1,900
Mechanical			\$15,300	\$9,200	\$4,800	\$2,200
Total			\$83,500	\$11,100	\$6,400	\$4,200
Importance Code	А		\$40,800	\$600	\$600	\$600
Importance Code			\$42,800	\$10,500	\$5,800	\$3,700
Importance Code	С					
Total			\$83,500	\$11,100	\$6,400	\$4,200



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

BROOKLYN ANIMAL SHELTER

Asset # : 13734

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior								
Exterior Walls	50/	2.4	\$5.300	LIFE	* *	-	¢4.600	
Cast in Place Concrete	-		\$5,300 Extent : Light, Ar out	LIFE ea Affect		5	\$4,600	
Metal Coiling Doors	Air Infiltra	Now ntion, Exten : All Door	\$17,100 t : Severe, Area A s	2031 ffected : 1	* *	5	\$2,300	
	Location	: Through			rea Affected : 10% ected : 15%			
		: Rear Do						
Stucco Cement	84%	Now	\$91,700	2031	* *	5	\$19,400	
	Location	: Various	Locations		rea Affected : 15%			
	Location	: Through						
	Location	: Rear Fac						
	Location	: Through		Affectea	l : 100%			
TT 7' 1 TT 7 11	-		s An Eifs System	2026	* *	-	¢1.000	
Window Wall		0-2 ution, Exten : Main En	\$2,700 at : Moderate, Area trance	2036 a Affected		5	\$1,000	
Windows								
Fiberglass Panel	100%			2034	* *	5	\$3,600	
Roof IRMA/Protected Membrane	97%	Now	\$266,800	2036	* *			1
Wembrune		0	ents, Extent : Seve Perimeter	ere, Area	Affected : 10%			
		ver Blocks, : Through	Extent : Moderat out	e, Area A	ffected : 15%			
		ogged, Exte : Through	nt : Severe, Area out	Affected :	25%			
	Location	: Perimete	0					
	Location	: At Paver	Extent : Severe, Ard Seams And Roof I	Drains				
	Location	: At Roof I		Garage	Dock, Room 11/12			
Metal Panel	Caulking I	Now Deteriorate : Entry Ve	\$11,700 d, Extent : Modero stibule	2046 ate, Area	* * Affected : 50%			
	Water Per		xtent : Moderate, A	Area Affe	ected : 50%			

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

BROOKLYN ANIMAL SHELTER

Asset	#	: '	137	34
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rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Floors								
Ceramic Tile	5%			2029	\$17,800	5	\$900	
Traffic Topping		Now	\$58,200	2026	\$194,000	5	\$9,600	
	0	0	Extent : Moderat	e e	ffected : 25%			
			oms And Dock Ar		r 1 750/			
		ea Finisn, . : Through	Extent : Moderate	, Area А <u></u> Л	rectea : 75%			
		-	: Moderate, Area	Affected	. 150/			
	-	: At Floor		Ajjecieu	. 1570			
x7' 1 m'1		. Ai Fillor	Drains	2026	¢15.000	2	#000	
Vinyl Tile	10%			2026	\$15,600	3	\$900	
Interior Walls	1000/	4	¢154.000	LIPP	* *	5	¢0,100	
Concrete Masonry Unit		4+ Communities of	\$154,800	LIFE		5	\$9,100	
		: Through	Extent : Light, Ar	eu Ajjecu	ea . 10%			
		6	ent : Moderate, A	roa Affac	tad · 15%			
		: Medical		rea nyjeci	ieu . 1570			
			nt : Moderate, Ar	ea Affecte	$d \cdot 15\%$			
		: Mechani		eu nyjecie	a. 1570			
			xtent : Moderate,	Area Affe	ected · 50%			
		: Through		nica nyje				
		ion : Paint						
Ceilings								
AcousTileSusp.Lay-In	70%	Now	\$20,800	2031	* *	5	\$6,300	
1 2	Broken/Mi	ssing Elem	ents, Extent : Mod	lerate, Ar	ea Affected : 25%			
	Location	: Through	out					
	-	iscoloring, : Through	Extent : Moderat out	e, Area A	ffected : 25%			
Exposed Concrete	10%			LIFE	* *	5	\$300	
Exposed Struc: Steel	20%			LIFE	* *	-	4000	
1		ervation, E	xtent : Light, Area		: 100%			
		: Through						
	Explanat	ion : Corri	igated Metal Deck	king				
ectrical		Current F	Repair	Futur	e Replacement	М	aintenance	
stem	% of	Fail Date	Estimated Cost	Vear	Estimated Cost	Cycle	Estimated Cost	Prior
Component	Total	(Years)	Listimuteu Cost	FY	Listiniated Cost	(Yrs)	Listillated Cost	1 1 101
Component	TULAI					. ,		
Туре	Total							
Type der 600 Volts	Total							
Type der 600 Volts Service Equipment				2027	ų ب	E	¢100	
Type der 600 Volts	100%	annation. E	utant - Madauata	2036	* *	5	\$100	
Type der 600 Volts Service Equipment	100% Other Obs		xtent : Moderate,			5	\$100	
Type der 600 Volts Service Equipment	100% Other Obs Location	: Electrica	el Room	Area Affe	ected : 100%	5	\$100	
Type der 600 Volts Service Equipment Fused Disc Sw	100% Other Obs Location	: Electrica		Area Affe	ected : 100%	5	\$100	
Type der 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard	100% Other Obs Location Explanat	: Electrica	el Room	Area Affe uted At 12	ected : 100% 200 Amperes.			
Type der 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw	100% Other Obs Location	: Electrica	el Room	Area Affe	ected : 100%	5	\$100 \$100	
Type der 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard	100% Other Obs Location Explanat	: Electrica	el Room	Area Affe uted At 12	ected : 100% 200 Amperes.			

Sole : All component repairs 5 estimates are in current abilars and are not escalated for potential future inflat Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Asset # : 13734

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
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/		* *	_	#2 00	
Generic	100%	LIFE	* *	5	\$200	
Stand-by Power						
Transfer Switches Automatic	100%	2031	* *	1	\$3,700	
Generators	100 %	2031		1	\$3,700	
Diesel	100%	2029	\$74,700	1	\$4,700	
Dieser	Other Observation, Extent : Moderate			1	\$7,700	
	Location : Outside	,	0.000 1 20070			
	Explanation : Emergency Generator	Rated At 2	265 kw			
Batteries	1 0 7					
Lead/Acid	100%	2020	\$1,500	5	\$400	
Fuel Storage						
Main Tank	100%	2041	* *	5	\$400	
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%			
	Location : Outside					
	Explanation : 400 Gallons Rated Ca	pacity				
Lighting						
Interior Lighting	000/	2026	¢(0,200	10	¢10.000	
Fluorescent	99% Other Observation Entert Light An	2026	\$69,300	10	\$10,900	
	Other Observation, Extent : Light, Are Location : Throughout	ea Ajjeciea	: 100%			
	Explanation : T-8 Lamps					
Elucroscont	1%	2026	\$700	10	\$100	
Fluorescent	170 Compact Fluorescent Light, Extent : M				\$100	
	Location : Entrance	<i>100e101e</i> , <i>1</i>	Teu Ajjecieu . 100	//0		
Egress Lighting	Locarron . Entrance					
Egress Lighting Emergency, Service	50%	2026	\$3,000	1		
Exit, Service	50% Now \$2,000		\$5,000	1		
2.111, 501,100	Not Functioning, Extent : Severe, Area		100%	1		
	Location : Throughout The Building					
	5 0					
Exterior Lighting				10		
Exterior Lighting HID	20%	2026	\$9,300	10		
	20% 10% Now \$4,600	2026 2036	\$9,300 * *	10		
HID		2036	* *	10		
HID	10% Now \$4,600	2036	* *	10		
HID	10% Now \$4,600 Other Observation, Extent : Severe, A	2036	* *	10		

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.

BROOKLYN ANIMAL SHELTER

Asset # : 13734

lectrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
arm								
Security System								
No Component	70%						.	
Generic	30%		Madamata	2026	\$11,200	1	\$1,400	
		servation, E 1 : Inside Ai	Extent : Moderate, 1 nd Outside	Area Ађе	ectea : 100%			
			V Surveillance Can	nera				
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$127,300	1-3	\$7,700	
			Extent : Moderate, A	Area Affe	ected : 100%			
		-	out The Building					
	Explana	tion : Strob	e Lights, Manual I	Pull Stati	ons, Horns, Smoke	Detector	r And Alarm Bells	
lechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
eating								
Energy Source								
Natural Gas	100%			2036	* *	1		
Conversion Equipment								
Furnace		Now	\$1,200	2026	\$24,400	1	\$4,800	
			Extent : Light, Area	Affected	: 90%			
	Location	-						
5					Control System No		-	
Furnace		Now	\$2,700	2036		1	\$500	
		servation, E 1 : 1st Flooi	Extent : Light, Area r	Ајјестеа	: 10%			
			perable Modine Ui	nits				
ir Conditioning	Litplanta							
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment							±	
Reciprocating	85%			2026	\$83,100	1	\$4,800	
Compr/Chiller	Other Ob	servation F	Extent : Light, Area	Affected	. 85%			
	Location			iguida	. 5570			
		tion : 4 Uni	its. R-22					
Ext Pkg Unit - Heating/Cooling	-	Now	\$2,200	2026	\$21,600	2	\$100	
ricating/Cooling	Malfunction Location		nt : Severe, Area A	ffected :	15%			
		servation, E	Extent : Light, Area	Affected	: 15%			
			ckage Unit. R-22. H	For Medi	cal Area			
	1		~					
Terminal Devices								

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.

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

Asset # : 13734

		~						
Mechanical		Current Rep	pair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
Air Conditioning								
Heat Rejection Air Cooled Condenser	85%			2026	\$19,700	2	\$7,100	
Unit	8370			2020	\$19,700	Ζ	\$7,100	
No Component	15%							
Ventilation	10,0							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
Exhaust Fans								
Roof	100%			2026	\$19,100	2	\$400	
lumbing								
H/C Water Piping	1000/	N T		2025	* *			
Brass/Copper		Now	\$4,300	2036		1		
		ump w/Iank, I : Defective. 1	Extent : Severe,	Area Affe	ected : 10%			
<u></u>	Location	: Dejective. I	si filoor					
Water Heater Gas Fired	100%			2021	\$7,000	2	\$200	
Gas Flied		ervation Frte	ent : Light, Area			2	\$200	
		: Mechanical	0	ingeereu	. 100/0			
	Explana	tion : Two 100) Gallons					
Sanitary Piping	1							
Cast Iron	100%	Now	\$1,700	LIFE	* *	1		
	Blockage /	Clogged, Exte	ent : Severe, Ar	ea Affecte	ed : 20%			
	Location	: Rooms #112	2, 137, 138, 139)				
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2026	\$2,900	1	\$700	
Fixtures								
Generic	100%							
ire Suppression								
Sprinkler	1000/			2026	* *	1.0	¢2 400	
Generic	100%			2036	* *	1-2	\$3,400	

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name	: BROOKLYN OCME									
Address	: 599 WINTHROP STREET @ ALBANY AVE.									
Borough	: BROOKLYN	Agency's Number	: N/A							
Program / Asset #	: HEA0033.000 / 14653	Yr Built/Renovated	: 2005 / 2008							
Area Sq Ft	: 37,718	Project Type	: HEALTH AND MENTAL HYGIENE							
Date of Survey	: 22-Aug-2017	Landmark Status	: NONE							
Areas Surveyed	:									
Block	: 4812 Lot : 1	BIN	: 3831514							

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$63,800
Interior Architecture	\$157,700	
Electrical		\$145,400
Mechanical	\$425,700	
Total	\$583,500	\$209,200
Importance Code A		\$63,800
Importance Code B	\$583,500	\$145,400
Total	\$583,500	\$209,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$90,100	\$16,900	\$5,600	
Interior Architecture	\$103,400	\$15,500	\$3,000	
Electrical	\$11,900	\$5,600	\$6,300	\$5,200
Mechanical	\$44,600	\$14,900	\$22,000	\$13,400
Site Pavements	\$3,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$257,700	\$56,800	\$40,800	\$22,500
Importance Code A	\$90,400	\$17,100	\$5,800	\$1,200
Importance Code B	\$156,800	\$39,700	\$34,800	\$21,300
Importance Code C	\$10,500		\$200	
Total	\$257,700	\$56,800	\$40,800	\$22,500



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

BROOKLYN OCME

Asset # : 14653

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls						_		
Masonry: Brick	50%	4	#2 200	LIFE	* *	5	\$59,300	
Metal Panel	27% Defermed	4+ Donted Fi	\$2,300 tent : Moderate, A	2049		5	\$30,000	
	-		oading Dock Door	reu Ajjet	. <i>lea</i> . 270			
Metal Coiling Doors	3%			2046	* *	5	\$5,600	
Pre-Cast Concrete		Now	\$2,000	LIFE	* *	5	\$9,600	
		Miss/Erod : Sill Joint	l, Extent : Moderai Sealant	e, Area I	Affected : 25%			
Window Wall	15%			2055	* *	5	\$33,300	
Windows								
Aluminum	95%			2051	* *	5	\$11,900	
			xtent : Moderate, A	Area Affe	ected : 100%			
		: Through						
		ion : Fixed	l Windows					
Metal Louvers	5%			2042	* *	10	\$3,900	
Parapets	2.50/			LIPP	* *	5 10	¢10.200	
Masonry: Brick	35% 25%	4+	\$15,000	LIFE 2055	* *	5-10	\$18,300	
Metal Panel	Corrosion/	-	\$15,000 xtent : Moderate, A out			5	\$3,700	
Metal Rail	15%			2046	* *	5-10	\$20,700	
Metal Rail	20%	4+	\$5,100	2046	* *	5	\$10,800	
		Rusting, E : Support	xtent : Moderate, A Posts	Area Affe	cted : 40%			
	Location	: Over Sec	xtent : Moderate, A cond Floor At South l Rail With Glass					
Pre-Cast Concrete		Now	\$2,800	LIFE	* *	5	\$2,400	
Tre-Cast Concrete		Miss/Erod	l, Extent : Moderat		Affected : 25%	5	\$2,700	
			d, Extent : Modera	te. Area	Affected : 25%			
	Location		.,	,				
Roof		. 5						
Single Ply Membrane	100%			2037	* *	10	\$63,800	
Soffits							-	
Metal/Glass Curt Wall	40%			LIFE	* *	5	\$1,900	
Metal: Cage/Fence	60%			2042	* *	5	\$3,300	
	Location	: Through		Affected	! : 100%			
	Explanat	ion : Sunsc	creen					

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.

BROOKLYN OCME

Asset # : 14653

Architecture		Current I	Repair	Futur	e Replacement	nt Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	15%			2030	* *	3	\$12,700	
Cast in Place Concrete	5%			LIFE	* *	5	\$12,400	
Ceramic Tile	5%			2042	* *	5	\$2,800	
Granite Panels	20%			LIFE	* *	5	\$16,900	
		ırface, Exte 1 : Lobby	ent : Moderate, Are	a Affecte	ed : 2%			
Sheet Vinyl/Rubber	5%			2034	* *	5	\$4,200	
Steel Plate	10%	Now	\$157,700	LIFE	* *	1	-	
	Location	n : Cold Bo.						
	Location	a : Cold Bo.						
	Explana	tion : Pane	l Joint Failure, Leo	iking Bel	low Floor			
Traffic Topping		Now	\$28,600	2034	* *	5	\$7,100	
	Broken/M	issing Elen	ents, Extent : Mod	erate, Ar	rea Affected : 20%			
	Location	ı : Loading	Docks, Basement					
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 7%			
	Location	ı : Loading	Docks, Basement					
Vinyl Tile	20%			2037	* *	3	\$4,200	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$400	
Concrete Masonry Unit	20%			LIFE	* *	5	\$1,400	
Gypsum Board	50%			LIFE	* *	5-10	\$7,500	
SGFT/Glazed Masonry	25%			LIFE	* *	10	\$1,100	
Ceilings								
AcousTileSusp.Lay-In	40%			2046	* *	5	\$22,600	
Exposed Struc: Steel	20%			LIFE	* *	10	\$22,600	
Gypsum Board	5%			LIFE	* *	5-10	\$9,700	
Metal Panel	35%			LIFE	* *	5	\$49,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	* *			
Site Pavements								
Public Sidewalk	1000/			0040	* *			
Cast in Place Concrete	100%			2042				
	0	Crumbling, 1 : Winthroj	Extent : Light, Ard 5 Street	ea Affect	ed : 1%			
On-Site Walkways								
Cast in Place Concrete	100%			2042	* *			
Parking/Driveway								
Asphalt	100%		\$3,800	2038	* *			
	-	-	Extent : Moderate	, Area A	ffected : 15%			
	Location	ı : Through	out					

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

BROOKLYN OCME

Asset # : 14653

Electrical	Current Repair	Future Rep	olacement	Μ	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2055	* *	5	\$200	
	Other Observation, Extent :		0%			
	Location : Electrical Room					
	Explanation : Main Servic	e Switch Rated At 4000 Ar	nperes			
Transformers	1000/	2016	* *	~	¢100	
Dry Type	100% Other Observation Fritants	2046		5	\$100	
	Other Observation, Extent : Location : Electrical Room		170			
	Explanation : 112.5 Kilo-v		Volta			
Switchgear / Switchboard	Explanation : 112.5 Kilo-V	ou-ampere, 480/ 277/120	vous			
Fused Disc Sw	100%	2049	* *	5	\$200	
Raceway	10070	2049		5	\$200	
Conduit	100%	2055	* *	1		
Panelboards	10070	2035		1		
Fused Disc Sw	30%	2045	* *	5	\$300	
Molded Case Bkrs	70%	2013	* *	5	\$700	
Wiring	1070	2001		2	\$700	
Thermoplastic	100%	2055	* *	1		
Motor Controllers						
Locally Mounted	100%	2042	* *	5	\$300	
iround					· · · · ·	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,100	
tand-by Power						
Transfer Switches						
Automatic	100%	2042	* *	1	\$11,600	
Generators						
Diesel	100%	2038	* *	1	\$14,600	
	Other Observation, Extent :	Light, Area Affected : 100	0%			
	Location : Roof					
	Explanation : Generator K	Rated At 500 Kilowatts				
Batteries	1000/	2024	¢1 500	~	\$0.400	
Nickel Cadmium	100%	2024	\$1,500	5	\$8,400	
Fuel Storage	500/	2046	* *	5	\$2.500	
Day Tank	50% Other Observation Fritants	2045 Light Area Affrated - 100		5	\$3,500	
	Other Observation, Extent :	Ligni, Area Affectea : 100	170			
	Location : Roof Explanation : 275 Gallon	Canacity				
Main Taul			* *	5	¢700	
Main Tank	50% Other Observation Extent:	2057 Light Area Affected : 100		5	\$600	
	Other Observation, Extent : Location : Basement	Ligni, Area Affectea : 100	170			
	Explanation : 4000 Gallor	Canacity				
ighting	Explanation : 4000 Gallon	ι Οαρασιιγ				

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.

BROOKLYN OCME

Asset #: 14653

		A5561 # . 14	+055				
Electrical		Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting							
Fluorescent	50%		2034	* *	10	\$17,300	
	-	s And Fixtures, Extent : Light 1 : Offices	t, Area Afj	fected : 100%			
Fluorescent	50%		2034	* *	10	\$17,300	
	-	s And Fixtures, Extent : Light 1 : Throughout The Building	, Area Af	fected : 100%			
Egress Lighting							
Emergency, Service	50%		2034	* *	1		
Exit, LED	50%		2057	* *	1		
Exterior Lighting							
HID	100%		2029	\$145,400	10	\$100	
larm							
Security System							
No Component	70%						
Generic	30%		2034	* *	1	\$4,200	
	Other Ob.	servation, Extent : Light, Area	a Affected	: 100%			
	Location	ı : Hallways					
	Explana	tion : CCTV Surveillance Ca	meras				
Fire/Smoke Detection							
Generic, Analog	100%		2034	* *	1-3	\$23,200	
	Other Ob.	servation, Extent : Light, Area	a Affected	! : <i>100%</i>			
	Location	1 : Throughout The Building					
	Explana	tion : Manual Pull Station, St	trobe Ligl	nts , Alarm Bells A	nd Smoke	e Detectors	
lechanical		Current Repair	Futur	e Replacement	M	laintenance	
ystem Component	% of	Fail Date Estimated Cost		Estimated Cost	-	Estimated Cost	Priori
Туре	Total	(Years)	FY		(Yrs)		
eating							
Energy Source							
Plant Campus Steam /	100%		2055	* *	1		
PRV	10070		2055		1		
I KV	Other Ob	servation, Extent : Light, Area	a Affected	. 100%			
		i : Entrance At The Basement	00	. 10070			
				Toursty Hognital			
Commission English t	Ехріапа	tion : Steam Is Provided From	n Kings C	ounty nospital			
Conversion Equipment	100/		2020	* *	1	¢1.000	
Heat Exchanger, Plate &	z 10%		2038	ጥ ተ	1	\$1,900	
Frame	000/		2020	* *	-	#2 000	
Pres. Reducing	90%		2038	* *	5	\$2,000	
Valve/LP Steam							

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.

BROOKLYN OCME

Asset # : 14653

Machanical								
Mechanical		Current I	Repair		e Replacement		laintenance	
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%			2045	* *	4	\$300	
	Location	: Hallway	Extent : Light, Area s For Hydronic Loo		': 100%			
Central Plant Steam Piping/Pmp	90%			2049	* *	4	\$2,500	
Terminal Devices								
Air Handler	90%			2034	* *	1	\$21,000	
Fan Coil Unit/Heat	10%			2034	* *	1	\$1,200	
Air Conditioning								
Energy Source	1000/			2055	* *	1		
Steam/HW System	100%			2055	Υ Υ Υ	1		
Conversion Equipment Absorption Chiller/Steam/HW	100%	Now	\$425,700	2038	* *	1	\$36,700	
	Broken, E	xtent : Seve	ere, Area Affected :	50%				
			nt Mechanical Room		ller Not Working			
			Extent : Light, Area		0			
		: Basemer	-	55				
	Explana	tion : 2 Chi	illers - Lithium- Br	omide Ar	nd Water Used As I	Refrigera	int	
Distribution								
CW & CHW Wtr	100%			2049	* *	4	\$2,800	
Pipe/Pump								
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	* *	1	\$23,300	
Heat Rejection								
Water Cooling Tower	100%			2030	* *	2	\$38,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,300	
Exhaust Fans	1000	N T	#10.000	2024	باد برای	2	\$ \$\$\$\$	
Roof		Now	\$18,000	2034	* *	2	\$900	
	0	0	nt : Severe, Area A					
	Location	: Kooftop	- One Unit Has Fa	uity Moto	Dr.			
Plumbing								
H/C Water Piping	1000/			2055	* *	1		
Brass/Copper	100%			2055	-r r	1		
HW Heat Exchanger	1000/			2040	* *	4	¢ = (00	
Steam Fired	100%			2049		4	\$5,600	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	100%			LIFE		1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	100%			LIFE		1		
Sump Pump(s) Submersible	100%			2023	\$1,200	4	\$1,200	
Subilicisible	100%			2023	\$1,200	4	\$1,200	

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

BROOKLYN OCME

Asset # : 14653

Mechanical	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sewage Ejector(s)						
Electric	100%	2034	* *	4	\$1,500	
Backflow Preventer						
Generic	100%	2034	* *	1	\$2,300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light,	Area Affected : 100%	6			
	Location : Basement To 2nd Flog	or				
	Explanation : One Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2049	* *	1-2	\$10,600	
	Dry System, Extent : Light, Area A	ffected : 100%				
	Location : Basement					
Fire Pump						
Generic	100%	2038	* *	1	\$7,000	

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

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name Address	BROWNSVILLE DISTRICT HEALTH259 BRISTOL STREET @BLAKE ANI		
Borough	: BROOKLYN	Agency's Number	: N/A
Program / Asset #	: HEA0017.000 / 1985	Yr Built/Renovated	: 1949 / 2009
Area Sq Ft	: 32,472	Project Type	: HEALTH AND MENTAL HYGIENE
Date of Survey	: 09-Jun-2015	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2,3		
Block	: 3559 Lot : 11	BIN	: 3081765

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$338,200
Electrical		\$629,300
Mechanical		\$331,300
Total		\$1,298,800
Importance Code B		\$1,298,800
Total		\$1.298.800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$42,300			
Interior Architecture	\$24,900	\$10,500		\$2,900
Electrical	\$18,100	\$32,400	\$3,100	\$2,200
Mechanical	\$28,800	\$5,700	\$8,400	\$5,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$118,100	\$52,600	\$15,400	\$14,300
Importance Code A	\$44,900	\$2,600	\$2,600	\$2,600
Importance Code B	\$66,500	\$49,900	\$12,800	\$11,700
Importance Code B Importance Code C	\$66,500 \$6,700	\$49,900	\$12,800	\$11,700



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

Asset # : 1985

Architecture	Current R	epair	Future Replacement Maintenance				
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Exterior Walls							
Masonry: Brick	85% Now	\$18,600	LIFE	* *	5	\$30,100	
	Efflorescence, Extent		cted : 20%	0			
	Location : Through						
	Recent Repair Eviden		rea Affec	ted : 100%			
	Location : Througho		Amora Affai	4 a d . 50/			
	Water Penetration, Ex Location : East Wal		area А јјес	stea : 5%			
		- Siuli W	LIPP	* *	-	#2 7 00	
Masonry: Limestone	10%		LIFE	* *	5	\$2,700	
Granite Panels	5% Recent Repair Eviden	+ Extant · Light	LIFE		5	\$1,300	
	Location : Through	-	ireu Ajjec	lea . 10070			
Windows	Location . Intolight						
Aluminum	95% Now	\$2,300	2034	* *	5	\$1,400	
1 Hummun	Water Penetration, Ex			eted : 5%	5	\$1,100	
	Location : Rooms 34						
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location : Throughd						
	Explanation : Protect	tive Metal Grilles	7				
Metal Louvers	5%		2029	\$4,400	10	\$900	
Parapets							
Masonry: Brick Cavity	95%		LIFE	* *	5	\$7,000	
	Efflorescence, Extent		cted : 15%	0			
	Location : Interior H	Parapet Wall					
Pre-Cast Concrete	5% 0-2	\$300	LIFE	* *	5	\$2,300	
	Jnt Mortar Miss/Erod	Extent : Moderat	te, Area A	ffected : 10%			
	Location : Coping						
Roof	1000/ 31	#21 200	2024	* *			
Modified Bitumen	100% Now	\$21,200	2034				
	Drains Clogged, Exter Location : Lower Ro		Affectea :	20%			
	Water Penetration, Ex	-	Amag Affai	atod , 100/			
	Location : Rooms 34		ireu Ajjet	<i>lea</i> . 1070			
iterior	Location : Rooms 54	4, 540					
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$10,100	
Ceramic Tile	15%		2029	\$137,300	5	\$6,900	
Mosaic Tile	3%		2039	* *	5	\$3,500	
Terrazzo	20%		LIFE	* *	5	\$7,200	
Vinyl Tile	50%		2026	\$200,800	3	\$11,600	
Vinyl Tile 9" X 9"	2%		2021	\$10,400	3	\$300	

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

			Asset # 11	905				
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
iterior								
Interior Walls	- 0 (_		
Concrete Masonry Unit	5% 10%			LIFE	* *	5	\$1,600	
Glazed Ceramic Panel Gypsum Board	10%			LIFE LIFE	* *	5	\$7,400	
Metal Panel	15%			LIFE	* *	5	\$7,400	
Plaster	45%			LIFE	* *	5	\$11,100	
Plaster	10%	Now	\$6,700	LIFE	* *	5	\$2,500	
	-	Crumbling : Bulkhea	, Extent : Moderate d	, Area Aj	ffected : 10%			
		etration, E : Bulkhea	Extent : Severe, Area d	a Affecte	d : 15%			
Ceilings								
AcousTileSusp.Lay-In	40%	2-4	\$7,600	2031	* *	5	\$9,300	
		s Fastener : Basemer	s, Extent : Moderat 1t	e, Area A	Affected : 15%			
Exposed Concrete	15%	0-2	\$4,600	LIFE	* *	5	\$1,100	
		einforcem : Boiler R	ent, Extent : Moder oom	ate, Arec	a Affected : 5%			
Plaster	Cracking/	Now Crumbling : Bulkhea	\$3,100 , Extent : Moderate d	LIFE , Area Aj	* * ffected : 10%	5	\$1,400	
Plaster	40%			LIFE	* *	5	\$11,600	
lectrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	\$100	
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Electrico	al Room 2 Service Switch Ra	401 14 16	00 1			
Switchgear / Switchboard	Explanal	ion : main	service Swiich Ka	iea Al To	00 Amperes.			
Fused Disc Sw	100%			2046	* *	5	\$100	
Raceway				-			· · ·	
Conduit	50%			2046	* *	1		
Conduit	50%			2026	\$18,000	1		
Panelboards				• • • •	. بار	_	* • • • •	
Fused Disc Sw	10%			2042	* * ¢12 700	5	\$100 \$200	
Molded Case Bkrs	30%			2025 2042	\$13,700 * *	5	\$300 \$500	
Molded Case Bkrs	60%			2042		5	\$500	

Asset # : 1985

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.

Asset # : 1985

Electrical	Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring				_		
Braided Cloth		5,800 2051	* *	1		
	Insulation Aged, Extent : Moder	ate, Area Affected	: 100%			
	Location : Upper Floors		de ale			
Thermoplastic	70%	2046	* *	1		
Motor Controllers	500/	2020	* *	~	¢100	
Locally Mounted	50%	2039		5	\$100	
Locally Mounted	20%	2024	\$15,300 * *	5		
Variable Frequency Drive	30%	2031				
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	
Lighting				-		
Interior Lighting						
Fluorescent	90%	2026	\$490,300	10	\$26,800	
	Other Observation, Extent : Mod	lerate, Area Affec	ted : 100%			
	Location : Throughout The Bu	ilding				
	Explanation : T12 Lamps					
Fluorescent	10%	2026	\$54,500	10	\$3,000	
	Compact Fluorescent Light, Exte		rea Affected : 100	%		
	Location : 3rd Floor Offices, C	Corridors				
Egress Lighting						
Emergency, Battery	50%	2026	\$22,300	10	\$3,900	
Exit, Service	50%	2026	\$5,500	1		
Exterior Lighting	2004	2026	***	10		
HID	30%	2026	\$37,500	10		
No Component	70%					
Alarm Security System						
No Component	70%					
Generic	30%	2021	\$30,100	1	\$3,600	
Generic	Other Observation, Extent : Mod			1	\$5,000	
	Location : Hallways	ieraie, mea nyjee				
	Explanation : Intrusion Alarm	Only: Motion Sen	sors			
Fire/Smoke Detection						
Generic, Digital	100%	2034	* *	1-3	\$20,000	
, 6	Other Observation, Extent : Mod		ted : 100%	-		
	Location : Throughout The Bu					
	Explanation : Strobe Lights, M	anual Pull Station	ns, Horns, Alarm	Bells An	d Smoke Detectors	
Mechanical	Current Repair	Future	Replacement	Μ	aintenance	

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

Heating

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 # : 1985

lechanical	Current Repair Fut			Futur	uture Replacement Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Furnace	40%			2031	* *	1	\$6,400	
			xtent : Light, Area	Affected	: 40%			
		: Roof Moi						
		tion : 2 Lar	ge Units, 1 Small					
Steam Boiler	60%			2039	* *	1	\$19,300	
			xtent : Light, Area	Affected	: 60%			
		: Boiler Ro						
	Explana	tion : 2 Uni	ts					
Distribution	C00/			2046	* *	A	¢1.000	
Central Plant Steam	60%			2046	* *	4	\$1,000	
Piping/Pmp	400/							
No Component Terminal Devices	40%							
Air Handler	20%			2026	¢ 97 200	1	\$4,000	
Convector/Radiator		Now	\$6,600	2020	\$87,300 \$66,500	1 1	\$4,000 \$3,800	
Convector/Radiator			50,000 xtent : Moderate, 1			1	\$3,800	
			e Of Basement	пеилује	cieu . 1070			
			-	vices For	r West Side Of Bas	omont		
No Component	40%	non . Inere	13 No Heating De	vices I of	west state of bas	emeni		
r Conditioning	4070							
Energy Source								
Lifergy Source	1000/			2034	* *	1		
	100%							
Electricity	100%			2034		1		
Electricity Conversion Equipment							\$3,000	
Electricity Conversion Equipment Reciprocating	20%			2026	\$52,700	1	\$3,000	
Electricity Conversion Equipment	20%	igerant. Ext	ent : Light. Area A	2026	\$52,700		\$3,000	
Electricity Conversion Equipment Reciprocating	20% R-22 Refr	-	ent : Light, Area A asement Mechanic	2026 ffected :	\$52,700 20%		\$3,000	
Electricity Conversion Equipment Reciprocating Compr/Chiller	20% R-22 Refr Location	-	ent : Light, Area A lasement Mechanic	2026 ffected : cal Equip	\$52,700 20%	1		
Electricity Conversion Equipment Reciprocating Compr/Chiller Ext Pkg Unit -	20% R-22 Refr	-	-	2026 ffected :	\$52,700 20% ment Room		\$3,000 \$1,200	
Electricity Conversion Equipment Reciprocating Compr/Chiller	$\frac{20\%}{R-22 \ Refract}$: 1 Unit, B	asement Mechanic	2026 ffected : cal Equip 2031	\$52,700 20% ment Room * *	1		
Electricity Conversion Equipment Reciprocating Compr/Chiller Ext Pkg Unit -	20% R-22 Refr Location 60% R-22 Refr	g : 1 Unit, B	asement Mechanic ent : Light, Area A	2026 ffected : cal Equip 2031	\$52,700 20% ment Room * *	1		
Electricity Conversion Equipment Reciprocating Compr/Chiller Ext Pkg Unit - Heating/Cooling	20% R-22 Refr Location 60% R-22 Refr Location	: 1 Unit, B	asement Mechanic ent : Light, Area A	2026 ffected : cal Equip 2031 ffected :	\$52,700 20% ment Room * *	1		
Electricity Conversion Equipment Reciprocating Compr/Chiller Ext Pkg Unit - Heating/Cooling Window/Wall Unit	20% R-22 Refr Location 60% R-22 Refr	g: 1 Unit, B	asement Mechanic ent : Light, Area A	2026 ffected : cal Equip 2031	\$52,700 20% ment Room * *	1		
Electricity Conversion Equipment Reciprocating Compr/Chiller Ext Pkg Unit - Heating/Cooling Window/Wall Unit Terminal Devices	20% R-22 Refri Location 60% R-22 Refri Location 20%	g: 1 Unit, B	asement Mechanic ent : Light, Area A	2026 ffected : cal Equip 2031 ffected : 2020	\$52,700 20% ment Room ** 60% \$12,900	1 2 1	\$1,200	
Electricity Conversion Equipment Reciprocating Compr/Chiller Ext Pkg Unit - Heating/Cooling <u>Window/Wall Unit</u> Terminal Devices Air Handler/Cool/Ht	20% <i>R-22 Refri</i> <i>Location</i> <i>60%</i> <i>R-22 Refri</i> <i>Location</i> 20%	g: 1 Unit, B	asement Mechanic ent : Light, Area A	2026 ffected : cal Equip 2031 ffected :	\$52,700 20% ment Room * *	1		
Electricity Conversion Equipment Reciprocating Compr/Chiller Ext Pkg Unit - Heating/Cooling Window/Wall Unit Terminal Devices Air Handler/Cool/Ht No Component	20% R-22 Refri Location 60% R-22 Refri Location 20%	g: 1 Unit, B	asement Mechanic ent : Light, Area A	2026 ffected : cal Equip 2031 ffected : 2020	\$52,700 20% ment Room ** 60% \$12,900	1 2 1	\$1,200	
Electricity Conversion Equipment Reciprocating Compr/Chiller Ext Pkg Unit - Heating/Cooling Window/Wall Unit Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection	20% <i>R-22 Refri- Location</i> <i>R-22 Refri- Location</i> 20% 20% 80%	g: 1 Unit, B	asement Mechanic ent : Light, Area A	2026 ffected : cal Equip 2031 ffected : 2020 2026	\$52,700 20% ment Room ** 60% \$12,900 \$69,600	1 2 1 1	\$1,200	
Electricity Conversion Equipment Reciprocating Compr/Chiller Ext Pkg Unit - Heating/Cooling <u>Window/Wall Unit</u> Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser	20% <i>R-22 Refri</i> <i>Location</i> <i>60%</i> <i>R-22 Refri</i> <i>Location</i> 20%	g: 1 Unit, B	asement Mechanic ent : Light, Area A	2026 ffected : cal Equip 2031 ffected : 2020	\$52,700 20% ment Room ** 60% \$12,900	1 2 1	\$1,200	
Electricity Conversion Equipment Reciprocating Compr/Chiller Ext Pkg Unit - Heating/Cooling <u>Window/Wall Unit</u> Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit	20% R-22 Refr Location 60% R-22 Refr Location 20% 80% 20%	g: 1 Unit, B	asement Mechanic ent : Light, Area A	2026 ffected : cal Equip 2031 ffected : 2020 2026	\$52,700 20% ment Room ** 60% \$12,900 \$69,600	1 2 1 1	\$1,200	
Electricity Conversion Equipment Reciprocating Compr/Chiller Ext Pkg Unit - Heating/Cooling <u>Window/Wall Unit</u> Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit No Component	20% <i>R-22 Refri- Location</i> <i>R-22 Refri- Location</i> 20% 20% 80%	g: 1 Unit, B	asement Mechanic ent : Light, Area A	2026 ffected : cal Equip 2031 ffected : 2020 2026	\$52,700 20% ment Room ** 60% \$12,900 \$69,600	1 2 1 1	\$1,200	
Electricity Conversion Equipment Reciprocating Compr/Chiller Ext Pkg Unit - Heating/Cooling <u>Window/Wall Unit</u> Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit	20% R-22 Refr Location 60% R-22 Refr Location 20% 80% 20%	g: 1 Unit, B	asement Mechanic ent : Light, Area A	2026 ffected : cal Equip 2031 ffected : 2020 2026	\$52,700 20% ment Room ** 60% \$12,900 \$69,600	1 2 1 1	\$1,200	

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

Asset # : 1985

Mechanical		Current Repair	Futur	e Replacement	Μ		
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
entilation							
Exhaust Fans							
Interior	50%		2026	\$55,200	2	\$500	
Roof	50%		2031	* *	2	\$500	
umbing							
H/C Water Piping							
Brass/Copper	100%		2036	* *	1		
Water Heater							
Gas Fired	100%		2024	\$18,900	2	\$500	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%	Now \$3,200	LIFE	* *	1		
	0	Clogged, Extent : Severe, Are	ea Affecte	ed : 50%			
	Location	: Roof					
Sump Pump(s)							
Submersible	100%	0-2 \$1,100	2021	\$1,100	4	\$700	
	On Extend	led Life, Extent : Severe, Area	Affected	! : 100%			
	Location	: Basement					
Sewage Ejector(s)							
Electric	100%		2031	* *	4	\$1,300	
Backflow Preventer							
Generic	100%		2031	* *	1	\$2,000	
Fixtures							
Generic	100%						
ertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Obs	ervation, Extent : Light, Area	Affected	! : <i>100%</i>			
	Location	: Basement To 3rd Floor					
	Explanat	tion : One Unit					

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 335 CEN BROOKI HEA0018 35,640 17-Jun-20 	8.000 / 1986		: N/A : 1959 / 1996 : HEALTH AND MEN : NONE : 3076115	TAL HYGIENE
DIOCK	: 5524		DIIN	: 30/0115	
CAPITAL			FY 2020 - 2023		FY 2024 - 2029
Exterior Architect			\$424,000		
Interior Architect	ure		\$136,600		
Electrical					\$974,700
Mechanical			\$57,800		\$909,500
Total			\$618,500		\$1,884,200
Importance Code	А		\$424,000		
Importance Code	В		\$194,500		\$1,884,200
Total			\$618,500		\$1,884,200
EXPENSE		FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architect	ture	\$36,200			
Interior Architect	ure	\$47,600	\$4,100		
Electrical		\$2,900	\$3,100	\$2,700	\$2,400
Mechanical		\$8,100	\$8,600	\$31,200	\$9,300
Elevators/Escalate	ors	\$7,900	\$7,900	\$7,900	\$7,900
Total		\$102,700	\$23,600	\$41,700	\$19,600
Importance Code	А	\$37,900	\$1,800	\$1,800	\$1,800
Importance Code		\$56,100	\$20,400	\$39,900	\$17,800
Importance Code	С	\$8,600	\$1,400		
Total		\$102,700	\$23,600	\$41,700	\$19,600



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

Asset # : 1986

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	
xterior									
Exterior Walls	20/				* *				
Bronze/Brass	3%			LIFE					
		ervation, E : Through	Extent : Moderate, . out	area Ађе	ectea : 10%				
		-	Droppings						
Cast in Place Concrete		Now	\$18,400	LIFE	* *	5	\$8,000		
Cast III I lace Concrete			ent, Extent : Moder			5	\$8,000		
	-	: Spandrei		<i>uie</i> , 11/ee	ingeerea i 1070				
		-	: Moderate, Area	Affected	: 50%				
		-	le Of Canopy At Se						
	Spalling, E	xtent : Mo	derate, Area Affec	ed : 10%	0				
	Location	: Spandre	ls						
Masonry: Brick	82%	Now	\$242,500	LIFE	* *	5	\$26,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Hroughout Miggliang/Rulaing, Extent : Moderate, Area Affected : 10%								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10% Location : Throughout								
		_	ot, Extent : Modera	te Area	Affected · 20%				
	-	: Through		, 111 cu 1	<i>ijjeeieu : 2070</i>				
Granite Panels	5%	0		LIFE	* *	5	\$1,200		
Pre-Cast Concrete	5%			LIFE	* *	5	\$5,200		
Windows	-					-			
Aluminum	95%	Now	\$64,200	2043	* *	5	\$7,500		
			ct, Extent : Light, A	rea Affe	cted : 10%				
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
			Extent : Moderate, .	Area Affe	ected : 100%				
		: Through							
			Vindows Are Boltea		* *	5	\$500		
Glass Block		Now oken/Crac	\$8,000 ked Extent : Mode	LIFE		5	\$500		
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5% Location : Throughout								
		_	d, Extent : Modera	e. Area A	Affected : 25%				
		: Through		-,	-,,::::::::::::::::::::::::::::::::::::				
		8	xtent : Moderate, A	rea Affe	cted : 5%				

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

Asset # : 1986

Architecture	Current Repair Future Replacement					Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Parapets		¢ 40 2 00		ate ate	-	¢ 4 1 0 0		
Masonry: Brick	90% Now Jnt Mortar Miss/Eroc Location : Through Misaligned/Bulging, Location : Through Water Penetration, E Location : Through	out Extent : Moderate, out xtent : Moderate, 2	Area Affe	cted : 10%	5	\$4,100		
Masonry: Limestone	10% Now Jnt Mortar Miss/Erod Location : Coping Caulking Deteriorate Location : Coping Staining/Discoloring, Location : Coping	d, Extent : Moderd	ute, Area A	ffected : 20%	5	\$600		
Roof Modified Bitumen	100% Now	\$69,100	2032	* *				
	Location : Through Drains Inad/Misposn Location : Through Vegetation Growth, E Location : Through Water Penetration, E Location : Through	, Extent : Moderat out Extent : Moderate, out xtent : Moderate, A	Area Affec	ted : 10%				
nterior								
Floors Ceramic Tile	10%		2036	* *	5	\$5,300		
	85% Now	\$126 600	2030	* *	5 5	. ,		
Sheet Vinyl/Rubber	85% NOW Punct/Tear/Impact D Location : Through	5			3	\$33,800		
Terrazzo	5% Now Cracking/Crumbling, Location : Through		LIFE ea Affected	* * l : 10%	5	\$2,100		
Interior Walls								
Ceramic Tile	5%		2036	* *	5	\$2,900		
Concrete Masonry Unit	5% Now Diagonal Cracks, Ext Location : Through		LIFE rea Affecte	* * d : 5%	5	\$1,100		
Glass: Single Pane	2%		LIFE	* *	5	\$900		
Gypsum Board	50%		LIFE	* *	5	\$17,200		
Plaster	23% Now Cracking/Crumbling, Location : Through		LIFE	* * ected : 10%	5	\$3,900		
SCET/Clozed Messar	15%		LIEE	* *				
SGFT/Glazed Masonry	1 J 70		LIFE					

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

Asset # : 1986

Architecture	Current Repair Future R			e Replacement	Replacement Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost		Estimated Cost	Priority
nterior							
Ceilings AcousTileSusp.Lay-In Exposed Concrete	Water Pen	Now \$8,700 etration, Extent : Moderate, : Throughout	2040 LIFE Area Affe	* * * * cted : 10%	5 5	\$42,500 \$800	
Gypsum Board	10% Water Pen	Now \$2,700 etration, Extent : Moderate, : Throughout	LIFE Area Affe	* * ccted : 5%	5	\$6,600	
Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost		Estimated Cost	Priority
Under 600 Volts							
Service Equipment Fused Disc Sw	Location Explanat	ervation, Extent : Light, Area : Electrical Room ion : 2- Main Service Discon			5) Ampere	\$200 es And 1200	
Switchgear / Switchboard	Amperes.						
Fused Disc Sw	100%		2037	* *	5	\$200	
Raceway Conduit	100%		2037	* *	1		
Panelboards					_		
Fused Disc Sw	2% 98%		2035 2035	* *	5 5	\$900	
Molded Case Bkrs Wiring	9870		2033		5	\$900	
Thermoplastic	100%		2037	* *	1		
Motor Controllers							
Locally Mounted	100%		2032	* *	5	\$200	
Ground Grounding Devices Generic	100%		LIFE	* *	5	\$500	
Lighting	10070		LIIL		5	4500	
Interior Lighting Fluorescent	Location	ervation, Extent : Light, Area : Throughout The Building ion : T-8 Lamps	2027 a Affected	\$568,000 ! : 100%	10	\$31,100	
Fluorescent	Explanat 5%	ion . 1-0 Lamps	2027	\$29,900	10	\$1,600	
Fuorescent	Compact H	Cluorescent Light, Extent : M : Throughout The Building				\$1,000	
Egress Lighting		0					
Emergency, Battery	50%		2027	\$24,500	10	\$4,300	
Exit, LED	10%		2042	* *	1		
Exit, Service	40%		2035	* *	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.

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

Asset # : 1986

Electrical		Current Repair	Futur	re Replacement	М	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Exterior Lighting							
HID	20%		2027	\$27,500	10		
No Component	80%						
Alarm							
Security System	700/						
No Component	70% 30%		2027	\$22,000	1	\$4,000	
Generic		rvation, Extent : Moderate,	2027	\$33,000	1	\$4,000	
		Hallways And Entry And E					
		on : CCTV Surveillance Ca			Sustan		
Fire/Smoke Detection	Ехріанано	m. CCI v Surveillance Ca	nerus An	a mirusion Alarma	system		
Generic, Digital	100%		2027	\$376,700	1-3	\$22,000	
Generie, Digital		rvation, Extent : Moderate,			1-5	φ22,000	
		Throughout The Building	111 cu 11jje				
		on : Strobe Lights, Manual	Pull Stati	ons Alarm Rells H	Horns An	d Smoke Detectors	
	Enplanding	n : Shobe Eights, manual	i un stan	ons, mann Dens, 1	1011151114		
Mechanical		Current Repair	Futur	re Replacement	М	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ieating							
Energy Source							
	1000/						
Natural Gas	100%		2047	* *	1		
	100%		2047	* *	1		
Natural Gas Conversion Equipment Hot Water Boiler	100%		2047 2032	* *	1	\$17,600	
Conversion Equipment	100%	rvation, Extent : Light, Area	2032	* *		\$17,600	
Conversion Equipment	100% Other Obser	rvation, Extent : Light, Area Basement Boiler Room	2032	* *		\$17,600	
Conversion Equipment	100% Other Obset Location :	-	2032 a Affected	* *		\$17,600	
Conversion Equipment	100% Other Obset Location :	Basement Boiler Room	2032 a Affected	* *		\$17,600	
Conversion Equipment Hot Water Boiler	100% Other Obset Location :	Basement Boiler Room	2032 a Affected	* *		\$17,600 \$1,800	
Conversion Equipment Hot Water Boiler Distribution	100% Other Obser Location : Explanatio	Basement Boiler Room	2032 a Affected Boilers	* * 1 : 100%	1		
Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump	100% Other Obser Location : Explanatio	Basement Boiler Room	2032 a Affected Boilers	* * 1 : 100%	1		
Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator	100% Other Obser Location : Explanatio 100%	Basement Boiler Room	2032 a Affected Boilers 2035	** 1:100% **	1	\$1,800	
Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator	100% Other Obser Location : Explanation 100% 50%	Basement Boiler Room	2032 a Affected Boilers 2035 2027	** 1: 100% ** \$239,500	1 4 1	\$1,800	
Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source	100% Other Obser Location : Explanation 100% 50% 50%	Basement Boiler Room	2032 a Affected Boilers 2035 2027 2032	** 1: 100% ** \$239,500 **	1 4 1	\$1,800	
Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity	100% Other Obser Location : Explanation 100% 50%	Basement Boiler Room	2032 a Affected Boilers 2035 2027	** 1: 100% ** \$239,500	1 4 1	\$1,800	
Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment	100% Other Obser Location : Explanation 100% 50% 50%	Basement Boiler Room	2032 a Affected Boilers 2035 2027 2032	** 1: 100% ** \$239,500 **	1 4 1 1	\$1,800	
Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Reciprocating	100% Other Obser Location : Explanation 100% 50% 50%	Basement Boiler Room	2032 a Affected Boilers 2035 2027 2032	** 1: 100% ** \$239,500 **	1 4 1 1	\$1,800	
Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Reciprocating Compr/Chiller	100% Other Obse. Location : Explanatio 100% 50% 50% 100% 80%	Basement Boiler Room on : 2 Gas Fired Hot Water	2032 a Affected Boilers 2035 2027 2032 2043 2027	** ** \$239,500 ** ** \$231,300	1 4 1 1 1	\$1,800 \$11,000 \$5,800 \$13,200	
Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Reciprocating Compr/Chiller Reciprocating	100% Other Obser Location : Explanation 100% 50% 50%	Basement Boiler Room	2032 a Affected Boilers 2035 2027 2032 2043	** 1:100% ** \$239,500 ** **	1 4 1 1 1	\$1,800 \$11,000 \$5,800	
Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Reciprocating Compr/Chiller	100% Other Obser Location : Explanation 100% 50% 50% 100% 80% 20%	Basement Boiler Room on : 2 Gas Fired Hot Water	2032 a Affected Boilers 2035 2027 2032 2043 2027 2027 2037	** 1: 100% ** \$239,500 ** ** \$231,300 **	1 4 1 1 1 1	\$1,800 \$11,000 \$5,800 \$13,200	
Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Reciprocating Compr/Chiller Reciprocating	100% Other Obser Location : Explanation 100% 50% 50% 100% 80% 20% Malfunction	Basement Boiler Room on : 2 Gas Fired Hot Water 0-2 \$57,800 ing, Extent : Moderate, Ard	2032 a Affected Boilers 2035 2027 2032 2043 2027 2037 2037 2037	** ** \$239,500 ** \$231,300 ** d : 100%	1 4 1 1 1 1 1	\$1,800 \$11,000 \$5,800 \$13,200	
Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Reciprocating Compr/Chiller Reciprocating	100% Other Obser Location : Explanation 100% 50% 50% 100% 80% 20% Malfunction Location :	Basement Boiler Room on : 2 Gas Fired Hot Water 0-2 \$57,800 ing, Extent : Moderate, Are Roof, 2 Of 2 Chillers With	2032 a Affected Boilers 2035 2027 2032 2043 2027 2037 2037 ea Affecte 2 Of 4 M	** ** \$239,500 ** \$231,300 ** d : 100% alfunctioning Com,	1 4 1 1 1 1 1	\$1,800 \$11,000 \$5,800 \$13,200	
Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Reciprocating Compr/Chiller Reciprocating	100% Other Obser Location : Explanation 100% 50% 50% 100% 80% 20% Malfunction Location :	Basement Boiler Room on : 2 Gas Fired Hot Water 0-2 \$57,800 ing, Extent : Moderate, Arc Roof, 2 Of 2 Chillers With erant, Extent : Light, Area.	2032 a Affected Boilers 2035 2027 2032 2043 2027 2037 2037 ea Affecte 2 Of 4 M	** ** \$239,500 ** \$231,300 ** d : 100% alfunctioning Com,	1 4 1 1 1 1 1	\$1,800 \$11,000 \$5,800 \$13,200	

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

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

Asset # : 1986

Mechanical		Current	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Distribution	0.90/			2027	* *	4	¢2 (00	
CW & CHW Wtr Pipe/Pump	98%			2037		4	\$2,600	
	Insul. Det Location	-	Extent : Moderate,	Area Af	fected : 10%			
CW & CHW Wtr Pipe/Pump	2%	0-2	\$800	2057	* *	4		
		-	Extent : Moderate, se Mechanical Equ					
Terminal Devices Air Handler/Cool/Ht	100%		1	2027	\$382,100	1	\$22,000	
Ventilation	10070			2027	\$562,100	1	\$22,000	
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,900	
Exhaust Fans Roof	100%			2027	\$56,600	2	\$1,100	
Plumbing H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater Gas Fired	100%			2022	\$20,800	2	\$500	
	Location	ervation, 1 : Boiler R tion : 2 Un		Affected	! : 100%			
Sanitary Piping								
Cast Iron Storm Drain Piping	100%			LIFE	* *	1		
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Electric	100%			2027	\$9,800	4	\$1,400	
Backflow Preventer Generic	100%			2032	* *	1	\$2,200	
Fixtures				2032		1	\$2,200	
Generic Vertical Transport	100%							
Elevators								
Geared Traction	Location		Extent : Light, Area 1t To 3rd Floor its	LIFE Affected	* * ! : 100%			

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name Address		AL HARLEM DIST HEAL' TH AVENUE @W. 137 ST			
Borough	: MANHA'		Agency's Number	: N/A	
Program / Asset #	: HEA0012	2.000 / 2788	Yr Built/Renovated		
Area Sq Ft	: 31,180		Project Type	: HEALTH AND MEN	TAL HYGIENE
Date of Survey	: 11-Jul-20	18	Landmark Status	: NONE	
Areas Surveyed	: Basement	t, Roof, Floors 1,2,3			
Block	: 1734	Lot : 34	BIN	: 1053900	
CAPITAL			FY 2020 - 2023		FY 2024 - 2029
Exterior Architec	ture		\$87,900		
Interior Architect	ure		\$262,900		\$220,900
Electrical					\$440,600
Mechanical					\$513,600
Total			\$350,800		\$1,175,100
Importance Code	А		\$87,900		
Importance Code	В		\$262,900		\$1,175,100
Total			\$350,800		\$1,175,100
EXPENSE		FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architec	ture	\$36,200			
Interior Architect	ure	\$123,900		\$6,500	\$4,400
Electrical		\$20,600	\$2,900	\$3,600	\$3,300
Mechanical		\$21,500	\$16,900	\$10,700	\$14,600
Elevators/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$206,100	\$23,800	\$24,700	\$26,200
Importance Code	А	\$39 300	\$3,100	\$3,100	\$3,100

Importance Code A \$39,300 \$3,100 \$3,100 \$3,100 Importance Code B \$114,500 \$20,700 \$21,600 \$21,700 Importance Code C \$52,400 \$1,400 Total \$23,800 \$24,700 \$206,100 \$26,200



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

Asset # : 2788

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Masonry: Brick		Now	\$45,800	LIFE	* *	5	\$29,800	
	-	-	Extent : Light, Ar					
		: Through	out, Mostly At Low		Adjacent To Sidew			
Masonry: Limestone	5%			LIFE	* *	5	\$2,400	
Masonry: Sandstone	2%			LIFE	* *	5	\$1,000	
			ıt, Extent : Light, A	rea Affe	cted : 100%			
	Location	: Through	out					
Windows								
Aluminum	90%			2054	* *	5	\$14,200	
			Extent : Light, Area	Affected	l : 100%			
	Location	: Through						
Metal Louvers	5%	0-2	\$1,200	2032	* *			
		/Rusting, E : Through	Extent : Light, Area out	Affected	: 5%			
Steel	5%	Now	\$42,100	2054	* *	5	\$4,900	
	Air Infiltra	tion, Exter	nt : Moderate, Area	ı Affected	d : 50%			
	Location	: Basemer	nt, Second And Thi	rd Floors	7			
	Corrosion	Rusting, E	xtent : Moderate, A	Area Affe	ected : 50%			
	Location	: Basemer	nt, Second And Thi	rd Floors	3			
	Thermally	Inefficient	, Extent : Moderate	e, Area A	ffected : 50%			
	Location	: Basemer	nt, Second And Thi	rd Floors	3			
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	\$12,900	
Masonry: Brick	90%			LIFE	* *	5-10	\$28,000	
Roof								
Modified Bitumen	95%			2034	* *	10	\$23,700	
Skylight, Metal/Glass	5%			2049	* *	10	\$4,200	
Soffits								
Cement-Fiber Panel	100%			2034	* *	10		
nterior								
Floors					de ale	_		
Cast in Place Concrete	10%			LIFE	* *	5	\$23,200	
Ceramic Tile	5%			2032	* *	5	\$2,700	
Sheet Vinyl/Rubber	25%			2034	* *	5	\$19,900	
Terrazzo	10%			LIFE	* *	5	\$8,300	
Vinyl Tile	35%	_ .	.	2029	\$161,200	3	\$9,300	
Vinyl Tile 9" X 9"	10%	2-4	\$29,800	2029	\$59,700	3	\$2,000	
	0	0	Extent : Light, Ar	ea Affect	ed : 10%			
		: Through	out					
Wood	5%			2057	* *	5	\$5,000	

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

Asset	#	:	27	88
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Architecture		Current F	Repair	Futu	re 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								
Ceramic Tile	5%			2038	* *	5	\$2,900	
Concrete Masonry Unit	10%			LIFE	* *	5	\$4,600	
Gypsum Board	25%			LIFE	* *	5-10	\$24,300	
Metal Panel	5%	0.0	¢10.700	LIFE	* *	10	\$1,300	
Plaster	40%	0-2	\$18,700	LIFE		5	\$6,900	
	Location	: Through						
			xtent : Moderate, A	Area Affe	ected : 5%			
		: Basemen	et					
SGFT/Glazed Masonry	10%			LIFE	* *	10	\$2,900	
Wood	5%			LIFE	* *	5	\$22,900	
Ceilings								
AcousTileConcealSpLn	60%	0-2	\$262,900	2049	* *	5	\$19,900	
	0	0	Extent : Moderate And Third Floors	, Area A	ffected : 25%			
	Staining/L	Discoloring,	Extent : Moderate	, Area A	ffected : 50%			
	Location	: Second A	And Third Floors					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%			
	Location	: Second A	And Third Floors					
AcousTileSusp.Lay-In	10%			2042	* *	5	\$5,300	
Exposed Concrete	10%			LIFE	* *	5-10	\$6,600	
Gypsum Board	10%			LIFE	* *	5-10	\$18,200	
Metal Panel	5%			LIFE	* *	5	\$6,600	
Plaster	5%			LIFE	* *	5-10	\$4,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	* *			
Site Pavements								
Public Sidewalk	1000/			0040	ate ate			
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways	1000/			2042	* *			
Cast in Place Concrete	100%			2042	* *			
Electrical		Current F	Repair	Futu	re Replacement	М	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)	Listimuted Cost	FY	Listillated Cost	(Yrs)	Listinuttu Cost	Thomas
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	* *	5	\$100	
			Extent : Light, Area	Affected	l : 100%			
		: Electrica						
	Explana	tion : 1200	Ampere Main Serv	ice Swit	ch			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	* *	5	\$800	

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

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

Asset # : 2788

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Raceway						
Conduit	70%	2029	\$25,200	1		
Conduit	30%	2049	* *	1		
Panelboards						
Molded Case Bkrs	90%	2028	\$41,200	5	\$700	
Molded Case Bkrs	10%	2045	* *	5	\$100	
Wiring						
Braided Cloth	30%	2028	\$15,800	1		
Thermoplastic	70%	2049	* *	1		
Motor Controllers						
Locally Mounted	20%	2042	* *	5		
Locally Mounted	79%	2027	\$60,300	5	\$200	
Variable Frequency	1%	2042	* *			
Drive						
Ground						
Grounding Devices	1000/	TIPP	* *	~	¢000	
Generic	100%	LIFE	* *	5	\$900	
lighting						
Interior Lighting	60%	2024	\$212,000	10	¢17 200	
Fluorescent		2024 Extent : Light Area A	\$313,900	10	\$17,200	
	T-12 Lamps And Fixtures, E Location : 2nd And 3rd Fl		<i>Jeclea</i> : 100%			
			di di	1.0	* • • • • • •	
Fluorescent	35%	2034	* *	10	\$10,000	
	T-8 Lamps And Fixtures, Ex		ected : 100%			
	Location : Throughout Th					
Fluorescent	2%	2034	* *	10	\$600	
	Compact Fluorescent Light,	-	Affected : 100%			
	Location : 1st Floor Lobb	y And Corridors				
Incandescent	2%	2024	\$10,500	2		
LED	1%	2039	* *			
	Recent Installation, Extent :	Light, Area Affected	: 1%			
	Location : Basement					
Egress Lighting						
Emergency, Battery	35%	2029	\$15,000	10	\$2,600	
Emergency, Battery	15%	2034	* *	10	\$1,100	
Exit, Battery	40%	2029	\$14,500	10	\$800	
Exit, Battery	10%	2034	* *	10	\$200	
Exterior Lighting						
Fluorescent	90%	2034	* *	10	\$2,600	
	Compact Fluorescent Light,	Extent : Light, Area	Affected : 100%			
	Location : Building Perim	eter				
HID	10%	2034	* *	10		
Alarm						

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.

Asset # : 2788

		Asset # : 2	/ 88				
Electrical	Curi	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm							
Security System							
Generic	50%		2034	* *	1	\$5,800	
		on, Extent : Light, Area	Affected	: 100%			
		oughout The Building					
~ .		Intrusion Alarm System				* * • • • • • • • • • • • • • • • • • • •	
Generic	50%		2034	* *	1	\$5,800	
		on, Extent : Light, Area	Affected	: 100%			
		oughout The Building					
$\mathbf{E}' = \mathbf{A} \mathbf{C}$	Explanation :	CCIV System					
Fire/Smoke Detection Generic, Digital	100%		2034	* *	1-3	\$19,200	
Generic, Digital		on, Extent : Light, Area			1-5	\$19,200	
		oughout The Building	njjecieu	. 10070			
		Manual Pull Stations, H	lorns/stra	obes. Smoke Detec	tion		
Mechanical	Curi	ent Repair	Futur	e Replacement	М	aintenance	
System	% of Fail	Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total (Yea	ars)	FY		(Yrs)		
Ieating Energy Source							
Natural Gas	100%		2049	* *	1		
Tutului Gub		on, Extent : Light, Area		: 5%	-		
	Location : Bas		55				
	Explanation :	There Is No Vent For G	as Meter	Room			
Conversion Equipment	1						
Steam Boiler	100%		2046	* *	1	\$30,900	
	Other Observati	on, Extent : Light, Area	Affected	! : <i>100%</i>			
	Location : Bas	ement					
	Explanation :	l Unit					
Distribution							
Steam Piping/Pump	100%		2055	* *			
		on, Extent : Light, Area	Affected	: 100%			
	Location : Thr	-					
T ' 1 D '	Explanation :	I New Unit					
Terminal Devices	200/		2027	* *	1	¢2.000	
Air Handler	20% 30%		2037		1	\$3,900 \$5,800	
Air Handler Convector/Radiator	30% 50%		2024 2034	\$125,700 * *	1	\$5,800 \$5,000	
	30%		2034		1	\$3,000	
Air Conditioning Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment	100/0		2051		1		
Reciprocating	100%		2034	* *	1	\$14,500	
Compr/Chiller	100/0		2054		1	ψ17,500	
e empli emiler	R-22 Refrigeran	t, Extent : Light, Area A	ffected :	100%			
	Location : Bas						

Location : Basement

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.

Asset # : 2788

Mechanical		Current Rep	pair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning								
Distribution CW & CHW Wtr	100%			2049	* *	4	\$2,300	
Pipe/Pump								
Terminal Devices Air Handler/Cool/Ht	40%			2034	* *	1	\$7,700	
		ervation, Exte : 2nd Floor R	nt : Light, Area 200m 202	Affected	: 5%			
	Explana	tion : There Is	No Air Conditi	oning Fo	r Computer Server	· Room		
Air Handler/Cool/Ht	60%			2024	\$200,600	1	\$11,600	
Heat Rejection	0070			_0	\$200,000	-	<i><i><i></i></i></i>	
Water Cooling Tower	100%			2027	\$113,100	2	\$31,400	
Ventilation					* -)		<i>t-)</i>	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,500	
Exhaust Fans								
Interior	70%			2024	\$74,200	2	\$700	
Roof	30%			2029	\$14,800	2	\$300	
Plumbing								
H/C Water Piping	1000/			• • • • •				
Brass/Copper	100%			2039	* *	1		
Water Heater	1000/			0007	¢10.000	•	¢ 5 00	
Gas Fired	100%	Ender		2027	\$18,200	2	\$500	
		ervation, Exte : Basement	nt : Light, Area	Ajjeciea	: 100%			
		tion : One 85-	a allon Unit					
HW Heat Exchanger	Елриана	10n . One 83-2	gailon Onli					
Steam Fired	100%			2049	* *	4	\$4,600	
Sanitary Piping	10070			2047			\$4,000	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LIIL		1		
Cast Iron	100%	Now	\$3,100	LIFE	* *	1		
	Blockage	Clogged, Exte	ent : Severe, Are		ed : 10%	-		
	Location	: Water Back	up From Sewag	e In Boil	er Room			
Backflow Preventer								
Generic	100%			2034	* *	1	\$1,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			nt : Light, Area	Affected	: 100%			
		: Basement T						
	Explana	tion : One Uni	t					
Fire Suppression								
Sprinkler	0.50 /							
No Component	95%			2020	ىلە بىلە	1.0		
Generic	5%			2039	* *	1-2	\$400	

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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.

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name	: CHELSE	EA DISTRICT HEALTH C	ENTER		
Address	: 303 NIN	ГН AVENUE @W. 28 STR	ЕЕТ		
Borough	: MANHA	TTAN	Agency's Number	: N/A	
Program / Asset #	: HEA001.	3.000 / 1575	Yr Built/Renovate	ed : 1937 / 2001	
Area Sq Ft	: 25,992		Project Type	: HEALTH AND MEN	NTAL HYGIENE
Date of Survey	: 10-Dec-2	012	Landmark Status	: NONE	
Areas Surveyed	: Basemen	t, Roof, Floors 1,2,3			
Block	: 724	Lot : 82	BIN	: 1012830	
CAPITAL			FY 2020 - 2023		FY 2024 - 2029
Exterior Architect	ture		\$123,900		\$381,900
Interior Architect	ure		\$289,900		\$356,300
Electrical			\$445,400		\$157,600
Mechanical			\$122,200		\$619,300
Total			\$981,400		\$1,515,000
Importance Code	А		\$123,900		\$381,900
Importance Code	В		\$777,200		\$1,133,100
Importance Code	С		\$80,200		
Total			\$981,400		\$1,515,000
EXPENSE		FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architect	ture	\$71,300			
Interior Architect	ure	\$8,800		\$900	\$3,600
Electrical		\$78,900	\$900	\$900	\$16,500
Mechanical		\$51,200	\$5,400	\$5,000	\$19,000
Elevators/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$214,200	\$10,200	\$10,800	\$43,000
Importance Code	А	\$73,700	\$2,400	\$2,400	\$2,400
Importance Code	В	\$140,500	\$7,800	\$8,400	\$40,700
Importance Code	С				
Total		\$214,200	\$10,200	\$10,800	\$43,000



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

Asset # : 1575

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Masonry: Brick	90%	0-2	\$123,900	LIFE	* *	5	\$40,300	
			l, Extent : Light, A out All Facades	rea Affec	eted : 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	\$33,000	2032	* *	5	\$12,900	
	Corrosion	/Rusting, E	xtent : Moderate, A	Area Affe	ected : 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	\$34,200	2029	\$341,600			
			lerate, Area Affect	ed : 10%				
	Location	: Through	out Main Roof					
Skylight, Metal/Glass	5%			2034	* *	10	\$4,300	
iterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$3,900	
Ceramic Tile	5%			2027	\$35,300	5	\$1,800	
Terrazzo	10%			LIFE	* *	5	\$2,800	
Vinyl Tile	75%	Now	\$69,800	2029	\$232,500	3	\$10,100	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 15%			
	Location	: Basemen	t, 1st And 2nd Flo	or				
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%			
	Location	: Basemen	t, 1st And 2nd Flo	or				
Vinyl Tile	5%	Now	\$15,500	2034	* *	3	\$700	
5	Cracking/		Extent : Moderate		ffected : 10%	-	••••	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 70%			
			t And Room 107	55 -				
	Frnlana	tion $\cdot 9$ incl	h X 9 inch Tiles					

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.

Asset # : 1575

		Asset # 11	575				
Architecture	Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Interior Walls	5 0 (LIPP	* *			
Marble Panels	5%	#90.200	LIFE	* *	-	¢0,000	
Plaster	90% Now	\$80,200	LIFE		5	\$9,800	
	Cracking/Crumbling, Location : Basemer		rea Ађес	ctea : 50%			
	Staining/Discoloring,		Area A	flacted · 20%			
	Location : Basemen		e, Areu A	<i>Jjecieu</i> . 2070			
	Other Observation, E		a Affecte	$d \cdot 30\%$			
	Location : Basemen		<i>a njjeci</i> e	a. 5070			
	Explanation : Recei		After Pine	e Burst			
SGFT/Glazed Masonry	5%		LIFE	* *			
Ceilings	570		LIIL				
AcousTileSusp.Lay-In	30% Now	\$8,800	2029	\$88,500	5	\$5,400	
1 5	Broken/Missing Elem				-	+-)	
	Location : First Flo	or					
	Loose/Miss Fastener:	s, Extent : Moderat	te, Area A	Affected : 10%			
	Location : First Flo	or					
Gypsum Board	5%		LIFE	* *	5	\$2,200	
Plaster	65% Now	\$124,400	LIFE	* *	5	\$14,500	
	Cracking/Crumbling,	Extent : Severe, A	rea Affec	cted : 30%			
	Location : Storage	Room In Basement	, Throug	hout First Floor			
	Paint Peeling, Extent	: Severe, Area Aff	ected : 3	0%			
	Location : Storage	Room In Basement	, Throug	hout First Floor			
	Patching Evident, Ex	tent : Moderate, Ai	rea Affec	ted : 15%			
	Location : Various	Locations Through	out				
lectrical	C		E	e Replacement	M		
	Current I					aintenance	
ystem Component		Estimated Cost		Estimated Cost	-	Estimated Cost	Priori
Туре	Total (Years)		FY		(Yrs)		
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2044	* *	5	\$100	
	Other Observation, E		Area Affe	ected : 100%			
	Location : Electrica						
	Explanation : One	200 Ampere Main	Disconn	nect Switch			
Switchgear / Switchboard					_		
Fused Disc Sw	50%		2044	* *	5	\$100	

2024

2034

2044

\$37,400

* *

* *

5

1

1

\$300

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

50%

90%

10%

Molded Case Bkrs

Raceway

Conduit

Conduit

Asset # : 1575

	Curr	ent Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Panelboards	100/			**	_	\$1 00	
Fused Disc Sw	10%	\$0.200	2023	\$3,100	5	\$100	
Fused Toggle Switch	30% 2-4	. ,	2049		5	\$100	
	Location : Three	ent, Extent : Moderate	, Area A <u>j</u>	<i>fectea</i> : 100%			
		e, Extent : Moderate, A	rea Affec	ted · 100%			
	Location : Three		rearijjee	<i>icu</i> : 10070			
Molded Case Bkrs	20%		2040	* *	5	\$100	
Molded Case Bkrs	40%		2023	\$12,200	5	\$300	
Wiring							
Braided Cloth	70% 2-4	\$36,800	2049	* *	1		
	0	Extent : Moderate, Are	ea Affecte	ed : 100%			
	Location : Thre	oughout					
Thermoplastic	20%		2024	\$10,500	1		
Thermoplastic	10%		2044	* *	1		
Motor Controllers							
Locally Mounted	70%		2022	\$40,100	5	\$100	
Locally Mounted	30% 2-4	. ,	2044	* *	5		
		ent, Extent : Moderate		fected : 100%			
		hanical Room - Basem					
	On Extended Life Location : Thre	e, Extent : Moderate, A oughout	rea Affec	rted : 100%			
ound							
Grounding Devices							
		* • • • • •		ماد ماد	_	* 400	
Generic	100% 2-4	429000	LIFE	* *	5	\$400	
	Other Observation	on, Extent : Moderate, A			5	\$400	
	Other Observation Location : Wat	on, Extent : Moderate, A er Main			5	\$400	
Generic	Other Observation	on, Extent : Moderate, A er Main			5	\$400	
Generic ghting	Other Observation Location : Wat	on, Extent : Moderate, A er Main			5	\$400	
Generic ghting Interior Lighting	Other Observatio Location : Wat Explanation : C	on, Extent : Moderate, A er Main	Area Affe	ected : 100%			
Generic ghting	Other Observatio Location : Wate Explanation : C 20%	on, Extent : Moderate, a er Main Corroded	Area Affe	\$80,100	5	\$400 \$4,400	
Generic ghting Interior Lighting	Other Observatio Location : Wate Explanation : C 20% Other Observatio	on, Extent : Moderate, a er Main Corroded on, Extent : Light, Area	Area Affe	\$80,100			
Generic ghting Interior Lighting	Other Observatio Location : Wat Explanation : O 20% Other Observatio Location : Thro	on, Extent : Moderate, a er Main Corroded on, Extent : Light, Area oughout	Area Affe	sected : 100%			
Generic ghting Interior Lighting Fluorescent	Other Observatio Location : Wat Explanation : O 20% Other Observatio Location : Thro Explanation : T	on, Extent : Moderate, a er Main Corroded on, Extent : Light, Area oughout	Area Affe 2029 Affected	\$80,100 \$1. 100%	10	\$4,400	
Generic ghting Interior Lighting	Other Observatio Location : Wat Explanation : O 20% Other Observatio Location : Three Explanation : T 10%	on, Extent : Moderate, a er Main Corroded on, Extent : Light, Area oughout F-8 Lamps	Area Affe 2029 Affected 2029	\$80,100 \$2: 100% \$40,000			
Generic ghting Interior Lighting Fluorescent	Other Observatio Location : Wate Explanation : O 20% Other Observatio Location : Thra Explanation : T 10% Other Observatio	on, Extent : Moderate, A er Main Corroded on, Extent : Light, Area oughout F-8 Lamps on, Extent : Light, Area	Area Affe 2029 Affected 2029	\$80,100 \$2: 100% \$40,000	10	\$4,400	
Generic ghting Interior Lighting Fluorescent	Other Observation Location : Wate Explanation : O 20% Other Observation Location : Three Explanation : T 10% Other Observation Location : Three	on, Extent : Moderate, a er Main Corroded on, Extent : Light, Area oughout F-8 Lamps on, Extent : Light, Area oughout	Area Affe 2029 Affected 2029	\$80,100 \$2: 100% \$40,000	10	\$4,400	
Generic ghting Interior Lighting Fluorescent Fluorescent	Other Observatio Location : Wat Explanation : O 20% Other Observatio Location : Thro Explanation : T 10% Other Observatio Location : Thro Explanation : T	on, Extent : Moderate, a er Main Corroded on, Extent : Light, Area oughout F-8 Lamps on, Extent : Light, Area oughout	Area Affe 2029 Affected 2029 Affected	\$80,100 \$80,100 \$2:100% \$40,000 \$2:100%	10	\$4,400	
Generic ghting Interior Lighting Fluorescent	Other Observatio Location : Wat Explanation : O 20% Other Observatio Location : Thro Explanation : T 10% Other Observatio Location : Thro Explanation : T 67%	on, Extent : Moderate, A er Main Corroded on, Extent : Light, Area oughout F-8 Lamps on, Extent : Light, Area oughout F-5 Lamps	Area Affe 2029 Affected 2029 Affected 2020	\$80,100 5: 100% 5: 100% 5: 100% 5: 268,300	10	\$4,400	
Generic ghting Interior Lighting Fluorescent Fluorescent	Other Observatio Location : Wate Explanation : O 20% Other Observatio Location : Thro Explanation : T 10% Other Observatio Location : Thro Explanation : T 67% Other Observatio	on, Extent : Moderate, A er Main Corroded on, Extent : Light, Area oughout F-8 Lamps on, Extent : Light, Area oughout F-5 Lamps on, Extent : Light, Area	Area Affe 2029 Affected 2029 Affected 2020	\$80,100 5: 100% 5: 100% 5: 100% 5: 268,300	10	\$4,400	
Generic ghting Interior Lighting Fluorescent Fluorescent	Other Observatio Location : Wate Explanation : O Other Observatio Location : Three Explanation : T 10% Other Observatio Location : Three Explanation : T 67% Other Observatio Location : Three	on, Extent : Moderate, A er Main Corroded on, Extent : Light, Area oughout F-8 Lamps on, Extent : Light, Area oughout F-5 Lamps on, Extent : Light, Area oughout	Area Affe 2029 Affected 2029 Affected 2020	\$80,100 5: 100% 5: 100% 5: 100% 5: 268,300	10	\$4,400	
Generic ghting Interior Lighting Fluorescent Fluorescent	Other Observatio Location : Wate Explanation : O 20% Other Observatio Location : Thro Explanation : T 10% Other Observatio Location : Thro Explanation : T 67% Other Observatio	on, Extent : Moderate, A er Main Corroded on, Extent : Light, Area oughout F-8 Lamps on, Extent : Light, Area oughout F-5 Lamps on, Extent : Light, Area oughout	Area Affe 2029 Affected 2029 Affected 2020	\$80,100 5: 100% 5: 100% 5: 100% 5: 268,300	10	\$4,400	

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

Asset # : 1575

			A3361#.1	575				
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Туре								
Lighting								
Egress Lighting Emergency, Battery	50%			2020	\$16,400	10	\$2,900	
Energency, Battery Exit, LED	20%			2020	\$10,400 * *	10	\$2,900	
Exit, LED Exit, Service	30%			2032	\$2,400	1		
Exterior Lighting	5070			2020	\$2,400	1		
HID	100%			2020	\$100,200	10	\$100	
Alarm	10070			2020	\$100,200	10	\$100	
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 I	Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
Heating Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment	10070			2044		1		
Steam Boiler	100%			2037	* *	1	\$23,600	
		ervation, E	Extent : Light, Area		! : 100%		<i><i><i><i></i></i></i></i>	
			t Boiler Room	55				
	Explana	tion : 2 Nat	ural Gas Fired Ste	am Boile	ers			
Distribution								
Central Plant Steam Piping/Pmp	100%			2024	\$386,200	4	\$1,800	
- 19.1.19.1 mp		Extent : M : Through	oderate, Area Affe	cted : 10	0%			
		-	tent : Moderate, A	rea Affec	rted : 100%			
		-			e Return Piping Are	e Bevond	Their Useful Life	
	Cycle Li				11010000 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	, Deyenia	Liter Obejin Lije	
Terminal Devices	•							
Convector/Radiator	100%			2022	\$122,200	1	\$7,700	
			tent : Moderate, A	00				
	Location	1 : Through	out, The Steam Rad	diators A	re Beyond Their U	seful Life	e Cycle Limit	
Air Conditioning								
e								
Energy Source								
Energy Source Electricity	100%			2032	* *	1		
Energy Source Electricity Conversion Equipment								
Energy Source Electricity Conversion Equipment Ext Pkg Unit -	<u>100%</u> 40%			2032 2029	* *	1	\$600	
Energy Source Electricity Conversion Equipment Ext Pkg Unit - Heating/Cooling	40%			2029	\$114,300		\$600	
Energy Source Electricity Conversion Equipment Ext Pkg Unit -							\$600	

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

Asset # : 1575

Mechanical		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser	50%			2029	\$23,000	2	\$8,300	
Unit	/							
No Component	50%							
Ventilation								
Distribution	1000/			LIEE	* *	2.5	¢12 200	
Ductwork/Diffusers	100%			LIFE		2-5	\$13,300	
Exhaust Fans Interior	250/	N	¢2 000	2020	¢20,200	2	¢100	
Interior		Now	\$2,000 t : Severe, Area Aff	2020	\$20,300	2	\$100	
			n . Severe, Area Ajj In Penthouse	ecieu . 2	.570			
D		. 2 Onus 1	n 1 eninouse	2020	#20.400		\$ < 0.0	
Roof	75%			2029	\$28,400	2	\$600	
Plumbing								
H/C Water Piping	200/			2044	* *	1		
Brass/Copper Galvanized Steel	30% 70%	0-2	¢1 400	2044 2029		1		
Galvanized Steel			\$1,400 Joderate, Area Affe		\$70,100	1		
			oderale, Area Affe at, Deteriorated Wa					
Water Heater	Locuiton	. Dusemen	ii, Delenoralea wa	ier main	i I iping			
Gas Fired	100%			2023	\$13,900	2	\$300	
	10070			2023	\$15,900	2	\$300	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Cast IIon		led Life Fr	tent : Moderate, A			1		
			out, The Sanitary H			Life Cyc	le Limit	
Storm Drain Piping	Location	. Intough	oui, The Sannary I	191118 13	Beyona no osejai	Lije Cyc	ie Linni	
Cast Iron	100%			LIFE	* *	1		
Cast non		led Life Ex	tent : Moderate, A		rted · 100%	1		
			out, The Storm Pip			fe Cycle	Limit	
Sump Pump(s)	2000000	1 111 011811	oui, 11e Storm 1 ip		, jona 115 0 50jul 20j	e eyete .		
Non-Submersible	100%			2029	\$3,800	4	\$800	
Fixtures	10070			2027	\$5,000		\$600	
Generic	100%							
Vertical Transport	10070							
Elevators								
Geared Traction	100%			LIFE	* *			
Genred Traction		ervation F	Extent : Light, Area		1:100%			
			t To 3rd Floor	<i>,</i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
	Explana							

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.

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey		.000 / 1572	UILDING Agency's Number Yr Built/Renovated Project Type Landmark Status	: 312-139 : 1960 / 1992 : HEALTH AND MEN : NONE	TAL HYGIENE
Areas Surveyed	: Basement	, Roof, Floors 1,2,3,Ph			
Block	: 962	Lot : 1	BIN	: 1022053	
CAPITAL			FY 2020 - 2023		FY 2024 - 2029
Exterior Architect	ture		\$293,000		\$794,200
Interior Architect	ure		\$358,900		\$87,200
Electrical			\$94,200		\$2,304,300
Mechanical			\$150,100		\$1,963,300
Total			\$896,200		\$5,148,900
Importance Code	А		\$293,000		\$832,000
Importance Code			\$508,000		\$4,265,000
Importance Code	C		\$95,200		\$51,900
Total			\$896,200		\$5,148,900
EXPENSE		FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architect	ture	\$39,500			
Interior Architect	ure	\$154,700		\$12,300	\$29,100
Electrical		\$23,300	\$9,200	\$13,600	\$12,400
Mechanical		\$49,400	\$28,400	\$42,300	\$21,100
Site Pavements		\$3,200			
Elevators/Escalate	ors	\$31,600	\$31,600	\$31,600	\$31,600
Total		\$301,700	\$69,200	\$99,900	\$94,200
Importance Code	А	\$39,500		\$2,800	
Importance Code	В	\$191,700	\$69,200	\$97,100	\$81,900
Importance Code	С	\$70,400			\$12,400
Total		\$301,700	\$69,200	\$99,900	\$94,200



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

Asset # : 1572

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$173,900	LIFE	* *	5	\$56,500	
	Jnt Mortar	· Miss/Erod	l, Extent : Moderat	e, Area	Affected : 25%			
	Location	: Through	out					
			, Extent : Moderat	e, Area A	Affected : 75%			
	Location	: West And	d South Facades					
	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%			
	Location	: Through	out					
Metal/Glass Curt Wall	45%			LIFE	* *	5	\$238,200	
Metal Panel	10%			2049	* *	5-10	\$97,100	
Window Wall	5%			2049	* *	5	\$26,500	
Windows								
Aluminum	95%			2045	* *	5	\$29,800	
Metal Louvers	5%			2038	* *	10	\$9,800	
Parapets								
Masonry: Brick	50%			LIFE	* *	5-10	\$28,800	
Metal/Glass Curt Wall	45%			2049	* *	5	\$14,700	
Metal Panel	5%			2049	* *	5	\$1,600	
Roof								
Modified Bitumen	95%			2029	\$511,100	10	\$36,900	
	Patching E	Evident, Ex	tent : Light, Area A	ffected :	20%			
	Location	: Through	out					
Skylight, Metal/Glass	3%			2039	* *	10	\$3,900	
Skylight, Plastic	2%			2042	* *	1	+-)	
Soffits				-				
Stucco Cement	100%			2034	* *	5		
nterior						-		
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$61,700	
Ceramic Tile	10%			2038	* *	5	\$14,100	
Quarry Tile	10%			2042	* *	5	\$21,200	
Terrazzo	5%	Now	\$33,500	LIFE	* *	5	\$5,500	
			Extent : Moderate		ffected : 10%			
	Location	: Lobby						
Vinyl Tile	10%			2034	* *	3	\$5,300	
Vinyl Tile 9" X 9"	55%	4+	\$174,400	2034	* *	3	\$29,100	
			ents, Extent : Ligh		ffected : 10%	2	÷=>,100	
		: Through	-					
		-	tent : Moderate, Ai	rea Affec	ted : 20%			
	-	: Through		-55 50				

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.

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Interior Walls								
Ceramic Tile	10%			2038	* *	5	\$24,700	
Concrete Masonry Unit	15%			LIFE	* *	5	\$29,700	
Glass: Single Pane	2%			LIFE	* *	5	\$7,400	
Gypsum Board	35%			LIFE	* *	5-10	\$147,100	
Marble Panels	3%			LIFE	* *	10	\$3,000	
Plaster	20%			LIFE	* *	5-10	\$42,000	
SGFT/Glazed Masonry	15%			LIFE	* *	10	\$18,500	
Ceilings								
AcousTileSusp.Lay-In	50%			2042	* *	5	\$70,500	
Exposed Concrete	15%			LIFE	* *	5-10	\$26,500	
Plaster	35%			LIFE	* *	5-10	\$84,900	
ite Enclosure							-	
Fence/Gates								
Iron Picket	30%			2049	* *			
Masonry: Brick	70%			2039	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2039	* *			
5			xtent : Light, Area		: 100%			
			e Of Building At E					
			s Actually A Gran		er Wall			
ite Pavements	1							
Public Sidewalk								
Cast in Place Concrete	100%			2034	* *			
On-Site Walkways								
Masonry: Granite	100%	4+	\$3,200	LIFE	* *			
	Jnt Morta	r Miss/Eroa	l, Extent : Moderat eps At Entry		Affected : 30%			
Parking/Driveway								
Cast in Place Concrete	100%			2034	* *			
lectrical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)		FY		(Ýrs)		
Туре								
nder 600 Volts								
Service Equipment						_	*	
Fused Disc Sw	100%			2029	\$37,800	5	\$400	
			xtent : Light, Area	Affected	: 100%			
		a : Electrica						
	Explana	tion : Two 2	2000 Ampere Main	Disconn	nect Switches			
Transformers								
Dry Type	100%			2027	\$16,100	5	\$300	
	Other Obs	ervation. E	xtent : Light, Area	Affected	· 100%			
			-	1.5500000	. 100/0			
		a : Electrica	-	11,5,00000	. 100/0			

Asset # : 1572

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.

Asset # : 1572

Electrical	Current Repair Future Replacement Maintenance							
System					-			-
Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Туре	I otai	(1 cars)		I I		(113)		
nder 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	10%			2039	* *	5		
Molded Case Bkrs	90%			2029	\$112,200	5	\$2,200	
Raceway								
Conduit	70%			2029	\$70,800	1		
Conduit	30%			2039	* *	1		
Panelboards								
Fused Disc Sw	10%			2037	* *	5	\$200	
Molded Case Bkrs	50%			2037	* *	5	\$1,200	
Molded Case Bkrs	40%			2028	\$36,600	5	\$1,000	
Wiring	600 (* • • • • • •		de ale			
Braided Cloth	60%		\$94,200	2054	**	1		
		-	ent : Moderate, Are	a Affecte	ed : 100%			
		: Through	out The Building					
Thermoplastic	40%			2039	* *	1		
Motor Controllers								
Locally Mounted	5%	4+	\$200	2027	\$9,500	5		
			Extent : Moderate,	Area Af	fected : 50%			
	Location	: Near Co	oling Towers					
Locally Mounted	25%			2034	* *	5	\$200	
Motor Control Center	20%			2034	* *	5	\$500	
Motor Control Center	50%			2027	\$67,800	5	\$1,300	
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,800	
and-by Power								
Transfer Switches								
Automatic	50%			2027	\$5,700	1	\$14,500	
Automatic	50%			2034	* *	1	\$14,500	
Generators								
Diesel	50%			2025	\$45,000	1	\$18,300	
			Extent : Light, Area	Affected	: 100%			
		: Generate						
	-	tion : One 2	205 Kilowatt					
Diesel	50%			2032	* *	1	\$18,300	
			Extent : Light, Area	Affected	: 100%			
	Location	-						
	Explana	tion : One 2	225 Kilowatt					
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$3,500	

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

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

Asset # : 1572

Electrical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Fuel Storage Day Tank	25% Other Observation, Extent : Light, Are	2028	\$1,700	5	\$4,400	
	Location : Roof Explanation : 275 Gallons	eu nyjecieu .	10070			
Day Tank	25%	2037	* *	5	\$4,400	
Main Tank	50%	2032	* *	5	\$1,400	
ighting						
Interior Lighting	100/	2024	¢1.50.100	10	#0 < 0.0	
Fluorescent	10%	2024	\$158,100	10	\$8,600	
	T-12 Lamps And Fixtures, Extent : Lig Location : Throughout	gnt, Area Affo	ectea : 100%			
Fluorescent	78%	2029	\$1,233,400	10	\$67,400	
Fluorescent	7870 T-8 Lamps And Fixtures, Extent : Ligh			10	\$07,400	
	Location : Throughout	и, ттей турес	cieu : 10070			
Fluorescent	10%	2029	\$158,100	10	\$8,600	
ruorescent	Compact Fluorescent Light, Extent : 1			10	\$8,000	
	Location : Throughout		990000000000000000000000000000000000000			
HID	1%	2024	\$2,400	10		
Incandescent	1%	2024	\$15,800	2		
Egress Lighting	170	2021	\$10,000	-		
Emergency, Service	45%	2029	\$21,300	1		
Emergency, Battery	5%	2029	\$6,500	10	\$1,100	
Exit, LED	50%	2057	* *	1		
Exterior Lighting						
HID	9%	2029	\$32,700	10		
Incandescent	1%	2024	\$3,100	2		
No Component	90%					
larm						
Security System						
No Component	70%	2024	* *		¢10.000	
Generic		2034		1	\$10,600	
	Other Observation, Extent : Light, Are Location : Main Floor And Basemen		30%			
	Explanation : Security Cameras	li Leveis				
Fire/Smoke Detection	Explanation . Security Cameras					
No Component	70%					
Generic, Analog	30%	2024	\$298,900	1-3	\$18,000	
¥			, , , , , , , , , , , , , , , , , , , ,	-		
Mechanical	Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year I 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. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 1572

echanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior
ting								
Energy Source	1000/			• • • • •				
Utility Steam	100%			2039	* *	1		
			xtent : Light, Area	Affected	: 100%			
		: Through	out 1 From Con Edisor					
Conversion Equipment	Ехріана	ion : siean	I From Con Eaison	l				
Conversion Equipment Pres. Reducing	100%			2032	* *	5	\$5,600	
Valve/LP Steam	10070			2032		5	\$5,000	
varve/Er Steam	Other Obs	ervation. E	xtent : Light, Area	Affected	: 50%			
			r East And Baseme					
	Explana	tion : 2 Hec	t Exchangers On I	Each Flo	or			
Distribution								
Hot Wtr Piping/Pump	50%			2037	* *	4	\$3,500	
Steam Piping/Pump	50%			2039	* *			
Terminal Devices								
Air Handler	55%			2024	\$696,800	1	\$32,100	
Air Handler	5%		\$63,300	2039	* *	1	\$2,600	
	Abandone	d in Place,	Extent : Severe, A	rea Affect	ted : 20%			
	Location	: 2nd Floo	r Mechanical Roo	m Numbe	er 3			
	On Extend	led Life, Ex	tent : Moderate, A	rea Affec	ted : 20%			
	Location	: 2nd Floo	r Mechanical Roo	m Numbe	er 3			
Convector/Radiator	20%			2027	\$96,500	1	\$6,100	
Fan Coil Unit/Heat	20%			2024	\$269,900	1	\$6,100	
Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Centrifugal, Elec Chille				2032	* *	1	\$61,200	
			Extent : Light, Area	ı Affected	1:50%			
		: 2 Units, 1	Basement					
Window/Wall Unit	20%			2022	\$37,500	1		
No Component	20%							
Distribution								
CW & CHW Wtr	60%			2039	* *	4	\$2,800	
Pipe/Pump	100/							
No Component	40%							
Terminal Devices	400/			2020	ФЭЭЭ Э ОО	1	000 000	
Air Handler/Cool/Ht	40%			2029	\$323,300	1	\$23,300	
No Component	60%							
Heat Rejection	600/	Nam	¢40.200	2027	¢164 100	n	¢15 500	
Water Cooling Tower		Now Extent · Se	\$49,200 vere, Area Affecte	2027 d · 30%	\$164,100	2	\$45,500	
			ng Beams At Roof	u . 3070				
N- Character t		. <i>Supporti</i>	15 Deanis Al 100J					
No Component	40%							
itilation								
Distribution	1000/			LIEE	* *	25	¢02 200	
Ductwork/Diffusers	100%			LIFE	ጥ ጥ	2-5	\$83,200	

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

Asset # : 1572

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
entilation						
Exhaust Fans						
Interior	70%	2024	\$224,400	2	\$2,000	
Roof	30%	2024	\$44,900	2	\$900	
lumbing						
H/C Water Piping						
Brass/Copper	100%	2039	* *	1		
HW Heat Exchanger						
Steam Fired	100%	2029	\$143,500	4	\$14,000	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2037	* *	4	\$3,000	
Sewage Ejector(s)						
Electric	100%	2029	\$25,900	4	\$5,600	
Backflow Preventer						
Generic	100%	2034	* *	1	\$5,800	
Fixtures						
Generic	100%					
/ertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			
	Other Observation, Extent : Light, A					
	Location : One Unit From Cellar	To 6th Floor, 1	Iwo Units From I	st To 6th	n Floor	
	Explanation : 3 Units					
Hydraulic	10%	LIFE	* *			
	Other Observation, Extent : Light, A	Area Affected :	10%			
	Location : Cellar to Basement					
	Explanation : 1 Unit					
Fire Suppression						
Standpipe					.	
Generic	100%	2049	* *	1-5	\$47,500	
Sprinkler						
No Component	30%				.	
Generic	70%	2039	* *	1-2	\$18,500	
Fire Pump					.	
Generic	100%	2032	* *	1	\$17,600	

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name		CORONA DISTRICT HEALTH CENTER								
Address	: 34-33 JUNCTION BOULEVARD									
Borough	: QUEENS	Agency's Number	: N/A							
Program / Asset #	: HEA0016.000 / 133	Yr Built/Renovated	: 1940 / 2006							
Area Sq Ft	: 28,600	Project Type	: HEALTH AND MENTAL HYGIENE							
Date of Survey	: 24-Jul-2017	Landmark Status	: NONE							
Areas Surveyed	: Basement, Roof, Floors 1,2,3,PH									
Block	: 1729 Lot : 27	BIN	: 4042887							

CAPITAL		FY 2020 - 2023		FY 2024 - 2029
Exterior Architecture		\$328,400		\$35,900
Electrical				\$25,600
Mechanical				\$176,900
Total		\$328,400		\$238,500
Importance Code A		\$328,400		\$35,900
Importance Code B				\$202,600
Total		\$328,400		\$238,500
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$69,000		\$2,700	
Interior Architecture	\$91,500	\$2,900	\$3,700	\$2,000
Electrical	\$7,900	\$1,900	\$2,700	\$2,000
Mechanical	\$14,600	\$6,200	\$8,400	\$7,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$187,000	\$15,000	\$21,400	\$15,200
Importance Code A	\$71,600	\$2,600	\$5,300	\$2,600
Importance Code B	\$84,800	\$12,400	\$16,100	\$11,600
Importance Code C	\$30,600			\$1,000
Total	\$187,000	\$15,000	\$21,400	\$15,200



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

Asset # : 133

rchitecture	Curre	nt Repair	Futur	e Replacement	Μ	Maintenance		
ystem Component Type	% of Fail Da Total (Year	ate Estimated Cost ^(s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior Exterior Walls								
Cast in Place Concrete	5% Now	\$14,200	LIFE	* *	5	\$12,300		
	• • • • • • •	ing, Extent : Moderate		ffected · 5%	5	\$12,500		
	Location : West		, 111 cu 11j	jjeelea : 570				
	Paint Peeling, Ext	tent : Severe, Area Aff	ected : 5	0%				
	Location : Throi							
		Extent : Moderate, A	rea Affect	ted : 100%				
	Location : West		55					
Masonry: Brick	73% Now	\$110,600	LIFE	* *	5	\$35,900		
		s, Extent : Light, Area		: 10%	U	<i>QCC,,,,,,,,,,,,,</i>		
		And South Facades	55					
	Misaligned/Bulgir	ıg, Extent : Moderate,	Area Afj	fected : 10%				
	Location : North	And South Facades						
	Sidewalk Shed in	Use, Extent : Light, A	rea Affec	ted : 50%				
	Location : Perin	neter Of Building						
	Vertical Cracks, E	Extent : Moderate, Are	a Affecte	ed : 15%				
	Location : Throi	ughout						
Masonry: Granite	5%		LIFE	* *	5	\$3,700		
Masonry: Limestone	2%		LIFE	* *	5	\$1,500		
Masonry: Marble	5%		LIFE	* *	5	\$3,700		
Metal Panel	10%		2049	* *	5-10	\$33,800		
Windows								
Aluminum	90%		2045	* *	5	\$10,200		
Bronze/Brass	5% Now	. ,	2054	* *	5	\$1,800		
		lements, Extent : Seve	re, Area	Affected : 50%				
	Location : Bulkh							
	-	racked, Extent : Mod	erate, Are	ea Affected : 15%				
	Location : Bulkh			1 1000/				
	1 00	ent, Extent : Severe, A	rea Affe	cted : 100%				
	Location : Bulkh	neads						
Glass Block	5%		LIFE	* *	5	\$700		

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

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

Asset # : 133

Architecture		Current	Repair	Futu	re Replacement	N	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets									
Masonry: Brick	55%			LIFE	* *	5-10	\$18,300		
Masonry: Marble		Now	\$26,300	LIFE	* *	5	\$1,200		
	8	8	Extent : Moderate	, Area A	ffected : 20%				
		a : Coping							
			d, Extent : Moderat	e, Area	Affected : 50%				
		: Coping							
	-		ed, Extent : Modera	te, Area	Affected : 50%				
		: Coping			<i>cc</i> 1 250/				
	-	-	, Extent : Moderate	, Area A	ffected : 25%				
		a : Coping		2040			\$200		
Metal Panel	5%			2049	* *	5	\$900		
Metal Rail	5%	N	¢2,000	2042	* *	5-10	\$4,400		
Metal: Cage/Fence		Now	\$3,000	2034		5	\$2,400		
		/kusting, E t : Lower R	Extent : Moderate, A	area Ајје	ectea : 25%				
			Extent : Moderate,	Area Af	Facted . 25%				
		eu Finish, 1 : Lower R		Агеи Ај	<i>Jecieu</i> . 2570				
Roof	Locanon	. Lower R	00)						
Modified Bitumen	95%	Now	\$150,400	2034	* *				
			derate, Area Affecto		,)				
		a : Over Th							
	Miss/Dam	aged Flash	ings, Extent : Mod	erate, Ar	rea Affected : 20%				
	Location	a : Over Th	ird Floor						
Skylight, Metal/Glass	5%			2039	* *	10	\$4,800		
	Recent Re	pair Evider	ıt, Extent : Light, A	rea Affe	cted : 20%		4)		
	Location	a : Over Sta	uir						
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$8,600		
Ceramic Tile	5%			2038	* *	5	\$2,000		
			Extent : Light, Area	Affected	l : 25%				
	Location	a : 3rd Floc	pr						
Terrazzo		Now	\$28,000	LIFE	* *	5	\$4,600		
	-	-	Extent : Moderate	, Area A	ffected : 10%				
			nd East Stairs						
Vinyl Tile	75%			2034	* *	3	\$11,100		
			Extent : Light, Area	Affected	l : 25%				
	Location	a : 3rd Floc	or and the second se						

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.

Asset # :	133
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Architecture		Current I	Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	\$2,000	
Glass: Single Pane	5%			LIFE	* *	5	\$3,000	
Gypsum Board	30%			LIFE	* *	5-10	\$20,400	
Gypsum Board	20%			LIFE	* *	5-10	\$13,600	
		tallation, E : 3rd Floo	Extent : Light, Arec r	ı Affected	! : 100%			
Metal Panel	5%			LIFE	* *	10	\$900	
Plaster	20%	Now	\$3,300	LIFE	* *	5	\$2,400	
			xtent : Moderate, A Wall Locations Th					
SGFT/Glazed Masonry	15%			LIFE	* *	10	\$3,000	
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$1,300	2034	* *	5	\$3,900	
	Location Staining/L	: Through	Extent : Moderate					
		. Inrougn	oui		* *		* * * * *	
AcousTileSusp.Lay-In		tallation, E : 3rd Floo	Extent : Light, Arec r	2046 1 Affected		5	\$5,900	
Exposed Concrete	5%			LIFE	* *	5-10	\$2,500	
Gypsum Board	25%			LIFE	* *	5-10	\$33,800	
Plaster	35%	Now	\$3,700	LIFE	* *	5	\$8,600	
		etration, E : Basemer	xtent : Moderate, A	Area Affe	cted : 5%			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	* *			
Retaining Walls								
Cast in Place Concrete	100%			2049	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	75%			2042	* *			
Pavers/Stone	25%			2038	* *			

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

Under 600 Volts

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.

Asset # : 133

Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	* *	5	\$100	
			xtent : Light, Area	Affected	1:100%			
		ı : Electrica						
	Explana	tion : Main	Service Switch Ra	ted At 20	000 Amperes			
Switchgear / Switchboard					de ale	_		
Fused Disc Sw	25%			2049	* *	5		
Molded Case Bkrs	75%			2049	* *	5	\$600	
Raceway	100/			• • • • •	**			
Conduit	10%			2029	\$3,600	1		
Conduit	90%			2049	* *	1		
Panelboards								
Molded Case Bkrs	10%			2028	\$3,100	5	\$100	
Molded Case Bkrs	90%			2045	* *	5	\$700	
Wiring								
Braided Cloth	10%		\$5,300	2054	* *	1		
		Aged, Exte 1 : Basemen	nt : Moderate, Are t	a Affecte	ed : 100%			
Thermoplastic	90%			2049	* *	1		
Motor Controllers								
Locally Mounted	50%			2042	* *	5	\$100	
Motor Control Center	50%			2042	* *	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	80%			2034	* *	10	\$19,300	
			xtent : Light, Area	Affected	1:100%			
		-	out The Building					
		tion : T-8 L	amps					
Fluorescent	5%			2029	\$22,000	10	\$1,200	
	Other Obs	servation, E	xtent : Light, Area	Affected	: 100%			
	Location	ı : Basemen	t					
	Explana	tion : T-12	Lamps					
LED	15%			2037	* *			
	Recent In:	stallation, E	xtent : Light, Area	Affected	! : 100%			
			out The Building					
Egress Lighting								
Emergency, Battery	40%			2034	* *	10	\$2,500	
Exit, Service	60%			2034	* *	1		
Exterior Lighting								
HID	30%			2029	\$33,100	10		
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.

Asset # : 133

lectrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm								
Security System No Component Generic	Location	: Hallway	Extent : Light, Area s, Entry And Exit I	Doors		1	\$3,200	
Fire/Smoke Detection	Explanal	ion : Iniru	sion Alarm System,	Monons	Sensors			
Generic, Analog	Location	: Through	Extent : Light, Area cout The Building pe Lights, Smoke Do			1-3 I Pull Sto	\$17,600	
· · · ·	Елринии							
lechanical		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source Natural Gas	100%			2039	* *	1		
Conversion Equipment Steam Boiler	Location	ervation, H : Boiler R ion : Olde		2034 Affected	* *	1	\$11,700	
Steam Boiler	45%	ion : otae	Doner	2046	* *	1	\$11,700	
Steam Doner	Recent Rep	olace Evid : Boiler R	ent, Extent : Light, oom		ected : 100%	I	\$11,700	
Steam Boiler	Location	: Penthou	Extent : Light, Area se Mechanical Roo l Boiler For Tb Cli	m	* *	1	\$2,600	
Distribution Central Plant Steam Piping/Pmp	100%			2039	* *	4	\$1,300	
Terminal Devices								
Air Handler	40%			2029	\$141,200	1	\$6,500	
Convector/Radiator	60%			2034	* *	1	\$5,100	
ir Conditioning								
Energy Source								

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

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

Asset # : 133

		A3561#.							
Mechanical		Current Repair	Futur	e Replacement	Μ				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Air Conditioning									
Conversion Equipment									
Reciprocating Compr/Chiller	60%		2034	* *	1	\$7,300			
	-	igerant, Extent : Light, Area A a : Chillers On Roof	ffected :	100%					
Ext Pkg Unit -	30%		2034	* *	2	\$500			
Heating/Cooling	100/		2024	¢5 200	1				
Window/Wall Unit	10%		2024	\$5,200	1				
Distribution	(00/		2040	* *	4	¢1 200			
CW & CHW Wtr	60%		2049		4	\$1,200			
Pipe/Pump No Component	40%								
Terminal Devices	4070								
Air Handler/Cool/Ht	60%		2034	* *	1	\$9,800			
No Component	40%		2034		1	\$9,000			
Ventilation	+070								
Distribution									
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$23,200			
Exhaust Fans	10070		LII L		23	\$25,200			
Interior	40%		2029	\$35,700	2	\$300			
Roof	60%		2029	\$25,000	2	\$500			
Plumbing	0070		202)	\$20,000	-	4200			
H/C Water Piping									
Galvanized Steel	100%		2034	* *	1				
Water Heater									
Gas Fired	100%		2024	\$15,300	2	\$400			
		ervation, Extent : Light, Area				• • •			
		: Boiler Room	00						
	Explana	tion : 85 Gallon Tank							
Sanitary Piping									
Cast Iron	100%		LIFE	* *	1				
Storm Drain Piping									
Cast Iron	100%		LIFE	* *	1				
Sump Pump(s)									
Submersible	100%		2023	\$900	4	\$900			
Sewage Ejector(s)									
Electric	100%		2034	* *	4	\$1,100			
Backflow Preventer									
Generic	100%		2039	* *	1	\$1,600			
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%		LIFE	* *					
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%					
	Location	a : Basement To 3rd Floor							
	Explana	tion : One Unit							

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$42,600
Total		\$42,600
Importance Code B		\$42,600
Total		\$42,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$35,200	\$500	\$2,800	
Interior Architecture	\$3,200		\$2,000	\$600
Electrical	\$1,500	\$3,400	\$1,700	\$1,800
Mechanical	\$2,500	\$3,200	\$4,400	\$3,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,300	\$11,000	\$14,900	\$9,500
Importance Code A	\$36,100	\$1,400	\$3,700	\$900
Importance Code B	\$9,400	\$9,700	\$11,200	\$8,700
Importance Code C	\$900			
Total	\$46,300	\$11,000	\$14,900	\$9,500



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

Asset # : 14331

rahitaatura						
rchitecture	Current Repair		Future Replacement Maintenance			
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior						
Exterior Walls						
Exposed Strue: Steel	3% 4+ Corrosion/Rusting, Extent : I Location : Egress Stair - R		**	5	\$2,600	
Masonry: Brick	Efflorescence, Extent : Light Location : North Facade		* *	5	\$4,100	
	Jnt Mortar Miss/Erod, Exten Location : Throughout	t : Light, Area Affected :	15%			
Masonry: Limestone	32%	LIFE	* *	5	\$6,600	
Metal/Glass Curt Wall	42%	LIFE	* *	5	\$21,500	
Granite Panels	5%	LIFE	* *	5	\$1,000	
Window Wall	3%	2052	* *	5	\$3,100	
Windows						
Aluminum	40%	2042	* *	5	\$1,700	
	Recent Replace Evident, Exte Location : Basement	ent : Light, Area Affected	: 100%			
Special Gauge/Ballistic	60%	LIFE	* *	1		
	Other Observation, Extent : . Location : Street Facade		: 100%			
	Explanation : Bullet Proof	Glass				
Parapets	50/	2052	* *	~	¢000	
Metal Panel	5%	2052	* *	5	\$900	
Metal Rail	85% 2-4 Corrosion/Rusting, Extent : I Location : Throughout	\$10,400 2039 Moderate, Area Affected		5	\$27,100	
	Other Observation, Extent : Location : Throughout Explanation : Infill Panels			ant		
Metal: Cage/Fence	<u>10%</u>	2039	**	5-10	\$3,500	
Roof	10/0	2059		5-10	\$5,500	
Fiberglass Panel	3% Other Observation, Extent : . Location : Rear Yard	2035 Light, Area Affected : 100	* *	1		
	Explanation : Paneling Co	vering Egress Stair				
Modified Bitumen	94% 0-2 Blisters, Extent : Moderate, A Location : East Roof	\$4,400 2031 Area Affected : 15%	* *			
	Debris Present, Extent : Mod Location : At Roof Drains Patching Evident, Extent : M					
	Location : Throughout					
Single Ply Membrane	3%	2031	* *	10	\$500	

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.

Asset # : 14331

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,700	
Ceramic Tile	5%			2035	* *	5	\$1,200	
Granite Panels		Now	\$1,100	LIFE	* *	5	\$900	
		0	ents, Extent : Mod					
	Location	: Door Th	reshold To Rear Yo	ırd - Stai	ir A			
Vinyl Tile	65%			2031	* *	3	\$6,000	
Vinyl Tile	20%			2026	\$42,600	3	\$2,500	
Interior Walls								
Ceramic Tile	5%			2035	* *	5	\$1,800	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,400	
Glass: Single Pane	2%			LIFE	* *	5	\$500	
Gypsum Board	75%			LIFE	* *	5	\$16,000	
SGFT/Glazed Masonry	8%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	50%			2039	* *	5	\$15,300	
AcousTileSusp.Lay-In	45%			2039	* *	5	\$11,000	
Gypsum Board	<u> </u>		out West Section	LIFE	* *	5	\$1,500	
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	\$100	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Locatior	a : Electrica	el Room					
	Explana	tion : Main	Service Switch Ra	ted At 16	600 Amperes			
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5	\$100	
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
	10%			2048	* *	5		
Fused Disc Sw						_		
Fused Disc Sw Molded Case Bkrs	90%			2048	* *	5	\$400	
				2048	* *	5	\$400	
Molded Case Bkrs				2048 2052	* *	5	\$400	
Molded Case Bkrs Wiring	90%						\$400	
Molded Case Bkrs Wiring Thermoplastic	90%						\$400	

Ground

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

Asset # : 14331

Electrical	Current Repair	Future Rep	lacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
	Other Observation, Extent : Moderat	te, Area Affected :	100%			
	Location : Basement					
	Explanation : Water Main					
tand-by Power						
Transfer Switches	1000/	2042	* *	1	Φ <u>Γ</u> 400	
Automatic	100%	2043	* *	1	\$5,400	
Generators	1000/	2020	* *	1	¢ (700	
Natural Gas	100%	2039		1	\$6,700	
	Other Observation, Extent : Moderat	te, Area Affectea :	100%			
	Location : Outside The Building Explanation : Natural Gas Genset I	Dated At 25 Ken				
Batteries	Explanation : Natural Gas Gensel	Kulea Al 25 KW				
Lead/Acid	100%	2021	\$1,500	5	\$600	
ighting	10070	2021	\$1,500	5	\$000	
Interior Lighting						
Fluorescent	100%	2034	* *	10	\$16,000	
Thusiescent	Other Observation, Extent : Light, A		%	10	\$10,000	
	Location : Throughout The Buildin	00	, ,			
	Explanation : T-8 Lamps	8				
Egress Lighting						
Emergency, Battery	50%	2034	* *	10	\$2,100	
Exit, LED	50%	2061	* *	1	<i> </i>	
Exterior Lighting						
HID	20%	2031	* *	10		
No Component	80%					
Jarm						
Security System						
No Component	80%					
Generic	20%	2034	* *	1	\$1,300	
	Other Observation, Extent : Moderat	te, Area Affected :	100%			
	Location : Hallways					
	Explanation : Intrusion Alarm System	em Only. Motion S	Sensors In Th	he Hallwo	ays	
Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20%	2034	* *	1-3	\$2,100	
	Other Observation, Extent : Moderat		100%			
	Location : Throughout The Buildin	-				
	Explanation : Strobe Lights, Manua	al Pull Station And	d Smoke Det	ector		
Mechanical	Current Bonair	Future Rep	lacomont	M	aintenance	
	Current Repair					
System Component	% of Fail Date Estimated Co		nated Cost	-	Estimated Cost	Priorit
Туре	Total (Years)	FY		(Yrs)		

Heating

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

Asset # : 14331

Maabaniaal							
Mechanical	Current Repair	Future Rep			aintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ieating							
Energy Source							
Electricity	100%	2052	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2039	**	1	\$8,600		
	Other Observation, Extent : L Location : Basement	ight, Area Affected : 100%	0				
	Explanation : 2 Gas Fired E	Int Waton Poilons					
Distribution	Explanation : 2 Gas Firea F	toi water botters					
Hot Wtr Piping/Pump	100%	2042	* *	4	\$900		
Terminal Devices	10070	2042			\$700		
Air Handler	50%	2031	* *	1	\$5,400		
Convector/Radiator	40%	2039	* *	1	\$2,300		
Fan Coil Unit/Heat	10%	2031	* *	1	\$600		
Air Conditioning					• • • •		
Energy Source							
Electricity	100%	2048	* *	1			
Conversion Equipment							
Ext Pkg Unit -	67%	2031	* *	2	\$700		
Heating/Cooling							
	Other Observation, Extent : L	ight, Area Affected : 1009	%				
	Location : Roof						
	Explanation : 5 Units						
Split Unit	33%	2031	* *				
	R-22 Refrigerant, Extent : Lig Location : Roof						
	Other Observation, Extent : L	ight, Area Affected : 100%	%				
	Location : Roof						
	Explanation : 5 Units						
Terminal Devices							
Air Handler/Dir	33%	2034	* *	1			
Expansion	(70/						
No Component	67%						
Heat Rejection Air Cooled Condenser	33%	2031	* *	2	\$4,000		
Unit	Other Observation, Extent : L	ight Area Affected . 1000	Va				
	Location : Roof	адна, Атей Ајјестей : 100%	0				
	Explanation : 4 Units						
No Component	67%						
Ventilation	0//0						
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$9,700		
Exhaust Fans	20070	2012			\$7,700		
Roof	100%	2031	* *	2	\$500		
Plumbing					· · · · ·		
H/C Water Piping							

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.

Asset # : 14331

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
Water Heater								
Gas Fired	100%	2024	\$10,100	2	\$300			
	Other Observation, Extent : Light, A	Area Affected : 100%	%					
	Location : Basement							
	Explanation : 2 Units (175 Gallor	ıs Each)						
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Sump Pump(s)								
Non-Submersible	100%	2034	* *	4	\$400			
Backflow Preventer								
Generic	100%	2031	* *	1	\$1,100			
Fixtures								
Generic	100%							
ertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
5	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement To Second Floor							
	Explanation : 1 Unit - New Doors	On Existing Cab						
ire Suppression	L	0						
Sprinkler								
Generic	100%	2052	* *	1-2	\$4,900			
	Other Observation, Extent : Moder		100%		+ .,. 00			
	Location : Right Side Of Structure							
	Explanation : Siamese Connection		sible By Fir	e Depart	ment			

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

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name Address								
Borough	: MANHA	TTAN	Agency's Number	: N/A				
Program / Asset #	: HEA0002	2.000 / 1998	Yr Built/Renovated	: 1937 / 2010 : HEALTH AND MENTAL HYGIENE				
Area Sq Ft	: 47,468		Project Type					
Date of Survey	: 07-Jun-2	016	Landmark Status	: NONE				
Areas Surveyed	: Basemen	t, Roof, Floors 1,3,4						
Block	: 1640	Lot : 147	BIN	: 1052229				
CAPITAL			FY 2020 - 2023		FY 2024 - 2029			
Exterior Architec	ture		\$63,200	\$41,				
Interior Architecture			\$35,500	\$35,500 \$2				
Electrical					\$295,700			
Mechanical			\$89,800	\$4				
Total			\$188,500		\$1,114,800			
Importance Code	А		\$63,200		\$41,000			
Importance Code	В		\$125,300		\$1,073,800			
Total			\$188,500		\$1,114,800			
EXPENSE		FY 2020	FY 2021	FY 2022	FY 2023			
Exterior Architec	ture			\$23,400	\$1,900			
Interior Architect	ture	\$103,000	\$1,500	\$400	\$2,000			
Electrical		\$79,900	\$3,600	\$3,900	\$4,100			
Mechanical		\$17,000	\$3,800	\$21,300	\$4,600			
Elevators/Escalat	ors	\$3,900	\$3,900	\$3,900	\$3,900			
Total		\$203,800	\$12,800	\$53,000	\$16,500			

Total	\$203,800	\$12,800	\$53,000	\$16,500
Importance Code A	\$2,600	\$2,600	\$26,100	\$4,500
Importance Code B	\$154,500	\$10,200	\$26,800	\$12,000
Importance Code C	\$46,600			
Total	\$203,800	\$12,800	\$53,000	\$16,500



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

Asset # : 1998

Architecture	Current Repair			Futur	Future Replacement			aintenance	
System Component Type		uil Date Es Years)	timated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priority
xterior									
Exterior Walls									
Masonry: Brick	75% N		\$63,200	LIFE		* *	5	\$41,000	
	00		oderate, Area	Affected	: 5%				
	Location : E								
			t : Light, Area	Affected	: 10%				
	Location : T	Chroughout							
Masonry: Granite	5%			LIFE		* *	5	\$2,100	
Masonry: Limestone	5%			LIFE		* *	5	\$2,100	
Stucco Cement	15%			2032		* *	5	\$20,500	
Windows									
Aluminum	100%			2043		* *	5	\$3,800	
Parapets									
Masonry: Brick	90%			LIFE		* *	5	\$1,300	
Masonry: Limestone	5%			LIFE		* *	5	\$100	
Metal Rail	5%			2032		* *	5-10	\$1,300	
Roof									
Modified Bitumen	95%			2032		* *	10	\$12,400	
Skylight, Metal/Glass	5%			2047		* *	10	\$2,200	
nterior									
Floors	100/ 3	т	# 4 2 00	LIDE		* *	-	#0.000	
Cast in Place Concrete	10% N		\$4,200	LIFE		~ ~	5	\$8,600	
	0	0	tent : Light, Ard	ea Affecto	ed : 10%				
	Location : 7	-		A.CC . 1	100/				
			t : Light, Area	Affected	: 10%				
	Location : T	-							
Ceramic Tile	10% N		\$23,400	2030		* *	5	\$2,000	
	Cracking/Cru Location : T	-	tent : Moderate	, Area Aj	ffected : 30%				
Terrazzo	10%	0-2	\$9,400	LIFE		* *	5	\$3,100	
	Cracking/Cru	umbling, Ext	ent : Moderate	, Area Aj	ffected : 5%				
	Location : S	Stairwell An	d Lobby	-					
Vinyl Tile	30%			2027	\$102,9	000	3	\$4,400	
Vinyl Tile 9" X 9"	40% N	Now	\$35,500	2027	\$177,7		3	\$5,900	
			ent : Moderate			50	e	\$2,500	
	Location : T				· · · · · ·				

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.

Asset # : 1998

rchitecture		Current F	Repair	Futur	e Replacement	M	laintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Interior Walls								
Ceramic Tile	Cracking/	Now Crumbling, : Through	\$26,300 Extent : Moderate out	2030 , Area Aj	* * ffected : 50%	5	\$1,200	
Glass: Single Pane	3%	1 111 0 1131		LIFE	* *	5	\$500	
Marble Panels	2%			LIFE	* *	5	\$500	
Plaster	70%	Now	\$13,400	LIFE	* *	5	\$4,900	
i lustoi	Cracking/ Location	Crumbling, : Through	Extent : Light, Are out	ea Affect		5	ψ1,500	
		etration, E : Through	xtent : Light, Area out	Affected	: 10%			
SGFT/Glazed Masonry	Cracking/	Now Crumbling, : Through	\$6,900 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%			
Ceilings								
AcousTileSusp.Lay-In	2%			2032	* *	5	\$800	
Exposed Concrete	15%			LIFE	* *	5	\$900	
Gypsum Board	10%			LIFE	* *	5	\$4,900	
Plaster		Now Communities of	\$19,300	LIFE	**	5	\$18,000	
	-	: Stairwell	Extent : Moderate Y	, Area Aj	ffected : 5%			
lectrical	-	-	! Y		tfected : 5%	Μ	laintenance	
lectrical /stem Component Type	-	: Stairwell	! Y	Futur	-		laintenance Estimated Cost	Priorit
rstem Component	Location	Current F Fail Date	l Y Repair	Futur Year	e Replacement	Cycle		Priorit
zstem Component Type	Location % of Total 100% Other Obs Location	: Stairweld Current F Fail Date (Years)	Y Repair Estimated Cost Extent : Moderate, 4 Extent : Moderate, 4	Futur Year FY 2027 Area Affe	e Replacement Estimated Cost \$8,500 ected : 100%	Cycle (Yrs) 5		Priorit
vstem Component Type Ider 600 Volts Service Equipment Fused Disc Sw	Location % of Total 100% Other Obs Location	: Stairweld Current F Fail Date (Years)	Y Repair Estimated Cost	Futur Year FY 2027 Area Affe	e Replacement Estimated Cost \$8,500 ected : 100%	Cycle (Yrs) 5	Estimated Cost	Priorit
vstem Component Type Ider 600 Volts Service Equipment	Location % of Total 100% Other Obs Location	: Stairweld Current F Fail Date (Years)	Y Repair Estimated Cost Extent : Moderate, 4 Extent : Moderate, 4	Futur Year FY 2027 Area Affe	e Replacement Estimated Cost \$8,500 ected : 100% Rated At 800 Amp	Cycle (Yrs) 5 eres.	Estimated Cost \$200	Priorit
rstem Component Type Ider 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Molded Case Bkrs	Location % of Total 100% Other Obs Location Explanat	: Stairweld Current F Fail Date (Years)	Y Repair Estimated Cost Extent : Moderate, 4 Extent : Moderate, 4	Futur Year FY 2027 Area Affe	e Replacement Estimated Cost \$8,500 ected : 100%	Cycle (Yrs) 5	Estimated Cost	Priorit
rstem Component Type der 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard	Location % of Total 100% Other Obs Location Explanat	: Stairweld Current F Fail Date (Years)	Y Repair Estimated Cost Extent : Moderate, 4 Extent : Moderate, 4	Futur Year FY 2027 Area Affe	e Replacement Estimated Cost \$8,500 ected : 100% Rated At 800 Amp	Cycle (Yrs) 5 eres.	Estimated Cost \$200	Priorit
vstem Component Type Ider 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Molded Case Bkrs Raceway	Location % of Total 100% Other Obs Location Explanat 100%	: Stairweld Current F Fail Date (Years)	Y Repair Estimated Cost Extent : Moderate, 4 Extent : Moderate, 4	Futur Year FY 2027 Area Affe t Switch 2027	e Replacement Estimated Cost \$8,500 ected : 100% <u>Rated At 800 Amp</u> \$99,700	Cycle (Yrs) 5 eres. 5	Estimated Cost \$200	Priorit
Astem Component Type Inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Molded Case Bkrs Raceway Conduit	Location % of Total 100% Other Obs Location Explanat 100% 80%	: Stairweld Current F Fail Date (Years)	Y Repair Estimated Cost Extent : Moderate, 4 Extent : Moderate, 4	Futur Year FY 2027 Area Affe 2027 2027	e Replacement Estimated Cost \$8,500 ected : 100% <u>Rated At 800 Amp</u> \$99,700 \$41,900	Cycle (Yrs) 5 <i>eres.</i> 5	Estimated Cost \$200	Priorit
rstem Component Type Ider 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit	Location % of Total 100% Other Obs Location Explanat 100% 80% 15%	: Stairweld Current F Fail Date (Years)	Y Repair Estimated Cost Extent : Moderate, 4 Extent : Moderate, 4	Futur Year FY 2027 Area Affe 2027 2027 2027 2037	e Replacement Estimated Cost \$8,500 ected : 100% Rated At 800 Amp \$99,700 \$41,900 * *	Cycle (Yrs) 5 eres. 5 1 1	Estimated Cost \$200	Priorit
rstem Component Type der 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Conduit	Location % of Total 100% Other Obs Location Explanat 100% 80% 15%	: Stairweld Current F Fail Date (Years)	Y Repair Estimated Cost Extent : Moderate, 4 Extent : Moderate, 4	Futur Year FY 2027 Area Affe 2027 2027 2027 2037	e Replacement Estimated Cost \$8,500 ected : 100% Rated At 800 Amp \$99,700 \$41,900 * *	Cycle (Yrs) 5 eres. 5 1 1	Estimated Cost \$200	Priorit
rstem Component Type der 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Conduit Panelboards	Location % of Total 100% Other Obs Location Explanat 100% 80% 15% 5%	: Stairweld Current F Fail Date (Years)	Y Repair Estimated Cost Extent : Moderate, 4 Extent : Moderate, 4	Futur Year FY 2027 Area Affe t Switch 2027 2027 2027 2037 2053	e Replacement Estimated Cost \$8,500 ected : 100% Rated At 800 Amp \$99,700 \$41,900 ** **	Cycle (Yrs) 5 eres. 5 1 1 1 1	Estimated Cost \$200 \$1,300	Priorit
Astem Component Type Inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Conduit Panelboards Fused Disc Sw	Location % of Total 100% Other Obs Location Explanat 100% 80% 15% 5% 10% 30% On Extend	2-4 <i>Current F</i> Fail Date (Years) <i>ervation, E</i> <i>: Basement</i> <i>tion : Main</i>	Y Repair Estimated Cost Extent : Moderate, A t / Boiler Room Service Disconnec	Futur Year FY 2027 Area Affe 2027 2027 2027 2037 2053 2026 2052	e Replacement Estimated Cost \$8,500 ected : 100% <u>Rated At 800 Amp</u> \$99,700 \$41,900 ** ** **	Cycle (Yrs) 5 eres. 5 1 1 1 5	Estimated Cost \$200 \$1,300 \$100	Priorit
Astem Component Type Inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Conduit Panelboards Fused Disc Sw	Location % of Total 100% Other Obs Location Explanat 100% 80% 15% 5% 10% 30% On Extend	2-4 <i>Current F</i> Fail Date (Years) <i>ervation, E</i> <i>: Basement</i> <i>tion : Main</i>	Repair Estimated Cost Estimated Cost Extent : Moderate, A t / Boiler Room Service Disconnec Service Disconnec \$13,700 tent : Severe, Area	Futur Year FY 2027 Area Affe 2027 2027 2027 2037 2053 2026 2052	e Replacement Estimated Cost \$8,500 ected : 100% <u>Rated At 800 Amp</u> \$99,700 \$41,900 ** ** **	Cycle (Yrs) 5 eres. 5 1 1 1 5	Estimated Cost \$200 \$1,300 \$100	Priorit

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

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

Asset # : 1998

Electrical		Current I	Repair	Futur	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Wiring								
Braided Cloth	30%		\$23,600	2052	* *	1		
		-	ent : Severe, Area A	ffected :	- 100%			
		0	out The Building					
Thermoplastic	10%			2037	* *	1		
Thermoplastic	55%			2027	\$43,300	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers					.	_	**	
Locally Mounted	70%			2025	\$66,800	5	\$200	
Locally Mounted	30%		\$28,600	2047	**	5		
		-	tent : Severe, Area	Affected	1 : 100%			
	Location	i : Mechani	cai koom					
Ground								
Grounding Devices Generic	100%	2-4	\$9,700	LIFE	* *	5	\$700	
Generic			\$9,700 Extent : Severe, Are		$d \cdot 100\%$	5	\$700	
		i : Basemer		<i>a nyjeen</i> e	. 100/0			
		tion : Corre						
Lighting	Luptanta							
Interior Lighting								
Fluorescent	98%			2035	* *	10	\$23,700	
	T-8 Lamp	s And Fixtu	res, Extent : Light,	Area Af	fected : 100%			
	Location	ı : Through	out The Building					
LED	2%			2035	* *			
Egress Lighting								
Emergency, Battery	40%			2027	\$14,500	10	\$2,500	
Emergency, Battery	10%			2035	* *	10	\$600	
Exit, Service	30%			2027	\$2,700	1		
Exit, Service	20%			2035	* *	1		
Exterior Lighting								
HID	20%			2035	* *	10		
No Component	80%							
Alarm								
Security System	= /							
No Component	70%			2027	¢ 4 4 000	1	ф <u>г</u> оос	
Generic	30%			2027	\$44,000	1	\$5,300	
			Extent : Moderate, A					
		-	Dutside, Entry And			Sustan		
Fire/Smoke Detection	Explana		V Surveillance Can	ieras An	a mirusion Alarm	system		
Generic, Digital	100%			2032	* *	1-3	\$30,100	
Generic, Digitai		ervation 4	Extent : Light, Area			1-5	\$50,100	
			out The Building	i i jjeci du	. 100/0			
					ull Stations, Alarm		10 1 0	

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.

Asset # : 1998

Mechanical	Current R	epair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating							
Energy Source Natural Gas	100%		2037	* *	1		
Conversion Equipment Steam Boiler	100% Other Observation, Ex Location : Basement Explanation : 2 Nati	t			1	\$26,200	
Distribution	Explanation : 2 Plan	indi Gus I indu sid	um bone	15			
Central Plant Steam Piping/Pmp	75%		2027	\$320,400	4	\$1,000	
	On Extended Life, Ext Location : Beyond T		rea Affec	ted : 90%			
Central Plant Steam Piping/Pmp	25%		2057	* *	4	\$500	
	Recent Installation, E. Location : Basement	-	Affected	: 25%			
Terminal Devices							
Convector/Radiator	100% On Extended Life, Ext Location : Througho		2025 rea Affect	\$135,100 ted : 100%	1	\$8,500	
ir Conditioning							
Energy Source Electricity	100%		2035	* *	1		
Conversion Equipment Window/Wall Unit	80%		2025	\$42,100	1		
No Component	20%						
entilation Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$14,700	
Exhaust Fans Interior	100%		2022	\$89,800	2	\$800	
	On Extended Life, Ext Location : 4th Floor						
lumbing							
H/C Water Piping Brass/Copper	100%		2037	* *	1		
Water Heater	100/0		2037	•••	1		
Gas Fired	100%		2022	\$15,400	2	\$400	
Sanitary Piping	1000/				-		
Cast Iron	100% On Extended Life, Ext Location : Througho		LIFE rea Affect	* * ted : 100%	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.

Asset # : 1998

Mechanical	Current Re	Current Repair		Replacement	Μ		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Plumbing							
Storm Drain Piping							
Cast Iron	75%		LIFE	* *	1		
	On Extended Life, Exte Location : Throughou		rea Affect	ed : 100%			
Cast Iron	25% Now	\$13,100	LIFE	* *	1		
	Blockage /Clogged, Ex Location : Throughou Corrosion				Heavy In	ternal Pipe	
Sump Pump(s)							
Non-Submersible	100%		2027	\$6,900	4	\$1,000	
Backflow Preventer							
Generic	100%		2032	* *	1	\$1,600	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location : Basement	To 3rd Floor					
	Explanation : 1 Unit						

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name Address	 FORT GREENE DISTRICT HEALTH 295 FLATBUSH AVENUE EXT. @WII 		
Borough Program / Asset #	: BROOKLYN : HEA0009.000 / 1981	Agency's Number Yr Built/Renovated	: N/A : 1940 / 2007
Area Sq Ft	: 41,800	Project Type	: HEALTH AND MENTAL HYGIENE
Date of Survey Areas Surveyed	 : 22-Aug-2017 : Basement, Sub Basement, Roof, Floors 1 	Landmark Status 1,3,5	: NONE
Block	: 2079 Lot : 21	BIN	: 3058406

CAPITAL		FY 2020 - 2023		FY 2024 - 2029
Exterior Architecture		\$114,200		\$66,600
Interior Architecture		\$160,100		
Electrical				\$821,600
Mechanical				\$212,000
Total		\$274,400		\$1,100,300
Importance Code A		\$114,200		\$66,600
Importance Code B		\$121,400		\$1,033,600
Importance Code C		\$38,800		
Total		\$274,400		\$1,100,300
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023

	\$8,800	
	\$15,700	\$12,200
\$1,200	\$1,500	\$1,600
\$8,000	\$12,400	\$8,300
\$14,800	\$14,800	\$14,800
\$24,000	\$53,200	\$36,900
\$3,300	\$12,100	\$3,300
\$20,700	\$41,100	\$29,200
		\$4,400
\$24,000	\$53,200	\$36,900
	\$8,000 \$14,800 \$24,000 \$3,300 \$20,700	\$15,700 \$1,200 \$1,500 \$8,000 \$12,400 \$14,800 \$14,800 \$24,000 \$53,200 \$3,300 \$12,100 \$20,700 \$41,100



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

Asset # : 1981

rchitecture	Current Repair			Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$128,500	
Masonry: Brick	3%	Now	\$7,400	LIFE	* *	5	\$2,400	
			xtent : Moderate, A					
	Location	: Over Re	gional Director Off	fice On F	Fifth Floor			
Masonry: Limestone	5%			LIFE	* *	5	\$6,000	
Metal Panel	8%			2049	* *	5-10	\$44,200	
Granite Panels	4%	Now	\$34,800	LIFE	* *	5	\$2,400	
	-	iscoloring : Entry Ra	Extent : Moderate mp	, Area Aj	ffected : 5%			
Windows							.	
Aluminum	90%			2045	* *	5	\$16,900	
Metal Louvers	5%			2032	* *	10	\$5,900	
Steel	5%	Now	\$50,000	2054	* *	5	\$5,900	
		Rusting, E : Penthou	xtent : Moderate, A se	Area Affe	cted : 25%			
	-	oken/Crac : Penthou	ked, Extent : Mode se	erate, Are	ea Affected : 15%			
			Extent : Moderate	Area A	ffected · 50%			
	-	: Penthou		, лгеи ң	<i>Jjecieu</i> . <i>5070</i>			
Parapets								
Masonry: Brick	80%			LIFE	* *	5-10	\$29,500	
Masonry: Limestone	5%			LIFE	* *	5-10	\$3,300	
Metal Panel	10%			2049	* *	5	\$2,100	
Metal Rail	5%			2042	* *	5-10	\$4,900	
Roof Modified Bitumen	100%			2034	* *	10	\$24,100	
Soffits	10070			2034		10	φ2 - ,100	
Cast in Place Concrete	40%			LIFE	* *	5		
Cement-Fiber Panel	40%			2034	* *	10		
terior	0070			2034		10		
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$22,800	
	13%			2038	* *	5	\$6,800	
Ceramic Tile	15/0			LIFE	* *	5	\$8,200	
Ceramic Tile	10%						DO(X)	
Terrazzo	10% 67%	2-4	\$121.400		* *			
	67%	2-4 Trumbling	\$121,400 Extent : Moderate	2034		3	\$13,100	

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

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

	0		Easter	Devile			
	Current R	epair		-			
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
			2038	* *		\$8,800	
			LIFE	* *	5		
40%			LIFE	* *	5-10	\$59,900	
3%			LIFE	* *	10	\$1,100	
20%	Now	\$2,900	LIFE	* *	5	\$5,300	
-	-		r, Area Aj	ffected : 3%			
			rea Affeo	cted : 3%			
Water Pen	etration, Ex	tent : Moderate, A	Area Affe	cted : 6%			
15%	0-2	\$10,500	LIFE	* *			
0			rea Affect	ted : 5%			
2%			LIFE	* *	5	\$14,100	
60%			2042	* *	5	\$31,300	
-	-		e, Area Aj	ffected : 2%			
10%			LIFE	* *	5-10	\$6,500	
5%			LIFE	* *	10	\$5,200	
10%			LIFE	* *	5-10	\$17,900	
5%			LIFE	* *	5		
10%			LIFE	* *	5-10	\$9,000	
						-	
100%			2064	* *			
100%			2049	* *			
100%			2042	* *			
50%			2042	* *			
50%			LIFE	* *			
						_	Ĩ
	Current R	epair	Futur	e Replacement	Μ	aintenance	
% of		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Total	(Years)		FY		(Yrs)		
							<u> </u>
1000/			2020	* *	5	\$200	
	ervation F	rtont · Light Area			5	\$200	
		-	луестеа	. 100/0			
				and Course - 1.			
слрини	10n. One 2	ooo Ampere Main	Disconn	eci swiich			
	Total 10% 10% 10% 10% 20% Cracking/0 Location Recent Rep Location Water Pen Location 20% 60% Staining/D Location 10% 5% 10% 5% 10% 5% 10% 5% 10% 5% 10% 5% 100% 50% 100% 50% 100% 50% 100% 50% 100% 50% 100% 50% 100% 50% 100% 50% 100% 50% 100% 60% of Total	% of TotalFail Date (Years)10% 10% 10% 3% 20%Now20%NowCracking/Crumbling, Location : Room 124 Recent Repair Evident Location : Fifth Flow 15%0-2Diagonal Cracks, Extr Location : Basement 2%Diagonal Cracks, Extr 	Total (Years) 10% 10% 10% 40% 3% 20% Now \$2,900 Cracking/Crumbling, Extent : Moderate Location : Room 124 Recent Repair Evident, Extent : Light, A Location : Fifth Floor Water Penetration, Extent : Moderate, A Location : Fifth Floor, Room 124 15% 0-2 \$10000 Diagonal Cracks, Extent : Moderate, A Location : Basement 22% 60% Staining/Discoloring, Extent : Moderate Location : First Floor 10% 5% 10% 5% 10% 5% 10% 5% 10% 5% 10% 5% 100% 100% 50% 100% 50% 100% 50% 100% 00% 50% 100% 00% <t< td=""><td>% of TotalFail Date (Years)Stimated Cost FY10% 10%2038 LIFE 20%10% 40%LIFE 20%20%Now \$2,90010% 20%LIFE 20%Cracking/Crumbling, Extent : Moderate, Area Affect Location : Fifth FloorWater Penetration, Extent : Moderate, Area Affect Location : Fifth Floor, Room 12415% 15%0-2 \$10,500LIFE Diagonal Cracks, Extent : Moderate, Area Affect Location : Basement2%LIFE \$10,50010% 10%LIFE LIFE10% 10%LIFE LIFE10% 10%LIFE LIFE10% 10%LIFE LIFE10% 100%LIFE 2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2039100% 100%2039100% 100%2039</td><td>% of TotalFail Date (Years)Stimated Cost FYYear FYEstimated Cost FY$10\%$$2038$**$10\%$$LIFE$**$40\%$$LIFE$**$40\%$$LIFE$**$20\%$Now\$2,900$LIFE$$20\%$Now\$2,900$LIFE$$20\%$Now\$2,900$LIFE$$20\%$Now\$2,900$LIFE$$20\%$Now\$2,900$LIFE$$20\%$Now\$2,900$LIFE$$20\%$Now\$2,900$LIFE$$20\%$Now\$2,900$LIFE$$20\%$$2042$**$20\%$$2042$**$20\%$$LIFE$**$20\%$$LIFE$**$10\%$$LIFE$**$10\%$$LIFE$**$10\%$$LIFE$**$100\%$$2064$**$100\%$$2042$**$100\%$$2042$**$100\%$$2042$**$100\%$$2042$**$100\%$$2042$**$100\%$$2042$**$100\%$$2042$**$100\%$$2042$**$100\%$$2042$**$100\%$$2042$**$100\%$$2042$**$100\%$$2042$**$100\%$$2042$**$20\%$$11FE$**$20\%$$11FE$**$20\%$$2042$**</td><td>% of Total Fail Date (Years) Estimated Cost FY Year Estimated Cost FY Cycle (Yrs) 10% 2038 ** 5 10% LIFE ** 5 40% LIFE ** 51 3% LIFE ** 51 3% LIFE ** 5 00% Now \$2,900 LIFE ** 5 Cracking/Crumbling, Extent: Moderate, Area Affected : 3% Location : Foom 124 Fooderate, Area Affected : 5% Location : Fifth Floor ** Value Now \$2,900 LIFE ** 5 15% 0-2 \$10,500 LIFE ** 5 Location : Fifth Floor, Room 124 IS% \$ 5 Staining/Discoloring, Extent : Moderate, Area Affected : 2% \$ 5 Location : First Floor IIFE ** \$ 10% LIFE ** \$ 10% LIFE ** \$ 100% 2064 ** \$</td><td>$\frac{1}{\text{rotal}}$$\frac{1}{(Y \text{ cars })}$$\frac{1}{\text{Year }}$$\frac{1}{\text{Stimated Cost}}$$\frac{1}{\text{Fy}}$$\frac{1}{\text{Cycle}}$$\frac{1}{\text{Stimated Cost}}$$10\%$$10\%$$11\text{FE}$**5\$\$8,800$10\%$$11\text{FE}$**5\$\$7,100$40\%$$11\text{FE}$**5\$\$7,100$40\%$$11\text{FE}$**5\$\$7,100$20\%$$11\text{FE}$**5\$\$5,300$20\%$$11\text{FE}$**5\$\$5,300$Cracking/Crumbing, Extent : Moderate, Area Affected : 3\%$$100\%$$124$$100\%$$124$$15\%$$100$$124$$100\%$$0.2$\$10,500$11\text{FE}$**$100\%$$0.2$\$10,500$11\text{FE}$**$2\%$$11\text{FE}$**$5$\$\$14,100$60\%$$2042$**$5$\$\$31,300$10\%$$11\text{FE}$**$5-10$\$\$6,500$10\%$$11\text{FE}$**$5-10$\$\$6,500$10\%$$11\text{FE}$**$5-10$\$\$0,000$10\%$$11\text{FE}$**$5-10$\$\$0,000$10\%$$11\text{FE}$**$5-10$\$\$0,000$10\%$$11\text{FE}$**$5-10$\$\$0,000$10\%$$11\text{FE}$**$5-10$\$\$0,000$10\%$$11\text{FE}$**$5-10$\$\$0,000$10\%$$2042$**$5-10$\$\$0,000$100\%$$2042$**\$\$00\%\$\$0,000$100\%$</td></t<>	% of TotalFail Date (Years)Stimated Cost FY10% 10%2038 LIFE 20%10% 40%LIFE 20%20%Now \$2,90010% 20%LIFE 20%Cracking/Crumbling, Extent : Moderate, Area Affect Location : Fifth FloorWater Penetration, Extent : Moderate, Area Affect Location : Fifth Floor, Room 12415% 15%0-2 \$10,500LIFE Diagonal Cracks, Extent : Moderate, Area Affect Location : Basement2%LIFE \$10,50010% 10%LIFE LIFE10% 10%LIFE LIFE10% 10%LIFE LIFE10% 10%LIFE LIFE10% 100%LIFE 2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2042100% 100%2039100% 100%2039100% 100%2039	% of TotalFail Date (Years)Stimated Cost FYYear FYEstimated Cost FY 10% 2038 ** 10% $LIFE$ ** 40% $LIFE$ ** 40% $LIFE$ ** 20% Now\$2,900 $LIFE$ 20% 2042 ** 20% 2042 ** 20% $LIFE$ ** 20% $LIFE$ ** 10% $LIFE$ ** 10% $LIFE$ ** 10% $LIFE$ ** 100% 2064 ** 100% 2042 ** 100% 2042 ** 100% 2042 ** 100% 2042 ** 100% 2042 ** 100% 2042 ** 100% 2042 ** 100% 2042 ** 100% 2042 ** 100% 2042 ** 100% 2042 ** 100% 2042 ** 100% 2042 ** 20% $11FE$ ** 20% $11FE$ ** 20% 2042 **	% of Total Fail Date (Years) Estimated Cost FY Year Estimated Cost FY Cycle (Yrs) 10% 2038 ** 5 10% LIFE ** 5 40% LIFE ** 51 3% LIFE ** 51 3% LIFE ** 5 00% Now \$2,900 LIFE ** 5 Cracking/Crumbling, Extent: Moderate, Area Affected : 3% Location : Foom 124 Fooderate, Area Affected : 5% Location : Fifth Floor ** Value Now \$2,900 LIFE ** 5 15% 0-2 \$10,500 LIFE ** 5 Location : Fifth Floor, Room 124 IS% \$ 5 Staining/Discoloring, Extent : Moderate, Area Affected : 2% \$ 5 Location : First Floor IIFE ** \$ 10% LIFE ** \$ 10% LIFE ** \$ 100% 2064 ** \$	$\frac{1}{\text{rotal}}$ $\frac{1}{(Y \text{ cars })}$ $\frac{1}{\text{Year }}$ $\frac{1}{\text{Stimated Cost}}$ $\frac{1}{\text{Fy}}$ $\frac{1}{\text{Cycle}}$ $\frac{1}{\text{Stimated Cost}}$ 10% 10% 11FE **5\$\$8,800 10% 11FE **5\$\$7,100 40% 11FE **5\$\$7,100 40% 11FE **5\$\$7,100 20% 11FE **5\$\$5,300 20% 11FE **5\$\$5,300 $Cracking/Crumbing, Extent : Moderate, Area Affected : 3\%$ 100% 124 100% 124 15% 100 124 100% 0.2 \$10,500 11FE ** 100% 0.2 \$10,500 11FE ** 2% 11FE ** 5 \$\$14,100 60% 2042 ** 5 \$\$31,300 10% 11FE ** $5-10$ \$\$6,500 10% 11FE ** $5-10$ \$\$6,500 10% 11FE ** $5-10$ \$\$0,000 10% 2042 ** $5-10$ \$\$0,000 100% 2042 **\$\$00\%\$\$0,000 100%

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Electrical		Current Repair Future Replacement					Maintenance		
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority	
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	rnorny	
Туре		(2000)				(*)			
Under 600 Volts									
Switchgear / Switchboard									
Fused Disc Sw	100%			2049	* *	5	\$200		
Raceway									
Conduit	90%			2029	\$47,200 * *	1			
Conduit	10%			2049	* *	1			
Panelboards	400/			2027	* *	-	¢ 400		
Molded Case Bkrs	40%			2037		5	\$400		
Molded Case Bkrs	40%			2028	\$18,300 * *	5	\$400 \$200		
Molded Case Bkrs	20%			2037	* *	5	\$200		
Wiring	200/	2.4	¢15 700	2054	* *	1			
Braided Cloth	20%	2-4	\$15,700	2054		1			
		Agea, Exte : Basemen	nt : Moderate, Are ↓	а Ајјесте	2a : 100%				
		. Dusemen	l	2020	* *				
Thermoplastic	60%			2039	* *	1			
Thermoplastic	20%			2049	* *	1			
Motor Controllers	0.50/			2024	* *	~	¢200		
Locally Mounted	85%			2034		5	\$200		
Locally Mounted	15%			2027	\$14,300	5			
Ground Grounding Devices									
Generic	100%			LIFE	* *	5	\$1,200		
Generic		ervation F	xtent : Light, Area		• 100%	5	\$1,200		
		: Water M	-	njjecieu	. 10070				
			ected With Main W	later Pin	ρ				
Lighting	Explana			aler I lp					
Interior Lighting									
Fluorescent	20%			2034	* *	10	\$6,400		
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%				
	Location	: Through	out The Building						
	Explana	tion : T-8 L	amps						
Fluorescent	40%			2024	\$234,000	10	\$12,800		
		ervation, E	xtent : Light, Area				÷,•••		
			out The Building	55					
	Explana	tion : T-8 L	amps						
Fluorescent	30%		•	2029	\$175,500	10	\$9,600		
1 Iuoreseent		ervation. E	xtent : Light, Area			10	\$9,000		
			out The Building	55					
		tion : T-8 L							
LED	10%		I.	2037	* *				
		place Evide	nt, Extent : Light,		ected : 100%				
		: Corridor							
Egress Lighting									
Emergency, Service	20%			2034	* *	1			
Emergency, Battery	30%			2029	\$14,400	10	\$2,500		
Exit, LED	40%			2027	**	10	φ2,500		
	10/0					-			

Asset # : 1981

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.

Asset # : 1981

			///////////////////////////////////////					
Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	100%			2024	\$161,100	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$38,700	1	\$4,700	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2029	\$132,500	1-3	\$8,000	
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
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		
Conversion Equipment								
Hot Water Boiler	10%			2034	* *	1	\$1,700	
	Other Obs	ervation, E	Extent : Light, Area	Affected	1 : 100%			
	Location	: Sub-base	ement Boiler Room	Pentho	use			
	Explanat	tion : 3 Uni	its (Summer Boiler))				
Steam Boiler	90%			2042	* *	1	\$31,100	
	Other Obs	ervation, E	Extent : Light, Area	Affected	1 : 75%			
	Location	: Sub-base	ement Boiler Room					
	Explana	tion : 2 Uni	its					
Distribution								
Hot Wtr Piping/Pump	10%			2045	* *	4	\$300	
Central Plant Steam	90%			2039	* *	4	\$1,500	
Piping/Pmp								
Terminal Devices								
Air Handler	25%			2029	\$117,200	1	\$5,400	
Convector/Radiator	75%			2034	* *	1	\$8,500	
Air Conditioning								
Energy Source								

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.

Asset # : 1981

				455et # . T	301				
Component Type Total (Year) Intervention FY Intervention (Yrs) Intervention Air Conditioning Conversion Equipment Centrifugal, Elee Chiller 40% 2032 ** 1 \$15,100 Re22 Refrigerant, Extent : Light, Area Affected : 100% Location : One Chiller On Roof 2030 ** 2 \$400 Heating/Cooling Split Unit 20% 2034 ** 2 \$400 No Component 15% 2034 ** 2 \$400 Other Observation, Extent : Light, Area Affected : 0% 2024 \$13,900 1 No Distribution CW& CHW Wr 40% 2049 ** 4 \$1,000 Pipe/Pump No Component 60% 1 \$8,600 No 1 Terminal Devices Arir Handler/Cool/Ht 40% 2034 ** 1 \$8,600 No Component 60% 2034 ** 2 \$9,700 No Component 60% 2029 \$94,900 2 \$9000 No Compone	Mechanical		Current Re	pair	Futur	e Replacement	М	laintenance	
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	Component			stimated Cost		Estimated Cost	•	Estimated Cost	Priorit
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	Air Conditioning	•							
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	Conversion Equipment								
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	Centrifugal, Elec Chill	er 40%			2032	* *	1	\$15,100	
Heating/Cooling Split Unit 5% 2034 ** Split Unit 20% 2024 \$13,900 1 No Component 15% 2024 \$13,900 1 No Component 15% 2024 \$13,900 1 Distribution Explanation : 3rd And Half Of The 4th Floor Air Conditioning System Is Responsibility Of Another Tenant 1 Distribution 0% 2049 ** 4 \$1,000 Pipe/Pump 0% 2034 ** 1 \$8,600 No Component 60% 2034 ** 1 \$8,600 No Component 60% 2034 ** 2 \$9,700 No Component 60% 2034 ** 2 \$9,700 No Component 60% 2034 ** 2 \$9,700 No Component 60% 2029 \$94,900 2 \$900 Distribution Ductwork/Diffusers 100% 2029 \$91,100 2 \$900 Pumbing Hitcrior 80% 2029 \$11,100 2 \$200		-	-	-	ffected :	100%			
Heating/Cooling Split Unit 5% 2034 ** Window/Wall Unit 20% 2024 \$13,900 1 No Component 15% 2024 \$13,900 1 No Component 15% 2024 \$13,900 1 Distribution Explanation : 3rd And Half Of The 4th Floor Air Conditioning System Is Responsibility Of Another Tenant 15% Distribution CW & CHW Wtr 40% 2049 ** 4 \$1,000 Pipe/Pump No Component 60% 1 \$8,600 1 \$8,600 1 Terminal Devices Air Handler/Cool/Ht 40% 2034 ** 1 \$8,600 No Component 60% 2034 ** 2 \$9,700 No Component 60% 2034 ** 2 \$9,700 No Component 60% 2029 \$94,900 2 \$900 Air Handler/Cool/Ht 40% 2029 \$94,900 2 \$900 No Component 60% 2029 \$91,100 2 \$200 \$200 Pumbing H/C Water Piping<	Int Pkg Unit -	20%			2030	* *	2	\$400	
$ \begin{array}{c cccc} Split Unit & 5\% & 2034 & ** \\ Window/Wall Unit & 20\% & 2024 & $13,900 & 1 \\ No Component & 15\% & \\ Other Observation, Extent : Light, Area Affected : 0\% & \\ Location : & Explanation : 3rd And Half Of The 4th Floor Air Conditioning System Is Responsibility Of Another Tenant & \\ \hline \\$	Heating/Cooling								
$ \begin{array}{c ccc} \hline Window/Wall Unit 15% \\ No Component 15% \\ Other Observation, Extent : Light, Area Affected : 0% \\ Location : Explanation : 3rd And Half Of The 4th Floor Air Conditioning System Is Responsibility Of Another Tenant \\ \hline Distribution \\ CW & CHW Wtr 40% 2049 ** 4 $1,000 \\ Pipe/Pump 60\% \\ \hline Terminal Devices \\ Air Handler/Cool/Ht 40% 2034 ** 1 $8,600 \\ No Component 60% \\ \hline Heat Rejection \\ Dry Cooler 40% 2034 ** 2 $9,700 \\ No Component 60% \\ \hline \\ Heat Rejection \\ Distribution \\ Distribution \\ Distribution \\ Ocomponent 60% \\ \hline \\ Ventilation \\ Distribution \\ Ductork/Diffusers 100% \\ LIFE ** 2-5 $30,800 \\ \hline \\ Exhaust Fans \\ Interior 80% 2029 $94,900 2 $900 \\ Roof 20% 2029 $11,100 2 $200 \\ \hline \\ Pumbing \\ H/C Water Piping \\ Galvanized Steel 100% \\ LOCation : Basement \\ Explanation : One 75 Gallon Tank \\ \hline \\ \hline \\ Water Heater \\ \hline \\ Cast Iron 100\% \\ LIFE ** 1 \\ \hline \\ Storm Drair Piping \\ Cast Iron 100\% \\ LIFE ** 1 \\ \hline \\ \\ Storm Drair Piping \\ Cast Iron 100\% \\ LIFE ** 1 \\ \hline \\ \\ \\ \\ \\ \hline \\ \\ \\ \\ \\ \hline \\ \\ \\ \\ \\$		5%			2034	* *			
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$		20%			2024	\$13,900	1		
Other Observation, Extent : Light, Area Affected : 0% Location : Explanation :: 3rd And Half Of The 4th Floor Air Conditioning System Is Responsibility Of Another TenantDistribution CW & CHW Wtr40% 2049 **4\$1,000Pipe/Pump No Component60%	No Component	15%							
$\begin{tabular}{ c c c c c c c } \hline Location : & Sted And Half Of The 4th Floor Air Conditioning System Is Responsibility Of Another Tenant & & & & & & & & & & & & & & & & & & &$	Ĩ	Other Ob:	servation, Ext	ent : Light, Area	Affected	: 0%			
Another Tenant Another Tenant Distribution CW & CHW Wtr 40% 2049 ** 4 \$1,000 Pipe/Pump No Component 60%		Location	ı :						
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$				l Half Of The 4th	n Floor A	ir Conditioning Sy	stem Is F	Responsibility Of	
Pipe/Pump No Component 60% Terminal Devices Air Handler/Cool/Ht 40% 2034 *** 1 \$8,600 No Component 60% 2034 *** 2 \$9,700 Heat Rejection Dry Cooler 40% 2034 *** 2 \$9,700 No Component 60% 2034 *** 2 \$9,700 Ventilation Distribution Ductwork/Diffusers 100% LIFE ** 2. \$9,700 Exhaust Fans Interior 80% 2029 \$94,900 2 \$900 Roof 20% 2029 \$11,100 2 \$200 Numbing H/C Water Piping Galvanized Steel 100% 2034 ** 1 Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 75 Gallon Tank Yeat Heater 5500 Sanitary Piping Cast Iron 100% LIFE * 1 Storm Drain Piping Cast Iron 100% LIFE * 1 Storm Drain Piping Cast Iron 100% 2034 * 4									
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	CW & CHW Wtr	40%			2049	* *	4	\$1,000	
Terminal Devices Air Handler/Cool/Ht 40% 2034 ** 1 \$8,600 No Component 60% 2034 ** 1 \$8,600 Heat Rejection Dry Cooler 40% 2034 ** 2 \$9,700 No Component 60% 2034 ** 2 \$9,700 No Component 60% Ventilation Distribution Ductwork/Diffusers 100% LIFE ** 2-5 \$30,800 Exhaust Fans Interior 80% 2029 \$94,900 2 \$900 Roof 20% 2029 \$11,100 2 \$200 Plumbing H/C Water Piping Galvanized Steel 100% 2034 ** 1 Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 75 Gallon Tank Water Heater Gas Fired 100% 2027 \$20,300 2 \$500 Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping Cast Iron 100% 2034 ** </td <td>Pipe/Pump</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Pipe/Pump								
Air Handler/Cool/Ht 40% 2034 ** 1 \$8,600 No Component 60% 60% 60% 60% 60% Heat Rejection Dry Cooler 40% 2034 ** 2 \$9,700 No Component 60% 60% 2034 ** 2 \$9,700 Ventilation Distribution 100% LIFE ** 2 \$9,700 Exhaust Fans Interior 80% 2029 \$94,900 2 \$900 Roof 20% 2029 \$11,100 2 \$200 Plumbing H/C Water Piping Galvanized Steel 100% 2034 ** 1 Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 75 Gallon Tank Water Heater Gas Fired 100% 2027 \$20,300 2 \$500 Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping Cast Iron 100% 2034 ** 4 \$900 Backflow Preventer Generic 100	No Component	60%							
$\begin{tabular}{ c c c c c } \hline No \ Component & 60\% \\ \hline Heat Rejection & \\ Dry \ Coller & 40\% & 2034 & ** & 2 & $$9,700 \\ \hline No \ Component & 60\% & \\ \hline No \ Component & 60\% & \\ \hline No \ Component & 60\% & \\ \hline Ventilation & \\ \hline Distribution & \\ \hline Ductwork/Diffusers & 100\% & $LIFE & ** & 2.5 & $$30,800 \\ \hline Exhaust \ Fans & & \\ \hline Interior & 80\% & 2029 & $$94,900 & 2 & $$900 \\ \hline Roof & 20\% & 2029 & $$11,100 & 2 & $$200 \\ \hline Numbing & $H/C \ Water \ Piping & $$Galvanized \ Steel & 100\% & $$2034 & ** & 1 $$ $$$Other \ Observation, \ Extent : Light, \ Area \ Affected : 100\% & $$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$	Terminal Devices								
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	Air Handler/Cool/Ht	40%			2034	* *	1	\$8,600	
Heat Rejection Dry Cooler 40% 2034 ** 2 \$9,700 No Component 60% 60% 7 <td>No Component</td> <td>60%</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	No Component	60%							
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$									
$\begin{tabular}{ c c c c c } \hline No Component & 60\% \\ \hline \begin{tabular}{ c c c c c } \hline No Component & 60\% \\ \hline \begin{tabular}{ c c c c c } \hline No Component & 60\% \\ \hline \begin{tabular}{ c c c c c } \hline Distribution & & & & \\ \hline Ductwork/Diffusers & 100\% & & & & \\ \hline Ductwork/Diffusers & 100\% & & & & \\ \hline Ductwork/Diffusers & & & & \\ \hline \hline \hline Exhaust Fans & & & \\ \hline \hline Roof & & & & & & \\ \hline \hline Roof & & & & & & & \\ \hline \hline Roof & & & & & & & \\ \hline \hline Roof & & & & & & & \\ \hline \hline Roof & & & & & & & \\ \hline \hline Roof & & & & & & & \\ \hline \hline Roof & & & & & & & \\ \hline \hline Roof & & & & & & & \\ \hline \hline \hline Roof & & & & & & \\ \hline \hline \hline Roof & & & & & & \\ \hline \hline \hline Roof & & & & & & \\ \hline \hline \hline Roof & & & & & & \\ \hline \hline \hline Roof & & & & & & \\ \hline \hline \hline Roof & & & & & & \\ \hline \hline \hline \hline Roof & & & & & \\ \hline \hline \hline \hline Roof & & & & & \\ \hline \hline \hline \hline \hline Roof & & & & & \\ \hline \hline \hline \hline \hline \hline \hline Roof & & & & \\ \hline \hline$		40%			2034	* *	2	\$9,700	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	•	60%							
$\begin{tabular}{ c c c c c c } \hline Distribution & LIFE & ** & 2-5 & \$30,800 \\ \hline \hline Ductwork/Diffusers & 100\% & LIFE & ** & 2-5 & \$30,800 \\ \hline \hline Exhaust Fans & & & & & & \\ \hline Exhaust Fans & & & & & & \\ \hline Interior & 80\% & 2029 & \$94,900 & 2 & \$900 \\ \hline Roof & 20\% & 2029 & \$11,100 & 2 & \$200 \\ \hline \hline Roof & 20\% & 2029 & \$11,100 & 2 & \$200 \\ \hline \hline Pumbing & & & & & & \\ \hline UC Water Piping & & & & & & \\ \hline Galvanized Steel & 100\% & 2034 & ** & 1 & & \\ \hline & Other Observation, Extent : Light, Area Affected : 100\% & Location : Basement & & & & \\ \hline & & & & & & & \\ \hline & & & & &$									
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$									
Exhaust Fans Interior 80% 2029 $\$94,900$ 2 $\$900$ Roof 20% 2029 $\$11,100$ 2 $\$200$ Plumbing H/C Water Piping Galvanized Steel 100% 2034 $**$ 1 <i>Other Observation, Extent : Light, Area Affected : 100%</i> Location : Basement Explanation : One 75 Gallon Tank 2027 $\$20,300$ 2 $\$500$ Sanitary Piping Cast Iron 100% $LIFE$ $**$ 1 Storm Drain Piping Cast Iron 100% $LIFE$ $**$ 1 Sump Pump(s) Non-Submersible 100% 2034 $**$ 4 $\$900$ Backflow Preventer Generic 100% 2034 $**$ 1 $\$2,100$ Fixtures 2034 $**$ 1 $\$2,100$		100%			LIFE	* *	2-5	\$30,800	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$								+)	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$		80%			2029	\$94,900	2	\$900	
Plumbing H/C Water Piping Galvanized Steel 100% 2034 ** 1 Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 75 Gallon Tank Water Heater Gas Fired 100% 2027 \$20,300 2 \$500 Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping Cast Iron 100% LIFE ** 1 Sump Pump(s) Non-Submersible 100% 2034 ** 4 \$900 Backflow Preventer Generic 100% 2034 ** 1 \$2,100 Fixtures									
H/C Water Piping Galvanized Steel100% 2034 **1Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 75 Gallon TankWater Heater Gas Fired100% 2027 \$20,3002\$500Sanitary Piping Cast IronCast Iron100%LIFE**1Storm Drain Piping Cast IronCast Iron100%LIFE**1Sump Pump(s) Non-SubmersibleNon-Submersible100%2034**4\$900Backflow Preventer Generic100%2034**1\$2,100Fixtures		2070			202)	ψ11,100	2	φ200	
Galvanized Steel100%2034**1Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 75 Gallon TankWater Heater Gas Fired100%2027\$20,3002\$500Sanitary Piping Cast Iron100%LIFE**1Storm Drain Piping Cast IronCast Iron100%LIFE**1Storm Drain Piping Cast Iron100%LIFE**1Sump Pump(s) Non-Submersible100%2034**4\$900Backflow Preventer Generic100%2034**1\$2,100Fixtures100%2034**1\$2,100	6								
Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 75 Gallon TankWater Heater Gas Fired2027\$20,3002\$500Sanitary Piping Cast Iron100%LIFE**1Storm Drain Piping Cast Iron100%LIFE**1Storm Drain Piping Cast Iron100%LIFE**1Storm Drain Piping Cast Iron100%LIFE**1Sump Pump(s) Non-Submersible100%2034**4\$900Backflow Preventer Generic100%2034**1\$2,100Fixtures500%100%100%10%1\$2,100		100%			2034	* *	1		
$\begin{tabular}{ c c c c c } \hline Location: Basement \\ \hline Explanation: One 75 Gallon Tank \\ \hline Water Heater & & & & & & \\ \hline Gas Fired & 100\% & 2027 & \$20,300 & 2 & \$500 \\ \hline Sanitary Piping & & & & & \\ \hline Cast Iron & 100\% & LIFE & ** & 1 & \\ \hline Storm Drain Piping & & & & & \\ \hline Cast Iron & 100\% & LIFE & ** & 1 & & \\ \hline Storm Drain Piping & & & & & \\ \hline Cast Iron & 100\% & & LIFE & ** & 1 & \\ \hline Sump Pump(s) & & & & & & \\ \hline Non-Submersible & 100\% & 2034 & ** & 4 & \$900 \\ \hline Backflow Preventer & & & & \\ \hline Generic & 100\% & 2034 & ** & 1 & \$2,100 \\ \hline Fixtures & & & & \\ \hline \end{tabular}$	Garvanized Steel			ent: Light Area		: 100%	1		
Explanation : One 75 Gallon TankWater Heater Gas Fired2027 $\$20,300$ 2 $\$500$ Sanitary Piping Cast Iron100%LIFE**1Storm Drain Piping Cast Iron100%LIFE**1Sump Pump(s) Non-Submersible100%2034**4\$900Backflow Preventer Generic100%2034**1\$2,100Fixtures 100% 2034 **1\$2,100				ini . Ligni, meu	nyjecieu	. 100/0			
Water Heater Gas Fired 100% 2027 \$20,300 2 \$500 Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping Cast Iron 100% LIFE ** 1 Sump Pump(s) Non-Submersible 100% 2034 ** 4 \$900 Backflow Preventer Generic 100% 2034 ** 1 \$2,100 Fixtures Sump Pump(s) Sump Pump				Gallon Tank					
Gas Fired 100% 2027 \$20,300 2 \$500 Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping Cast Iron 100% LIFE ** 1 Sump Pump(s) Non-Submersible 100% 2034 ** 4 \$900 Backflow Preventer Generic 100% 2034 ** 1 \$2,100 Fixtures Fixtures Fixtures Fixtures Fixtures Fixtures Fixtures	Water Haster	Блрини	non . One /J	Guilon Tunk					
Sanitary Piping Cast Iron100%LIFE**1Storm Drain Piping Cast Iron100%LIFE**1Sump Pump(s) Non-Submersible100%2034**4\$900Backflow Preventer Generic100%2034**1\$2,100Fixtures5100%100%100%100%		1000/			2027	¢20.200	n	¢500	
Cast Iron 100% LIFE ** 1 Storm Drain Piping Cast Iron 100% LIFE ** 1 Sump Pump(s) Non-Submersible 100% 2034 ** 4 \$900 Backflow Preventer Generic 100% 2034 ** 1 \$2,100 Fixtures Status Status Status Status Status Status		100%			2027	\$20,300	2	2000	
Cast Holi100%LIFE1Storm Drain Piping Cast Iron100%LIFE** 1Sump Pump(s) Non-Submersible100%2034** 4\$900Backflow Preventer Generic100%2034** 1\$2,100Fixtures5555		1000/			TIPP	ىك بان	1		
Cast Iron 100% LIFE ** 1 Sump Pump(s) Non-Submersible 100% 2034 ** 4 \$900 Backflow Preventer Generic 100% 2034 ** 1 \$2,100 Fixtures Fixtures Fixtures Fixtures Fixtures Fixtures		100%			LIFE	<u> </u>	1		
Sump Pump(s) Non-Submersible100%2034**4\$900Backflow Preventer Generic100%2034**1\$2,100Fixtures									
Non-Submersible 100% 2034 ** 4 \$900 Backflow Preventer		100%			LIFE	* *	1		
Backflow PreventerGeneric100%2034* * 1\$2,100Fixtures									
Generic 100% 2034 * * 1 \$2,100 Fixtures		100%			2034	* *	4	\$900	
Fixtures									
	Generic	100%			2034	* *	1	\$2,100	
Generic 100%	Fixtures								
		100%							

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

Asset # : 1981

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

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 1601 AV BROOK HEA002 16,684 04-Jun-2 	2.000 / 13729	R. Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1950 / 2014 : HEALTH AND ME : NONE	NTAL HYGIENE
Block	: 6821	Lot : 142	BIN	: 3184035	
CAPITAL			FY 2020 - 2023		FY 2024 - 2029
Exterior Architec	ture		\$251,900		
Interior Architect	ure				\$36,800
Electrical					\$88,100
Total			\$251,900		\$124,900
Importance Code	А		\$251,900		
Importance Code	В				\$124,900
Total			\$251,900		\$124,900
EXPENSE		FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architec	ture	\$17,200		\$800	
Interior Architect	ure	\$31,500	\$29,000	\$1,600	\$800
Electrical		\$3,100	\$1,700	\$400	\$300
Mechanical		\$2,400	\$48,800	\$4,100	\$2,600
Elevators/Escalat	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$58,200	\$83,500	\$10,800	\$7,700
Importance Code	А	\$18,900	\$1,700	\$2,500	\$1,700
Importance Code	В	\$24,000	\$81,800	\$8,300	\$6,000
Importance Code	С	\$15,300			
Total		\$58,200	\$83,500	\$10,800	\$7,700



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

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

Asset # : 13729

Architecture	Current Repair	Future Replaceme	nt	Μ	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls Masonry: Brick	75% 2-4 \$8,400 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	* *	5	\$3,600	
Masonry: Limestone	5%	LIFE	* *	5	\$700	
Windows Aluminum	25% Other Observation, Extent : Light, Are Location : Street Level Explanation : Protective Metal Grille		* *	5	\$1,600	
Glass Block Steel	3% 72% Now \$251,900 Corrosion/Rusting, Extent : Moderate, Location : Throughout Deteriorated Finish, Extent : Moderate Location : Throughout Thermally Inefficient, Extent : Moderate Location : Throughout	LIFE 2051 Area Affected : 25% e, Area Affected : 50%	* * *	5 5	\$100 \$29,500	
Parapets Masonry: Brick Cavity	95% 2-4 \$4,100 Efflorescence, Extent : Light, Area Affe Location : Interior Wall Of Upper Pa Recent Replace Evident, Extent : Light Location : Throughout	ected : 15% prapet	* *	5	\$4,300	
Masonry: Limestone	5% Recent Repair Evident, Extent : Light, Location : Coping		* *	5	\$300	
Roof Modified Bitumen	97% Now \$4,800 Drains Clogged, Extent : Moderate, An Location : At Scupper Above Entranc Ponding, Extent : Moderate, Area Affe Location : Canopy Roof - Improper F Recent Replace Evident, Extent : Light Location : Throughout	2034 rea Affected : 2% re cted : 2% Pitch	* *			
Skylight, Metal/Glass	3% Recent Repair Evident, Extent : Light, Location : Throughout	2040	* *	10	\$1,800	

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.

HOMECREST DIST. HEALTH CTR.

			Asset # : 13	123				
rchitecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior				•				•
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	\$3,800	
		-	: Moderate, Area	Affected	: 20%			
G ' T ''		: Basemen	lt	2025	* *		#2 000	
Ceramic Tile	8%			2035	* *	5	\$2,000	
Mosaic Tile Terrazzo	3% 5%			2031 LIFE	* *	5 5	\$1,900 \$1,000	
Vinyl Tile		Now	\$7,400	2026	\$36,800	3	\$1,000 \$1,600	
villyi The	Uneven Su Location	ubstrate, Ex 2 : 2nd Floc	tent : Moderate, A	rea Affec	eted : 25%	5	\$1,000	
	Location	: 2nd Floc	or Offices					
Vinyl Tile	50%			2031	* *	3	\$4,700	
Vinyl Tile 9" X 9"		Now	\$2,800	2021	\$28,100	3	\$900	
			Extent : Moderate	, Area A	ffected : 20%			
	Location	: Through	out Basement					
Interior Walls				0005	ata ata	-	¢1.600	
Ceramic Tile	7%			2035	* *	5	\$1,600	
Glass Block	3%	Marri	¢700	LIFE LIFE	* *	5	¢2 000	
Gypsum Board	Broken/M	-	\$700 ents, Extent : Seve n Room - Basemen	re, Area		5	\$2,000	
Plaster	75%	Now	\$13,800	LIFE	* *	5	\$5,100	
	-	Crumbling, : Staircase	Extent : Moderate		ffected : 20%			
Ceilings								
AcousTileSusp.Lay-In	15%			2039	* *	5	\$3,700	
Gypsum Board	10%		* -	LIFE	* *	5	\$3,100	
Plaster	Water Pen		\$5,000 xtent : Moderate, A Floor Stairwell	LIFE Area Affe	* * cted : 5%	5	\$11,700	
ectrical		Current F	Repair	Futur	e Replacement	М	aintenance	
stem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priori
Component Type	Total	(Years)		FY		(Yrs)		
der 600 Volts								1
Service Equipment								
Fused Disc Sw	100%			2026	\$2,600	5	\$100	
		ervation, E	xtent : Moderate, A	Area Affe	-			
	Location	: Electrica	ıl Room					
	Explana	tion : Ampe	eres Rating Not Ave	iilable				
Switchgear / Switchboard Molded Case Bkrs	100%			2026	\$49,900	5	\$400	
Raceway								
Conduit	70%			2026	\$9,900	1		
Conduit	30%			2036	* *	1		

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 13729

		A3361 # . 1	5125				
Electrical		Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Panelboards							
Molded Case Bkrs	70%		2025	\$21,400	5	\$300	
Molded Case Bkrs	30%		2034	* *	5	\$100	
Wiring							
Braided Cloth	15%	2-4 \$2,700	2051	* *	1		
		Aged, Extent : Moderate, Ar	ea Affecte	ed : 100%			
		: Basement					
Thermoplastic	20%		2036	* *	1		
Thermoplastic	65%		2026	\$11,600	1		
Motor Controllers							
Locally Mounted	100%		2024	\$38,200	5	\$100	
Ground							
Grounding Devices	1000/			ate ate	_	* • • • •	
Generic	100%		LIFE	**	5	\$200	
		ervation, Extent : Moderate,	Area Affe	ected : 100%			
		: Water Main	17 . D'				
T : 1/:	Explana	tion : Connected With Main	Vater Pip	e			
Lighting							
Interior Lighting Fluorescent	100%		2036	* *	10	\$15,300	
ruoreseem		ervation, Extent : Light, Area		· 100%	10	\$15,500	
		: Throughout	i Hjjeereu	. 100/0			
		tion : Using T-8 Lamps					
Egress Lighting							
Emergency, Service	50%		2026	\$4,200	1		
Exit, LED	30%		2054	* *	1		
Exit, Service	20%		2021	\$1,100	1		
Exterior Lighting				. ,			
HID	20%		2026	\$12,900	10		
No Component	80%						
Alarm							
Security System							
No Component	80%						
Generic	20%		2026	\$10,300	1	\$1,300	
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2031	* *	1-3	\$2,100	
Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)	FY		(Yrs)		
			Į				
Heating							
Energy Source Natural Gas	100%		2046	* *	1		
Inatural Gas	100%		2040	·•· *•	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.*

HOMECREST DIST. HEALTH CTR.

Asset # : 13729

Mechanical		Current F	lepair	Futur	e Replacement	Μ		
System Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	\$16,500	
	Other Obs Location	ervation, E.	xtent : Light, Area t Boiler Room ts		: 100%			
Distribution								
Central Plant Steam Piping/Pmp	100%			2046	* *	4	\$800	
Terminal Devices Convector/Radiator	100%			2031	* *	1	\$5.400	
	100%			2031		1	\$5,400	
Air Conditioning Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment	10070			2042		1		
Exterior Pkg Unit - Cooling	20%			2026	\$25,800	2	\$200	
Window/Wall Unit	60%			2021	\$19,900	1		
No Component	20%			2021	<i>Q1333300</i>	•		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,300	
Exhaust Fans								
Roof	100%			2021	\$26,500	2	\$500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2024	\$9,700	2	\$200	
			xtent : Moderate, A	Area Affe	cted : 100%			
		ı : Basemen						
	Explana	tion : 1 Uni	t 75 Gal					
Sanitary Piping	1000/				ala ala			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/				ala ala			
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000/			2021	* *	4	¢ 400	
Non-Submersible	100%			2031	~ ~	4	\$400	
Backflow Preventer	1000/			2021	* *	1	¢1.000	
Generic	100%			2031		1	\$1,000	
Fixtures Generic	1000/							
	100%							
Vertical Transport Elevators								
	100%			LIFE	* *			
Hydraulic	Other Obs	ervation, E.	xtent : Light, Area					
	Location	ı : Basemen	t To 2nd Floor					

 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.

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

Asset # : 13729

Mechanical	Current	Repair Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler						
No Component	98%					
Generic	2%	2036	* *	1-2	\$100	

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

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$655,500
Interior Architecture		\$389,000
Electrical	\$38,600	\$66,800
Mechanical		\$967,000
Total	\$38,600	\$2,078,300
Importance Code A		\$655,500
Importance Code B	\$38,600	\$1,422,800
Total	\$38,600	\$2,078,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$4,700		\$4,600	\$8,700
Interior Architecture	\$28,500	\$9,100		
Electrical	\$8,600	\$3,600	\$37,800	\$4,700
Mechanical	\$9,100	\$10,800	\$39,500	\$10,500
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$66,600	\$39,200	\$97,700	\$39,800
Importance Code A	\$7,800	\$3,100	\$7,800	\$11,800
Importance Code B	\$44,600	\$36,100	\$89,900	\$28,000
Importance Code C	\$14,300			
Total	\$66,600	\$39,200	\$97,700	\$39,800



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

Asset # : 1979

Architecture		Current R	lepair	Futur	e Replacement	Μ		
System 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	
	-		t, Extent : Light, A	rea Affe	cted : 66%			
		: Through	out2015					
Granite Panels	5%			LIFE	* *	5	\$2,000	
			, Extent : Light, A	rea Affec	rted : 5%			
	Location	: Front Fa	cade					
Windows								
Aluminum	95%			2043	* *	5	\$17,400	
Glass Block		Now	\$4,700	LIFE	* *	5	\$600	
	0		ked, Extent : Mode	rate, Are	ea Affected : 10%			
	Location	: West Fac	ade					
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
Masonry: Brick	80%			LIFE	* *	5	\$6,700	
Masonry: Limestone	5%			LIFE	* *	5	\$500	
Metal Rail	5%			2032	* *	5-10	\$7,500	
Roof					* • • • •	1.0		
Single Ply Membrane	70%			2027	\$557,200 * *	10	\$34,500	
Skylight, Metal/Glass	30%			2047	* *	10	\$49,300	
terior								
Floors	100/				* *	-	¢15100	
Cast in Place Concrete	10%			LIFE	* *	5	\$15,100	
Ceramic Tile	10%			2036	* *	5	\$6,900	
Terrazzo	15%			LIFE		5	\$8,100	
Vinyl Tile	65%			2027	\$389,000	3	\$16,800	
Interior Walls	100/			LIEE	* *			
Glazed Ceramic Panel	10% 25%			LIFE LIFE	* *	5	¢10,000	
Gypsum Board Gypsum Board	23% 30%			LIFE	* *	5 5	\$10,800	
Gypsum Board		nlaco Evido	nt, Extent : Light,			3	\$13,000	
		: Annex Bi		areu Ajjo	ecieu : 10070			
Plaster	25%			LIFE	* *	5	\$5,400	
SGFT/Glazed Masonry	10%	4+	\$14,300	LIFE	* *			
5	Staining/L	oiscoloring,	Extent : Moderate		ffected : 10%			
		: Basemen						
		ded, Extent : Basemen	: Light, Area Affeo t	eted : 5%	Ó			

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.

Asset # : 1979

Architecture	Current Repair	Future Replacement	Μ	aintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Interior								
Ceilings								
AcousTileSusp.Lay-In	50% 2-4 \$14,2	00 2040 **	5	\$17,200				
	Misaligned/Bulging, Extent : Mode Location : Throughout	rate, Area Affected : 5%						
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Throughout	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
AcousTileSusp.Lay-In	30%	2044 **	5	\$20,700				
1 5	Recent Replace Evident, Extent : L	ight, Area Affected : 100%		. ,				
	Location : Annex Building							
Exposed Concrete	10%	LIFE **	5	\$1,100				
Plaster	10%	LIFE **	5	\$4,300				

lectrical	Current Repa	r Future	Replacement	Μ	Maintenance				
ystem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
nder 600 Volts									
Service Equipment									
Air Circuit Breaker	50%	2047	* *	5	\$100				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Roo	om							
	Explanation : Main Serv	ice Disconnect Service	Switch Rated At 2	000 Amp	peres.				
Fused Disc Sw	50%	2037	* *	5	\$100				
	Other Observation, Extent	: Light, Area Affected	: 100%						
	Location : Electrical Roo	om							
	Explanation : Main Serv	ice Disconnect Switch	For The Annex Ra	ted At 40	00 Amperes.				
Transformers									
Dry Type	100%	2040	* *	5	\$200				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Roo	om							
	Explanation : 112.5kva,	208/480/277 Volts							
Switchgear / Switchboard									
Molded Case Bkrs	100%	2047	* *	5	\$1,400				
Raceway									
Conduit	30%	2053	* *	1					
Conduit	50%	2047	* *	1					
Conduit	20%	2027	\$10,500	1					
Panelboards									
Fused Disc Sw	10%	2043	* *	5	\$100				
Fused Disc Sw	5%	2049	* *	5	\$100				
Molded Case Bkrs	20%	2026	\$13,700	5	\$300				
Molded Case Bkrs	35%	2043	* *	5	\$500				
Molded Case Bkrs	30%	2049	* *	5	\$400				

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

Asset # : 1979

Electrical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Braided Cloth		3,900 2052	* *	1		
	Insulation Aged, Extent : Sever Location : Basement	e, Area Affectea : 10	10%			
Thermoplastic	30%	2053	* *	1		
Thermoplastic	25%	2027	\$19,700	1		
Thermoplastic	40%	2047	* *	1		
Motor Controllers						
Locally Mounted	50%	2032	* *	5	\$200	
Locally Mounted	20%	2025	\$22,900	5	\$100	
Locally Mounted	30%	2040	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	
Lighting						
Interior Lighting						
Fluorescent	60%	2032	* *	10	\$25,400	
	Other Observation, Extent : Lig		100%			
	Location : Throughout The Bi	uilding				
	Explanation : T-8 Lamps					
Fluorescent	5%	2022	\$38,600	10	\$2,100	
	Other Observation, Extent : Lig		100%			
	Location : Throughout The Bi	uilding				
	Explanation : T-12 Lamps					
Fluorescent	5%	2032	* *	10	\$2,100	
	Compact Fluorescent Light, Ex Location : Throughout The Bu		ffected : 100%			
Fluorescent	5%	2035	* *	10	\$2,100	
	Compact Fluorescent Light, Ex		fected : 100%	10	\$=,100	
	Location : Throughout The A					
Fluorescent	25%	2035	* *	10	\$10,600	
Thoreseem	T-8 Lamps And Fixtures, Exten		tød · 100%	10	\$10,000	
	Location : Throughout The A		10070			
Egress Lighting		2				
Emergency, Battery	35%	2032	* *	10	\$3,900	
Emergency, Battery	15%	2032	* *	10	\$1,700	
Exit, LED	15%	2055	* *	1	φ1,700	
Exit, LED Exit, Service	35%	2002	* *	1		
Exterior Lighting	5570	2032		1		
Fluorescent	5%	2027	\$8,400	10	\$200	
i norescent	Compact Fluorescent Light, Ex				\$200	
	Location : Rear Of Main Buil			.,0		
		-	* *	10		
HID No Commonweat	15%	2035		10		
No Component	80%					

Alarm

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

Asset # : 1979

lectrical		Current F	Repair	Future	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
arm								
Security System								
No Component	70%							
Generic	30%			2035	* *	1	\$5,800	
			xtent : Light, Area		: 100%			
			And Entry And Exi					
	Explana	tion : CCT	V Surveillance Can	iera And	Intrusion Alarm S	ystem		
Fire/Smoke Detection Generic, Digital	100%			2035	* *	1-3	\$32,800	
Generic, Digital		ervation F	xtent : Light, Area			1-5	\$52,800	
			out The Building	nyjeereu	. 10070			
		-	-	Pull Statio	ons, Alarm Bells, S	Smoke De	etectors And Horns	
	1							
lechanical		Current F	Repair	Future	e Replacement	Μ	aintenance	,
ystem Component	% of		Estimated Cost		Estimated Cost	-	Estimated Cost	Priori
Туре	Total	(Years)		FY		(Yrs)		
eating								
Energy Source								
Natural Gas	100%			2047	* *	1		
Conversion Equipment								
Furnace	20%			2035	* *	1	\$4,600	
Heat Exchanger, Plate & Frame				2030	* *	1	\$8,000	
			xtent : Light, Area	Affected	: 10%			
		t : Boiler R						
		tion : Four	Hot Water Conver					
Hot Water Boiler	10%			2044	* *	1	\$2,300	
			xtent : Light, Area					
			hird Floor Equipm					
		tion : I Nat	ural Gas Fired Ho					
Steam Boiler	35%			2032	* *	1	\$16,000	
			xtent : Light, Area	Affected	: 100%			
		t : Boiler Ro		an Daila				
Distribution	Explana	iion : 2 Mai	ural Gas Fired Ste	ат Боне	rs			
Hot Wtr Piping/Pump	45%			2035	* *	4	\$1,000	
Hot Wtr Piping/Pump	40%			2035	* *	4	\$1,400	
Central Plant Steam	15%			2047	* *	4	\$500	
Piping/Pmp	10/0					•	4200	
Terminal Devices								
Air Handler	25%			2027	\$154,800	1	\$7,100	
Convector/Radiator	50%			2040	* *	1	\$7,400	
No Component	25%							
-	Other Obs	ervation, E	xtent : Light, Area	Affected	: 0%			
	Location	a : Roof						
			Remaining Space H	eating Is	Accounted For U	nder The	Heating	
	Convers	ion Equipm	ent Section					

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.

Asset # : 1979

Machanical							
Mechanical		Current Repair	Futur	re Replacement	N	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Reciprocating Compr/Chiller	60%		2027	\$224,300	1	\$12,800	
	-	gerant, Extent : Light, Area A : Chillers	ffected :	100%			
Ext Pkg Unit - Heating/Cooling	40%		2035	* *	2	\$1,100	
Distribution							
CW & CHW Wtr	60%		2037	* *	4	\$2,000	
Pipe/Pump							
No Component	40%						
Terminal Devices							
Air Handler/Cool/Ht	100%		2027	\$493,900	1	\$28,500	
entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$25,700	
Exhaust Fans							
Interior	60%		2027	\$94,000	2	\$800	
Roof	40%		2035	* *	2	\$600	
lumbing							
H/C Water Piping	1000/			ala ala			
Brass/Copper	100%		2037	* *	1		
Water Heater				**	-		
Gas Fired	100%		2022	\$26,900	2	\$700	
		ervation, Extent : Light, Area	Affectea	l : 100%			
		: Mechanical Room					
	Explanat	tion : 2 Units					
Sanitary Piping	<pre>coci</pre>			* *			
Cast Iron	60%		LIFE	* *	1		
Cast Iron	40%		LIFE	Ϋ́ Ϋ́	1		
Storm Drain Piping				بالمراجع			
Cast Iron	60%		LIFE	* *	1		
Cast Iron	40%		LIFE	* *	1		
Sump Pump(s)				*		* • • • • •	
Non-Submersible	100%		2027	\$7,500	4	\$1,100	
Backflow Preventer				بالمراجع		** ~~~	
Generic	100%		2035	* *	1	\$2,800	
Fixtures	1000/						
Generic	100%						
Vertical Transport							

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.

Asset # : 1979

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

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

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name Address	 JAMAICA DISTRICT HEALTH CEN 90-27 PARSONS BOULEVARD 	TER ANNEX	
Borough	: QUEENS	Agency's Number	: N/A
Program / Asset #	: HEA0007.010 / 14734	Yr Built/Renovated	: 1952 / 2012
Area Sq Ft	: 13,716	Project Type	: HEALTH AND MENTAL HYGIENE
Date of Survey	: 05-Jun-2018	Landmark Status	: NONE
Areas Surveyed	: Roof, Floors 1,2,3		
Block	: 9756 Lot : 6	BIN	:
Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 HEA0007.010 / 14734 13,716 05-Jun-2018 Roof, Floors 1,2,3 	Yr Built/Renovated Project Type Landmark Status	 : 1952 / 2012 : HEALTH AND MENTAL HYGIENE : NONE

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture	\$42,600	
Total	\$42,600	
Importance Code C	\$42,600	
Total	\$42,600	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$55,300			
Interior Architecture	\$14,000		\$10,800	\$1,700
Electrical	\$600	\$400	\$500	\$400
Mechanical	\$5,200	\$1,000	\$1,800	\$1,000
Site Pavements	\$20,500	\$100	\$100	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$99,600	\$5,400	\$17,100	\$8,300
Importance Code A	\$56,000	\$700	\$700	\$700
Importance Code B	\$19,600	\$4,700	\$16,400	\$5,200
Importance Code C	\$23,900	\$100	\$100	\$2,400
Total	\$99,600	\$5,400	\$17,100	\$8,300



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

Asset # : 14734

Architecture		Current	Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$8,100	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$21,100	
			Extent : Light, Area		! : <i>100%</i>			
			oor, Main Entrance					
			Component Is Actu					
Masonry: Brick Cavity	90%		\$18,600	LIFE	* *	5	\$24,300	
	-		tent : Light, Area A	ffected :	5%			
		a : Bulkhea						
			t : Light, Area Affeo	cted : 209	2%			
	Location	a : West Fa	cade					
Masonry: Limestone	2%			LIFE	* *	5	\$800	
Windows								
Aluminum	100%			2045	* *	5	\$8,000	
Parapets								
Concrete Masonry Unit	45%			LIFE	* *	5-10	\$8,200	
Masonry: Brick Cavity	50%			LIFE	* *	5-10	\$11,400	
Masonry: Limestone	3%			LIFE	* *	5-10	\$1,200	
Pre-Cast Concrete	2%			LIFE	* *	5	\$800	
Roof								
Single Ply Membrane	100%			2034	* *	10	\$13,800	
Soffits								
Metal Panel	25%			2049	* *	5-10		
Stucco Cement	75%			2042	* *	5		
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,500	
Ceramic Tile	5%			2038	* *	5	\$1,000	
Terrazzo	10%			LIFE	* *	5	\$3,200	
Vinyl Tile	80%			2034	* *	3	\$6,200	
			Extent : Light, Area	Affectea	l : 100%			
	Location	: Through	out					
Interior Walls	- ~ ·					_	** ***	
Ceramic Tile	5%			2038	* *	5	\$2,300	
Glass: Single Pane	10%			LIFE	* *	5	\$6,800	
Gypsum Board	85%			LIFE	* *	5-10	\$65,900	
Ceilings	o =					_		
AcousTileSusp.Lay-In	85%			2042	* *	5	\$17,500	
	0	0	, Extent : Light, Ar cout, Pipe Condense		ed : 5%			
		i : Inrough	out, Pipe Condense					
Gypsum Board	15%			LIFE	* *	5-10	\$10,600	
site Enclosure								
Fence/Gates				• • • •				
Chain Link	75%			2049	* *			
Iron Picket	25%			2064	* *			

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.

Asset # : 14734

		ASSEL # . 14	1 34				
Architecture		Current Repair	Futu	re Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure							
Free Standing Walls							
Masonry: Fieldstone	100%		2049	* *			
		servation, Extent : Light, Area	Affected	l : 100%			
		n : Main Entrance					
	Explana	tion : Actually Granite Walls					
Site Pavements Public Sidewalk							
Cast in Place Concrete	100%		2042	* *			
On-Site Walkways	10070		2042				
Cast in Place Concrete	95%		2042	* *			
Metal		Now \$18,200	2059	* *	1-3	\$4,200	
Wetar		Vearing/Scaling, Extent : Mode		ea Affected : 100%		\$.,200	
	-	ı : Floor Hatch, South Side	,	55			
Parking/Driveway							
Asphalt	100%	0-2 \$2,300	2038	* *			
1	Ponding,	Extent : Moderate, Area Affec	ted : 10%	6			
	Location	ı : Rear Lot					
Electrical		Current Repair	Futu	re Replacement	M	aintenance	
System Component	% of	Fail Date Estimated Cost		Estimated Cost		Estimated Cost	Priority
Туре	Total	(Years)	FY		(Yrs)		
Jnder 600 Volts							
Raceway							
Conduit	100%		2049	* *	1		
Panelboards							
Fused Disc Sw	5%		2045	* *	5		
Molded Case Bkrs	95%		2045	* *	5	\$300	
Wiring					-		
Thermoplastic	100%		2049	* *	1		
Motor Controllers							
Locally Mounted	100%		2042	* *	5	\$100	
ighting						· · ·	
Interior Lighting							
Fluorescent	90%		2034	* *	10	\$11,300	
	T-8 Lamp	s And Fixtures, Extent : Light,	Area Af	fected : 100%			
	Location	ı : Throughout The Building					
Fluorescent	10%		2034	* *	10	\$1,300	
		Fluorescent Light, Extent : Lig		Affected : 100%	-	÷)•	
	-	ı : Hallways					
Egress Lighting							
Emergency, Battery	50%		2034	* *	10	\$1,700	
Exit, LED	50%		2057	* *	1		
Exterior Lighting							
HID	100%		2034	* *	10		

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.

Asset # : 14734

		A3361 # . 14					
Electrical		Current Repair	Futur	e Replacement	Μ		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm							
Security System							
No Component	70%						
Generic	30%		2034	* *	1	\$1,500	
		ervation, Extent : Light, Area	Affected	! : 100%			
		: Hallways And Outside					
	Explanat	tion : CCTV Surveillance Can	ıera				
Fire/Smoke Detection							
No Component	70%			de de			
Generic, Digital	30%		2034	* *	1-3	\$2,500	
Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)	FY		(Yrs)		
Ieating Energy Source							
Natural Gas	100%		2055	* *	1		
Conversion Equipment	10070		2055		1		
Furnace	80%		2037	* *	1	\$5,400	
Turnace		ervation, Extent : Light, Area			1	\$5,400	
	Location		nyjecieu				
		tion : 4 Package Units					
Hot Water Boiler	20%	ion : 11 denage entris	2046	* *	1	\$1,400	
Hot water Boller		ervation, Extent : Light, Area			1	\$1,400	
		: 3rd Floor Boiler Room	Ајјестец	. 2070			
		ion : 1 Unit					
Terminal Devices	Explanal	1011.1 0111					
Convector/Radiator	20%		2046	* *	1	\$900	
No Component	80%		2010		1	ψΣΟΟ	
Air Conditioning	0070						
Energy Source							
Electricity	100%		2051	* *	1		
Conversion Equipment							
Ext Pkg Unit -	100%		2037	* *	2	\$800	
Heating/Cooling						•	
6 6	R-134a Re	frigerant, Extent : Light, Area	n Affecte	d : 100%			
	Location	: 4 Units, Roof					
/entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$12,100	
Exhaust Fans							
Roof	100%		2037	* *	2	\$400	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2055	* *	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.

Asset # : 14734

Mechanical	Current Repair	Future Replace	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Water Heater							
Not Accessible	100%						
	Other Observation, Extent : Light, A	rea Affected : 0%					
	Location : Administration Building	7 1					
	Explanation : Hot Water Coming H	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, A	rea Affected : 0%					
	Location : Administration Building	1					
	Explanation : Water Main Is In Ad	jacent Building					
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
-	Other Observation, Extent : Light, A	rea Affected : 100%					
	Location : 1st To 3rd Floor.						
	Explanation : 1 Unit						

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

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name Address		TTAN ANIMA T 110TH STRE		R 2ND AVENUES		
Borough	: MANHA	TTAN		Agency's Number	: N/A	
Program / Asset #	: HEA002	0.000 / 13721		Yr Built/Renovated	: 1989 / 2009	
Area Sq Ft	: 15,347			Project Type	: HEALTH AND MEN	FAL HYGIENE
Date of Survey	: 18-Jul-20)18		Landmark Status	: NONE	
Areas Surveyed	: Roof, Flo	ors 1,2				
Block	: 1681	Lot :	37	BIN	: 1052845	
CAPITAL				FY 2020 - 2023		FY 2024 - 2029
Interior Architect	ure			\$91,800		\$81,300
Electrical						\$44,600
Site Pavements						\$66,600
Total				\$91,800		\$192,500
Importance Code	В			\$37,700		\$125,900
Importance Code	С			\$54,100		\$66,600
Total				\$91,800		\$192,500
EXPENSE		F	Y 2020	FY 2021	FY 2022	FY 2023
Exterior Architec	ture	\$	47,700	\$12,000	\$8,700	
Interior Architect	ure	\$	22,200		\$8,000	
Electrical			\$1,900	\$1,400	\$1,800	\$1,400
Mechanical		\$	30,900	\$1,000	\$7,400	\$900
Site Pavements			\$3,300			
Elevators/Escalate	ors		\$3,900	\$3,900	\$3,900	\$3,900
Total		\$1	10,000	\$18,400	\$29,800	\$6,300
Importance Code	А	\$	65,400	\$12.800	\$9.400	\$800

Importance Code A \$65,400 \$12,800 \$9,400 \$800 Importance Code B \$44,400 \$5,600 \$20,400 \$5,500 Importance Code C \$200 Total \$110,000 \$18,400 \$29,800 \$6,300



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

MANHATTAN ANIMAL SHELTER

Asset # : 13721

Architecture	Current Repair			Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Concrete Masonry Unit	-		\$12,700 Extent : Moderate evation	LIFE e, Area A	* * ffected : 25%	5	\$9,400	
Masonry: Brick	3%	Now	\$2,500	LIFE	* *	5	\$800	
	Location	1 : Through						
			l, Extent : Modera out Garage, North					
Metal Coiling Doors	2%	-	Sur Guruge, Horm	2034	* *	5	\$1,700	
Stucco Cement	35%			2034	* *	5	\$24,000	
Stucco Cement			Extent : Light, Are		$d \cdot 100\%$	5	\$24,000	
			d West Elevations	ungeen	. 100/0			
Stucco Cement	5%			2034	* *	5	\$3,400	
Windows							-	
Aluminum	88%			2045	* *	5	\$800	
Glass Block	10%			LIFE	* *	5	\$100	
Metal Louvers	2%			2032	* *	10	\$100	
Parapets								
Concrete Masonry Unit	40%			LIFE	* *	5-10	\$3,400	
Metal Rail	50%			2042	* *	5-10	\$14,100	
Metal: Cage/Fence	5%			2034	* *	5-10	\$600	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,000	
Roof								
Single Ply Membrane	Water Per	Now netration, E n : Through	\$18,600 xtent : Light, Area out	2034 Affected	* *			
Skylight, Metal/Glass	5%	Now	\$3,700	2039	* *			
	Water Per		xtent : Light, Area		: 20%			
Sloped Glazing	2%			LIFE	* *	5	\$13,200	
nterior								
Floors					ate ate	_		
Cast in Place Concrete	75%		¢12 500	LIFE	* *	5	\$75,400	
Quarry Tile	-		\$13,500 Extent : Severe, A out	2034 rea Affec		5	\$1,700	
Traffic Topping	15%			2029	\$43,600	5	\$4,300	
Interior Walls							-	
Concrete Masonry Unit	Cracking/	Now Crumbling, 1 : Through	\$54,100 Extent : Light, Arc out	LIFE ea Affect	* * ed : 10%	5	\$9,500	
Plaster	-		\$200 Extent : Light, Ard	LIFE ea Affect	* * ed : 10%	5	\$400	

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

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

MANHATTAN ANIMAL SHELTER

Asset # : 13721

				0121				
Architecture		Current R	epair	Futur	e Replacement	Μ	laintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
iterior								
Ceilings								
AcousTileSusp.Lay-In	70%			2042	* *	5	\$16,100	
Gypsum Board		Now	\$2,400	LIFE	* *	5	\$2,900	
	-	Crumbling, 1 : Througho	Extent : Light, Art out	ea Affect	ed : 10%			
Plaster	Cracking/	Now Crumbling, 1 1 : Througho	\$6,200 Extent : Severe, A ut	LIFE rea Affec	* * cted : 20%	5	\$2,900	
ite Enclosure								
Fence/Gates								
Chain Link	60%			2049	* *			
	Location	n : Lower Ro	ctent : Light, Area of ed At Lower Roof	Affected	2 : 100%			
Iron Picket	40%		u ni Lower Rooj	2064	* *			
Free Standing Walls	4070			2004				
Concrete Masonry Unit	100%			2039	* *			
ite Pavements	10070			2037				
Public Sidewalk								
Cast in Place Concrete	-		\$3,300 Extent : Light, Arg ut	2042 ea Affect	* * ed : 10%			
Parking/Driveway		-						
Cast in Place Concrete	100%			2027	\$66,600			
Electrical		Current R	epair	Futur	e Replacement	Ν	laintenance	
	% of	Current R			e Replacement			Priori
	% of Total		epair Estimated Cost		e Replacement Estimated Cost		laintenance Estimated Cost	Priorit
Type Inder 600 Volts		Fail Date		Year		Cycle		Priori
System Component Type Inder 600 Volts Service Equipment	Total	Fail Date (Years)		Year FY	Estimated Cost	Cycle	Estimated Cost	Priori
System Component Type Inder 600 Volts	Total 100% Other Obs	Fail Date (Years)	Estimated Cost	Year FY 2049	Estimated Cost	Cycle		Priori
System Component Type Inder 600 Volts Service Equipment	Total 100% Other Obs Location	Fail Date (Years) servation, Ex	Estimated Cost	Year FY 2049 Affected	Estimated Cost * *	Cycle	Estimated Cost	Priori
System Component Type Inder 600 Volts Service Equipment	Total 100% Other Obs Location	Fail Date (Years) servation, Ex	Estimated Cost ctent : Light, Area Room	Year FY 2049 Affected	Estimated Cost * *	Cycle	Estimated Cost	Priori
System Component Type Inder 600 Volts Service Equipment Molded Case Bkrs	Total 100% Other Obs Location	Fail Date (Years) Servation, Ex a : Electrical tion : 1200 A	Estimated Cost ctent : Light, Area Room	Year FY 2049 Affected	Estimated Cost * *	Cycle	Estimated Cost	Priori
System Component Type Inder 600 Volts Service Equipment Molded Case Bkrs Switchgear / Switchboard	Total 100% Other Obs Location Explana	Fail Date (Years) Servation, Ex a : Electrical tion : 1200 A	Estimated Cost ctent : Light, Area Room	Year FY 2049 Affected vice Swite	Estimated Cost * * 2 : 100%	Cycle (Yrs) 5	Estimated Cost \$400	Priori
System Component Type Inder 600 Volts Service Equipment Molded Case Bkrs Switchgear / Switchboard Molded Case Bkrs	Total 100% Other Obs Location Explana	Fail Date (Years) servation, Ex : Electrical tion : 1200 A	Estimated Cost ctent : Light, Area Room	Year FY 2049 Affected vice Swite	Estimated Cost * * 2 : 100%	Cycle (Yrs) 5	Estimated Cost \$400	Priori
System Component Type Inder 600 Volts Service Equipment Molded Case Bkrs Switchgear / Switchboard Molded Case Bkrs Raceway	Total 100% Other Obs Location Explana 100%	Fail Date (Years)	Estimated Cost ctent : Light, Area Room	Year FY 2049 Affected vice Swite 2049	Estimated Cost ** 2 : 100% ch **	Cycle (Yrs) 5	Estimated Cost \$400	Priori
System Component Type Inder 600 Volts Service Equipment Molded Case Bkrs Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Panelboards	Total 100% Other Obs Location Explana 100% 50% 50%	Fail Date (Years)	Estimated Cost ctent : Light, Area Room	Year FY 2049 Affected vice Swite 2049 2049 2039	Estimated Cost ** 2 : 100% ch ** ** **	Cycle (Yrs) 5 5 1 1	Estimated Cost \$400 \$400	Priori
System Component Type Inder 600 Volts Service Equipment Molded Case Bkrs Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Panelboards Molded Case Bkrs	Total 100% Other Ob: Location Explana 100%	Fail Date (Years)	Estimated Cost ctent : Light, Area Room	Year FY 2049 Affected vice Swite 2049 2049	Estimated Cost ** 2 : 100% ch ** **	Cycle (Yrs) 5	Estimated Cost \$400	Priori
System Component Type Inder 600 Volts Service Equipment Molded Case Bkrs Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Panelboards Molded Case Bkrs Wiring	Total 100% Other Obs Location Explana 100% 50% 50% 100%	Fail Date (Years)	Estimated Cost ctent : Light, Area Room	Year FY 2049 Affected vice Swite 2049 2049 2039 2045	Estimated Cost ** 2 : 100% ch ** ** **	Cycle (Yrs) 5 5 1 1	Estimated Cost \$400 \$400	Priori
System Component Type Inder 600 Volts Service Equipment Molded Case Bkrs Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic	Total 100% Other Ob: Location Explana 100% 50% 100% 50% 50%	Fail Date (Years)	Estimated Cost ctent : Light, Area Room	Year FY 2049 Affected vice Swite 2049 2049 2039 2045 2049	Estimated Cost ** ** ** ** ** ** ** **	Cycle (Yrs) 5 5 1 1	Estimated Cost \$400 \$400	Priori
System Component Type Inder 600 Volts Service Equipment Molded Case Bkrs Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Conduit Panelboards Molded Case Bkrs Wiring	Total 100% Other Obs Location Explana 100% 50% 50% 100%	Fail Date (Years)	Estimated Cost ctent : Light, Area Room	Year FY 2049 Affected vice Swite 2049 2049 2039 2045	Estimated Cost ** 2 : 100% ch ** ** ** **	Cycle (Yrs) 5 5 1 1 5	Estimated Cost \$400 \$400	Priori

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.

MANHATTAN ANIMAL SHELTER

Asset # : 13721

Electrical	Current Repair Future Replacement			Μ		
System Component Type	% of Fail Date Estimated Cost Total (Years)		Estimated Cost		Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	
Lighting Interior Lighting						
Fluorescent	50%	2034	* *	10	\$7,000	
	T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building	t, Area Afj	fected : 100%			
Fluorescent	50%	2029	\$44,600	10	\$7,000	
	T-12 Lamps And Fixtures, Extent : Lig Location : First Floor	ht, Area A	ffected : 100%			
Egress Lighting						
Emergency, Battery	50%	2034	* *	10	\$1,900	
Exit, Battery	50%	2034	* *	10	\$500	
Exterior Lighting						
LED	100%	2034	* *			
Alarm Security System						
Generic	50%	2034	* *	1	\$2,900	
	Other Observation, Extent : Light, Are Location : Throughout The Building Explanation : Intrusion Alarm System		: 100%			
Generic	50%	2034	* *	1	\$2,900	
	Other Observation, Extent : Light, Are Location : Throughout The Building Explanation : CCTV Surveillance Sy		: 100%			
Fire/Smoke Detection						
Generic, Digital	100%	2034	* *	1-3	\$9,500	
	Other Observation, Extent : Light, Are Location : Throughout The Building	ea Affected	: 100%			
	Explanation : Manual Pull Stations,	Horns/stra	bes And Smoke De	etection		

lechanical	Current Repair	Future Repl	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
leating								
Energy Source								
Natural Gas	100%	2039	* *	1				
Conversion Equipment								
Furnace	85%	2034	* *	1	\$6,500			
	Other Observation, Extent :	Light, Area Affected : 85%						
	Location : Roof							
	Explanation : 4 Rooftop Pa	ackage Units						
Hot Water Boiler	15% 0-2	\$17,000 2049	* *	1	\$1,000			
	Other Observation, Extent : Light, Area Affected : 15%							
	Location : 1st Floor Boiler	r Room						
	Explanation : 1 Obsolete U	Unit						

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

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

Asset # : 13721

Mechanical	Current Repair			Future Replacement			laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	15%			2037	* *	4	\$200	
No Component	85%							
Terminal Devices								
Fan Coil Unit/Heat	15%			2034	* *	1	\$700	
No Component	85%							
Air Conditioning								
Energy Source	1000/			• • • •				
Electricity	100%			2045	* *	1		
Conversion Equipment	1000/			2024	بلد بلد	•	\$ 000	
Ext Pkg Unit -	100%			2034	* *	2	\$900	
Heating/Cooling	O(l = Ol)		The last America	A (C	. 1000/			
	Location		Extent : Light, Area	Ајјестеа	: 100%			
			oftop Package Unit	e Usina	1070 Pofrigorant			
Distribution	Ехріана	10h . 4 KO	onop Fackage Onii	s Using	4070 Kejrigeruni			
Distribution Ductwork/Diffusers	100%			LIFE	* *	2	\$25,000	
Ventilation	10070			LIL		2	\$25,000	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,600	
Exhaust Fans	10070			LIIL		20	\$12,000	
Roof	100%			2034	* *	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$2,200	2039	* *	1		
	Corroded,	Extent : Se	evere, Area Affecte	d : 3%				
	Location	: Water M	ain Valve, 1st Floo	or				
Water Heater								
Gas Fired	100%			2024	\$8,900	2	\$200	
			Extent : Light, Area	Affected	1:100%			
		: 1st Floor						
	Explana	ion : 85-gc	allon Unit With 200)-gallon I	Storage Tank			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	- دخت و		* · · ·		. ·			
Cast Iron		Now	\$600	LIFE	* *	1		
			Extent : Moderate, 1	Area Affe	ected : 2%			
	Location	-			67 I			
D. 1-0 D. (Explana	ion : Roof	Drain Clogged Ca	using Ro	of Leak			
Backflow Preventer	1000/			2020	¢2 700	1	ቀሰሰሳ	
Generic	100%			2029	\$3,700	1	\$900	
Fixtures Generic	100%							
Vertical Transport	100%							

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

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

MANHATTAN ANIMAL SHELTER

Asset # : 13721

Mechanical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority	
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE **			
	Other Observation, Extent : Light, Area	Affected : 100%			
	Location : 1st To 2nd Floor				
	Explanation : 1 Unit				

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

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Total		\$99,9	00	\$7,600	\$7,200	\$18,900
Importance Code	С	\$17,6	00	-	-	,
Importance Code		\$41,8		\$6,100	\$5,700	\$17,400
Importance Code	А	\$40,4	00	\$1,500	\$1,500	\$1,500
Total		\$99,9	00	\$7,600	\$7,200	\$18,900
Elevators/Escalate	ors	\$3,9	00	\$3,900	\$3,900	\$3,900
Mechanical		\$2,3		\$3,300	\$2,900	\$3,300
Electrical			00	\$400	\$300	\$500
Interior Architect	ure	\$54,4	00			\$11,100
Exterior Architect	ture	\$38,9	00			
EXPENSE		FY 20	20	FY 2021	FY 2022	FY 2023
Total				\$379,100		
Importance Code	В			\$76,800		
Importance Code				\$302,300		
Total				\$379,100		
Electrical				\$76,800		
Exterior Architect	ture			\$302,300		
CAPITAL				FY 2020 - 2023		FY 2024 - 2029
Areas Surveyed Block	: Basement : 1983	t, Roof, Floors 1,2 Lot : 3		BIN	: 1059720	
Date of Survey	: 18-Jun-20			Landmark Status	: NONE	
Area Sq Ft	: 15,260			Project Type	: HEALTH AND MEN	FAL HYGIENE
Program / Asset #		.000 / 13728		Yr Built/Renovated	: 1950 / 2009	
Borough	: MANHA'			Agency's Number	: N/A	
Address		BROADWAY BTW	N: W.126 S			
Asset Name		TTANVILLE DIST				



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.

Asset # : 13728

rchitecture	Current	Repair	Futur	e Replacement	nent Maintenance		
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls Masonry: Brick	100% Now Cracking/Crumblin Location : Throug		LIFE ea Affecte	* * ed : 20%	5	\$21,600	
Windows Aluminum	100% Now Ctrwt/Balnc Not Fu Location : Throug	-	2042 Area Affe	* * cted : 20%	5	\$3,000	
Parapets							
Cast Stone/Terra Cotta	10% Now Jnt Mortar Miss/Era Location : Throug	-	LIFE rea Affect	* * ted : 20%	5	\$2,300	
Masonry: Brick	90% Now Jnt Mortar Miss/Era Location : Throug	-	LIFE rea Affect	* * ted : 20%	5	\$2,700	
Roof Single Ply Membrane	100% Now Blisters, Extent : Se Location : Throug Water Penetration, Location : Throug	hout Extent : Moderate, 4		* * cted : 20%			
terior							
Floors Cast in Place Concrete	20% Now Cracking/Crumbling Location : Throug		LIFE ea Affecte	* * ed : 10%	5	\$10,000	
Ceramic Tile	5% Now Cracking/Crumbling Location : Throug		2035 ea Affecte	* * ed : 10%	5	\$600	
Terrazzo	5%		LIFE	* *	5	\$900	
Vinyl Tile	65% Now Cracking/Crumbling Location : Throug		2031 ea Affecte	* * ed : 10%	3	\$5,600	
Vinyl Tile 9" X 9"	5% Now Cracking/Crumbling Location : Throug	\$12,800 g, Extent : Moderate	2036 e, Area A <u>f</u>	* * ffected : 100%	3	\$400	

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

Asset # : 13728

		A	sset # : 13	/ 20				
Architecture		Current Rep	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls	.		.					
Cast in Place Concrete	Water Pen	Now etration, Extent : Throughout	\$5,400 nt : Light, Area	LIFE Affected	**			
Ceramic Tile	5%			2035	* *	5	\$800	
Gypsum Board	Location Water Pen	Crumbling, Ex : Throughout	nt : Moderate, A	-	-	5	\$5,000	
Metal Panel	20%	Now	\$4,700	LIFE	* *			
wietai i anei	Deformed		t : Moderate, A		cted : 10%			
Ceilings						_		
AcousTileSusp.Lay-In Exposed Concrete	80%	Now	\$7,500	2043 LIFE	* *	5 5	\$18,300 \$700	
		etration, Exten : Throughout Current Rep			: 10% e Replacement	М	aintenance	
System	0/ af							Duitauita
Component Type	% of Total	(Years)	stimated Cost	Y ear FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw		ervation, Exte : Basement	nt : Moderate, 1	2036 Area Affe	* * ected : 100%	5	\$100	
	Explana	tion : 400 Amp	oeres					
Switchgear / Switchboard	r · · · · ·	- ····						
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	-00/			00.50	باد برای			
Thermoplastic	50%			2052	* *	1		
Thermoplastic	50%			2036	~ ~	1		
Motor Controllers	60%			2043	* *	5	¢100	
Locally Mounted Locally Mounted						5	\$100	
	40%			2043	* *	5		

Ground

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

Asset # : 13728

Electrical	C	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		il Date Estimated Cost (ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
fround							
Grounding Devices							
Generic	Location : B	ation, Extent : Moderate, A Casement : Water Main	LIFE Area Affe	* * cted : 100%	5	\$200	
ighting							
Interior Lighting							
Fluorescent	Location : T	ation, Extent : Light, Area hroughout : T-8 And Compact	2034 Affected	* * : 100%	10	\$9,800	
Fluorescent	12.000000000000000000000000000000000000		2036	* *			
	T-12 Lamps A	nd Fixtures, Extent : Ligh imited Areas					
Egress Lighting							
Exit, LED	70%		2061	* *	1		
No Component	30%						
Exterior Lighting							
HID	10%		2031	* *	10		
No Component	90%						
larm							
Security System							
No Component	80%					.	
Generic	20%		2031	* *	1	\$1,100	
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2034	* *	1-3	\$1,900	
lechanical	C	urrent Repair	Entur	e Replacement	м	aintenance	
		-					
System Component Type		il Date Estimated Cost (ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating							
Energy Source							
Natural Gas	100%		2046	* *	1		
Conversion Equipment							
Steam Boiler	100%		2039	* *	1	\$15,100	
		ation, Extent : Light, Area	Affected	: 100%			
	Location : B						
	Explanation	: 2 Units					
Distribution							
Central Plant Steam	100%		2046	* *	4	\$800	
Piping/Pmp							
Terminal Devices Convector/Radiator	100%		2039	* *	1	\$4,900	

Air Conditioning

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

Asset # : 13728

Mechanical	Current Repair	Future	Replacement	Ν	laintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source						
Electricity	100%	2042	* *	1		
Conversion Equipment		• • • •	* • • • • • •			
Window/Wall Unit	50%	2024	\$15,200	1		
No Component	50%					
Terminal Devices	500/	2021	* *	1	#2 5 00	
Fan Coil - 2 Pipe	50%	2031		1	\$2,500	
	Other Observation, Extent : Light,	Area Affected :	50%			
	Location : 2nd Floor	T T 1 .				
	Explanation : 9 Split Dx System	Units				
No Component	50%					
Heat Rejection Air Cooled Condenser	50%	2031	* *	2	\$5,300	
Unit						
	Other Observation, Extent : Light,	Area Affected :	50%			
	Location : Roof					
	Explanation : 9 Condenser Units	s Part Of Split Sy	stem			
No Component	50%					
Ventilation						
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$1,700	
No Component	80%					
Exhaust Fans						
Roof	20%	2026	\$4,800	2	\$100	
No Component	80%					
lumbing						
H/C Water Piping	200/	2016	ماد ماد	1		
Brass/Copper	20%	2046	* *	1		
Galvanized Steel	80%	2039	* *	1		
Water Heater	1000/	2024	#0.000	2	\$2 00	
Gas Fired	100%	2024	\$8,900	2	\$200	
Sanitary Piping	1000/	LIFE	* *	1		
Cast Iron	100%	LIFE	~ ^	1		
Storm Drain Piping	1009/	LIPP	* *	1		
Cast Iron	100%	LIFE	~ ^	1		
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators	100%	LIFE	* *			
Hydraulic	Other Observation, Extent : Light,					
	Location : Basement To 2nd Flo		100/0			
	Location . Duschient 10 2nu 110					

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

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name	: MORRIS	ANIA DIST	FRICT HEALT	TH CTR.		
Address	: 1309 FUI	TON AVE	NUE @E. 169 S	STREET		
Borough	: BRONX			Agency's Number	: N/A	
Program / Asset #	: HEA0004	.000 / 2645		Yr Built/Renovated	: 1955 / 2008	
Area Sq Ft	: 51,434			Project Type	: HEALTH AND ME	NTAL HYGIENE
Date of Survey	: 08-Jun-2()16		Landmark Status	: NONE	
Areas Surveyed	: Basement	t, Roof, Floo	ors 1,3,5			
Block	: 2925	Lot	: 80	BIN	: 2009620	
CAPITAL				FY 2020 - 2023		FY 2024 - 2029
Exterior Architect	ture			\$229,000		\$42,100
Interior Architect	ure			\$444,100		
Electrical				\$340,700		\$268,600
Mechanical				\$141,700		\$184,200
Total				\$1,155,400		\$495,000
Importance Code	A			\$229,000		\$42,100
Importance Code				\$775,500		\$452,800
Importance Code	С			\$151,000		
Total				\$1,155,400		\$495,000
EXPENSE			FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architect	ture		\$49,000		\$12,200	
Interior Architect	ure		\$59,800			\$7,100
Electrical			\$4,600	\$4,000	\$10,500	\$4,600
Mechanical			\$7,300	\$7,000	\$11,300	\$9,200
Elevators/Escalate	ors		\$9,900	\$9,900	\$9,900	\$9,900
Total			\$130,500	\$20,800	\$43,900	\$30,700
Importance Code	A		\$51,500	\$2,500	\$15,400	\$2,500
Importance Code	В		\$79,000	\$18,300	\$28,500	\$28,200
Importance Code	С					
Total			\$130,500	\$20,800	\$43,900	\$30,700



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

Asset # : 2645

chitecture	Current Repair	Future Replaceme	nt	Maintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cost Cyc (Yr	ele Estimated Cost s)	Priorit
rerior					
Exterior Walls					
Masonry: Brick	80% Now \$64,800 Cracking/Crumbling, Extent : Moderate Location : Throughout Efflorescence, Extent : Moderate, Area Location : East Facade Of Bulkhead Water Penetration, Extent : Light, Area Location : Throughout	Affected : 10%	** 5	\$42,100	
Masonry: Granite	5% Now \$15,900 Jnt Mortar Miss/Erod, Extent : Light, A Location : Throughout	LIFE rea Affected : 10%	** 5	\$2,000	
Masonry: Limestone	10% Now \$58,700 Jnt Mortar Miss/Erod, Extent : Modera Location : Throughout	LIFE te, Area Affected : 10%	** 5	\$3,900	
Window Wall	5%	2037	** 5	\$9,900	
Windows Aluminum	98% Now \$105,500 Ctrwt/Balnc Not Funct, Extent : Light, A Location : Throughout Caulking Deteriorated, Extent : Light, A Location : Throughout		** 5	\$12,300	
Metal Louvers	2% Now \$1,500 Broken/Missing Elements, Extent : Ligh Location : Throughout	2036 t, Area Affected : 20%	* *		
Parapets					
Masonry: Brick	80% Now \$31,300 Cracking/Crumbling, Extent : Moderate Location : Throughout Water Penetration, Extent : Moderate, A Location : Throughout		** 5	\$5,300	
Masonry: Limestone	10% Cracking/Crumbling, Extent : Moderate Location : Throughout Water Penetration, Extent : Moderate, A Location : Throughout		** 5	\$800	
Metal Rail	10%	2032	** 5-1	0 \$12,000	
Roof					
Modified Bitumen	100% Now \$300 Blisters, Extent : Light, Area Affected : Location : Throughout Water Penetration, Extent : Moderate, A Location : Throughout		* *		

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.

Asset # : 2645

rchitecture		Current F	Repair	Futur	e Replacement	ent Maintenance		
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors Cast in Place Concrete	Cracking/	Now Crumbling, : Through	\$8,100 Extent : Light, Ard out	LIFE ea Affect	* * ed : 20%	5	\$16,600	
Ceramic Tile	Cracking/	Now Crumbling, : Through	\$7,500 Extent : Moderate out	2030 e, Area Aj	* * ffected : 20%	5	\$1,900	
Terrazzo	Jnt Morta	Now r Miss/Eroc : Through	\$18,100 l, Extent : Light, A out	LIFE rea Affec	* * tted : 10%	5	\$5,900	
Vinyl Tile	Cracking/	Now Crumbling, : Through	\$72,600 Extent : Light, Arc out	2032 ea Affect	* * ed : 20%	3	\$15,700	
Vinyl Tile			ent, Extent : Light, out 4th Floor	2035 Area Aff	* * ected : 100%	3	\$1,900	
Vinyl Tile 9" X 9"	Cracking/	Now Crumbling, : Through	\$25,700 Extent : Moderate out	2022 e, Area Aj	\$128,300 ffected : 20%	3	\$4,300	
Interior Walls								
Ceramic Tile	Cracking/	Now Crumbling, : Through	\$65,400 Extent : Light, Arc out	2030 ea Affect	* * ed : 20%	5	\$5,800	
Gypsum Board	15%			LIFE	* *	5	\$10,500	
Marble Panels	5%			LIFE	* *	-	+,	
Plaster	20%			LIFE	* *	5	\$7,000	
Plaster	30%	Now	\$85,600 Extent : Moderate	LIFE	* *	5	\$10,500	
	Location Water Per	: Through	out xtent : Moderate, A					
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings AcousTileSusp.Lay-In	30% Loose/Del Location Staining/L Location Water Per	: Through Discoloring, : Through Detration, E	Extent : Moderate out xtent : Moderate, A	2040 e, Area A e, Area A	ffected : 10%	5	\$11,400	
Plaster	70% Cracking/ Location Water Per	: Through	\$35,700 Extent : Moderate out xtent : Moderate, A	-	-	5	\$33,300	

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

Asset # : 2645

Electrical		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2047	* *	5	\$1,400	
	Location	ı : Electrical			! : 100% Rated At 1200 Am	naras		
Switchgear / Switchboard	Елрини	non . main i	Service Disconnet	.i Swiich	Ruleu Al 1200 Am	peres.		
Air Circuit Breaker	98%			2027	\$97,800	5	\$300	
Molded Case Bkrs	2%			2027	\$2,000	5	\$500	
Raceway	270			2027	\$2,000	5		
Conduit	80%			2027	\$41,900	1		
Conduit	20%			2027	ψ1,700 * *	1		
Panelboards	2070			2047		1		
Fused Disc Sw	10%			2026	\$6,900	5	\$100	
Fused Disc Sw	2%			2020	**	5	\$100	
Molded Case Bkrs	18%			2043	* *	5	\$200	
Molded Case Bkrs	70%			2045	\$48,100	5	\$200 \$900	
Wiring	/0/0			2020	\$40,100	5	\$900	
Braided Cloth	50%	2-4	\$39,300	2052	* *	1		
Branded Cloth	Insulation	Aged, Exter	at : Severe, Area A out The Building		100%	1		
Thermoplastic	20%	_		2047	* *	1		
Thermoplastic	30%			2047	\$23,600	1		
Motor Controllers	5070			2027	\$25,000	1		
Locally Mounted	50%			2025	\$57,300	5	\$200	
Locally Mounted	40%			2023	**	5	\$100	
Variable Frequency Drive	10%			2040	* *	5	ψ100	
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	
ighting								
Interior Lighting								
Fluorescent	10%			2032	* *	10	\$4,700	
	Location	servation, Ex 1 : 1st Floor, tion : T-5 La		Affected	! : 100%			
Fluorescent	40%		· · · ·	2032	* *	10	\$18,900	
Fuorescent	T-8 Lamp	s And Fixtur	es, Extent : Light, out The Building			10	\$18,900	
Fluorescent	30%			2022	\$258,900	10	\$14,200	
	T-12 Lam	ps And Fixtu	rres, Extent : Mod And 3rd Floor		ea Affected : 100%		÷ · ·, = · ·	
Fluorescent	10%			2032	* *	10	\$4,700	
	Compact 1		Light, Extent : Lig		Affected : 100%		<i>v</i> 1,700	
LED	10%			2035	* *			
	10/0			2033				

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

		A3561#.2	• • •				
Electrical		Current Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							8
Egress Lighting							
Emergency, Battery	50%		2032	* *	10	\$6,200	
Exit, LED	10%		2055	* *	1		
Exit, Service	40%		2032	* *	1		
Exterior Lighting							
HID	19%		2032	* *	10		
Incandescent	1%		2027	\$1,700	2		
No Component	80%						
Alarm							
Security System No Component	70%						
Generic	30%		2032	* *	1	\$5,800	
Generie		ervation, Extent : Light, Area		1:100%	1	\$5,800	
		: Outside, Hallways, Lobby,					
		tion : CCTV Surveillance Car					
Fire/Smoke Detection	1						
Generic, Digital	100%		2035	* *	1-3	\$32,700	
, ,	Other Obs	ervation, Extent : Light, Area	ı Affected	! : 100%			
	Location	: Throughout The Building					
	Explana	ion : Strobe Lights, Manual I	Pull Stati	on, Alarm Bells, H	orns And	l Smoke Detector	
Machanical		Current Ponair					
Mechanical		Current Repair	Futur	e Replacement	W	laintenance	
System Component	% of Total	Fail Date Estimated Cost (Years)		e Replacement Estimated Cost		laintenance Estimated Cost	Priority
System Component Type		Fail Date Estimated Cost	Year	-	Cycle		Priority
System Component Type Heating		Fail Date Estimated Cost	Year	-	Cycle		Priority
System Component Type		Fail Date Estimated Cost	Year	-	Cycle		Priority
System Component Type Heating Energy Source	Total	Fail Date Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Priority
System Component Type Heating Energy Source Natural Gas	Total	Fail Date Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment	Total 100% 100%	Fail Date Estimated Cost	Year FY 2047 2040	Estimated Cost **	Cycle (Yrs)	Estimated Cost	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment	Total 100% 100% Other Obs Location	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room	Year FY 2047 2040 Affected	Estimated Cost ** ** 2 : 100%	Cycle (Yrs)	Estimated Cost	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler	Total 100% 100% Other Obs Location	Fail Date Estimated Cost (Years) ervation, Extent : Light, Arec	Year FY 2047 2040 Affected	Estimated Cost ** ** 2 : 100%	Cycle (Yrs)	Estimated Cost	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution	Total 100% 100% Other Obs Location Explanat	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room	Year FY 2047 2040 Affected of Water 1	Estimated Cost ** ** 1 : 100% Boilers	Cycle (Yrs) 1	Estimated Cost \$25,400	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump	Total 100% 100% Other Obs Location	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room	Year FY 2047 2040 Affected	Estimated Cost ** ** 2 : 100%	Cycle (Yrs)	Estimated Cost	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices	Total 100% 0ther Obs Location Explanat 100%	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room	Year FY 2047 2040 Affected of Water 1 2043	Estimated Cost ** ** 1 : 100% Boilers **	Cycle (Yrs)	Estimated Cost \$25,400 \$2,500	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler	Total 100% 0ther Obs Location Explanat 100% 30%	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room	Year FY 2047 2040 a Affected ot Water 1 2043 2032	Estimated Cost ** ** 1: 100% Boilers ** **	Cycle (Yrs) 1 1 4 1	Estimated Cost \$25,400 \$2,500 \$9,500	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices	Total 100% 00% 0ther Obs Location Explanat 100% 30% 70%	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room ion : 3 Natural Gas Fired Ha	Year FY 2047 2040 a Affected ot Water 1 2043 2032 2025	Estimated Cost ** ** 1: 100% Boilers ** ** \$184,200	Cycle (Yrs)	Estimated Cost \$25,400 \$2,500	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler	Total 100% 0ther Obs Location Explanat 100% 30% 70% On Extend	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room ion : 3 Natural Gas Fired Ha	Year FY 2047 2040 a Affected ot Water 1 2043 2032 2025	Estimated Cost ** ** 1: 100% Boilers ** ** \$184,200	Cycle (Yrs) 1 1 4 1	Estimated Cost \$25,400 \$2,500 \$9,500	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator	Total 100% 0ther Obs Location Explanat 100% 30% 70% On Extend	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room ion : 3 Natural Gas Fired Ha	Year FY 2047 2040 a Affected ot Water 1 2043 2032 2025	Estimated Cost ** ** 1: 100% Boilers ** ** \$184,200	Cycle (Yrs) 1 1 4 1	Estimated Cost \$25,400 \$2,500 \$9,500	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator	Total 100% 0ther Obs Location Explanat 100% 30% 70% On Extend	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room ion : 3 Natural Gas Fired Ha	Year FY 2047 2040 a Affected ot Water 1 2043 2032 2025	Estimated Cost ** ** 1: 100% Boilers ** ** \$184,200	Cycle (Yrs) 1 1 4 1	Estimated Cost \$25,400 \$2,500 \$9,500	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator	Total 100% 0ther Obs Location Explanat 100% 30% 70% On Extend Location	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room ion : 3 Natural Gas Fired Ha	Year FY 2047 2040 a Affected of Water 1 2043 2043 2032 2025 rea Affec	Estimated Cost ** ** 1: 100% Boilers ** ** \$184,200	Cycle (Yrs) 1 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Estimated Cost \$25,400 \$2,500 \$9,500	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity	Total 100% 0ther Obs Location Explanat 100% 30% 70% On Extend	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room ion : 3 Natural Gas Fired Ha	Year FY 2047 2040 a Affected ot Water 1 2043 2032 2025	Estimated Cost ** ** 1: 100% Boilers ** \$184,200 eted : 100%	Cycle (Yrs) 1 1 4 1	Estimated Cost \$25,400 \$2,500 \$9,500	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment	Total 100% 0ther Obs Location Explanat 100% 30% 70% On Extena Location	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room ion : 3 Natural Gas Fired Ha	Year FY 2047 2040 a Affected of Water 1 2043 2032 2025 rea Affec 2035	Estimated Cost ** ** 1: 100% Boilers ** \$184,200 eted : 100%	Cycle (Yrs) 1 1 1 1 1 1 1 1	Estimated Cost \$25,400 \$2,500 \$9,500 \$11,600	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Reciprocating	Total 100% 0ther Obs Location Explanat 100% 30% 70% On Extend Location	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room ion : 3 Natural Gas Fired Ha	Year FY 2047 2040 a Affected of Water 1 2043 2043 2032 2025 rea Affec	Estimated Cost ** ** ** ** ** Boilers ** \$184,200 cted : 100% **	Cycle (Yrs) 1 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Estimated Cost \$25,400 \$2,500 \$9,500	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment	Total 100% 0ther Obs Location Explanat 100% 30% 70% On Extena Location	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room ion : 3 Natural Gas Fired Ha	Year FY 2047 2040 a Affected of Water 1 2043 2032 2025 rea Affec 2035	Estimated Cost ** ** ** ** ** Boilers ** \$184,200 cted : 100% **	Cycle (Yrs) 1 1 1 1 1 1 1 1	Estimated Cost \$25,400 \$2,500 \$9,500 \$11,600	Priority

Asset # : 2645

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

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

Asset # : 2645

Mechanical		Current I	Repair	Futur	e Replacement	M	laintenance	
System	% of		Estimated Cost		Estimated Cost			Priority
Component Type	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr	30%			2047	* *	4	\$800	
Pipe/Pump	700/							
No Component	70%							
Terminal Devices Air Handler/Cool/Ht	40%			2032	* *	1	\$12,700	
No Component	40% 60%			2032		1	\$12,700	
Ventilation	0070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$28,700	
Exhaust Fans								
Interior	40%			2022	\$70,000	2	\$600	
Roof	30%			2032	* *	2	\$500	
No Component	30%							
			Extent : Light, Area	00				
			oor Mechanical Eq	-				
	Explana This Rep		e Components Are	Already A	Accounted For Uni	der The (Cooling Section Of	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater	1000/			2026	†2 0.000	•	\$ 000	
Gas Fired	100%			2026	\$30,000	2	\$800	
Sanitary Piping	100%			LIFE	* *	1		
Cast Iron			tent : Moderate, A			1		
		ieu Lije, Ex 1 : Through		reu Ajjec	<i>ieu</i> . 10070			
Storm Drain Piping	Locunor							
Cast Iron	100%			LIFE	* *	1		
Cust non			tent : Moderate, A		rted : 100%	1		
		1 : Through						
Sump Pump(s)	-	3 -						
Non-Submersible	100%			2027	\$7,500	4	\$1,100	
			Extent : Light, Area					
		n : Boiler R						
	Explana	tion : Boile	r Pit Only					
Backflow Preventer								
Generic	100%			2037	* *	1	\$3,200	
	Other Obs	ervation, E	Extent : Light, Area	Affected	l : 100%			
			t Boiler Room					
	Explana	tion : Newl	y Installed Reduce	Pressure	e Zone Device			
Fixtures								
Generic	100%							
Vertical Transport								

Vertical Transport

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 # : 2645

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	st Cycle Estimated Cost (Yrs)	Priority
Vertical Transport		•		
Elevators				
Geared Traction	100%	LIFE *	*	
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location : Basement To 5th Floor			
	Explanation : Two Units			

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

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name	: OFFICE OF CHIEF MEDICAL EXAM	IINER 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	1,2,3,8,10,MP	
Block	: 962 Lot : 100	BIN	: 1087242

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$578,200	\$1,423,900
Interior Architecture	\$169,800	\$1,874,700
Electrical		\$294,800
Mechanical	\$49,400	\$143,100
Total	\$797,500	\$3,736,600
Importance Code A	\$578,200	\$1,423,900
Importance Code B	\$219,200	\$2,067,700
Importance Code C		\$245,000
Total	\$797,500	\$3,736,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$18,500		\$16,400	
Interior Architecture	\$66,800		\$110,400	\$14,200
Electrical	\$51,100	\$53,100	\$47,700	\$54,000
Mechanical	\$184,700	\$108,500	\$252,300	\$108,500
Elevators/Escalators	\$148,000	\$148,000	\$148,000	\$148,000
Total	\$469,100	\$309,600	\$574,800	\$324,700
Importance Code A	\$27,900	\$9,300	\$26,500	\$9,300
Importance Code B	\$423,500	\$300,300	\$548,200	\$315,300
Importance Code C	\$17,800			
Total	\$469,100	\$309,600	\$574,800	\$324,700



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

Asset # : 14212

rchitecture		Current I	Repair	Futur	e Replacement	Μ	laintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Granite	5%			LIFE	* *	5	\$21,700	
Metal/Glass Curt Wall	25%			LIFE	* *	5	\$271,000	
Metal Panel	20%			2052	* *	5-10	\$795,100	
Metal Sect. OHD	5%			2039	* *	5	\$90,300	
Pre-Cast Concrete	45%			LIFE	* *	5	\$845,700	
Windows								
Metal Louvers	10%			2035	* *	10		
No Component	90%							
Parapets								
Concrete Masonry Unit	30%			LIFE	* *	5	\$7,200	
			Extent : Moderate, A	Area Affe	cted : 100%			
		1 : Various						
	Explana	tion : Rubb	er Membrane Ran	All The V	Vay Up This Portic	on Of Pa	rapet	
Metal/Glass Curt Wall	30%		\$7,500	2052	* *	5	\$12,300	
		0	xtent : Light, Area	00				
	Location	ı : 14th Flo	or Roof Deck At Co	poling To	wer			
Metal Panel	40%			2052	* *	5	\$32,800	
Roof								
IRMA/Protected	100%	Now	\$11,000	2034	* *			
Membrane								
			Extent : Light, Area	Affected	: 100%			
	Location	ı : Under C	ooling Tower					
	Explana	tion : Drair	n Basket Missing O	n One Di	rain, Also Clogged	l With Di	rinking Cans	
terior								
Floors								
Carpet	39%			2025	\$2,875,700	3	\$331,100	
			: Light, Area Affec	eted : 25%	%			
	Location	ı : Through	out					
Cast in Place Concrete	5%	Now	\$6,000	LIFE	* *	5	\$61,900	
	Horizonta	l Cracks, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : 14th Flo	or Mechanical Roc	om –				
Ceramic Tile	5%			2039	* *	5	\$28,300	
Raised Access Floor	1%			2039	* *	5	\$21,200	
Terrazzo	30%			LIFE	* *	5	\$132,700	
Vinyl Tile	20%		\$19,600	2026	\$982,300	3	\$42,500	
2			: Moderate, Area					

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.*

Asset #: 14212

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Interior Walls	- 0 (_	•	
Concrete Masonry Unit				LIFE	* *	5	\$7,600	
Glass: Single Pane	15%		¢1 = 000	LIFE	* *	5	\$42,900	
Gypsum Board	Water Pen		\$17,800 xtent : Moderate, A 5, 3rd Floor Office			5	\$125,800	
Masonry: Limestone	15%			LIFE	* *			
	Location	: Through	Extent : Light, Area out ılly Artificial 'coric					
Motol Donal		1011 . 110114			* *			
Metal Panel	5% 5%			LIFE LIFE	* *	5	\$76.200	
Wood	370			LIFE		5	\$76,300	
Ceilings	60%			2043	* *	5	\$339,600	
AcousTileSusp.Lay-In Gypsum Board		Now	\$23,400	LIFE	* *	5 5	\$339,000 \$141,500	
Gypsulli Board			\$25,400 Extent : Moderate, A			5	\$141,500	
			om S2-05 From Tr					
Metal Panel	20%	. 51070 110	011 02 00 110111	LIFE	* *	5	\$141,500	
Wietal I allei	2070			LIFE		5	\$141,500	
lectrical		Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
- J F -								
nder 600 Volts	2%			2052	* *	5		
nder 600 Volts Service Equipment	2% 98%			2052 2052	* *	5 5	\$1,600	
nder 600 Volts Service Equipment Air Circuit Breaker	98% Other Obs		Extent : Moderate, A	2052	* *		\$1,600	
Inder 600 Volts Service Equipment Air Circuit Breaker	98% Other Obs Location	: Switchge	ear Room	2052 Area Affe	* *		\$1,600	
Inder 600 Volts Service Equipment Air Circuit Breaker	98% Other Obs Location Explana	: Switchge tion : One	ear Room 6000 Amperes East	2052 Area Affe	* *		\$1,600	
Inder 600 Volts Service Equipment Air Circuit Breaker	98% Other Obs Location Explana one 6000	: Switchge tion : One Amperes,	ear Room 6000 Amperes East	2052 Area Affe	* *		\$1,600	
nder 600 Volts Service Equipment Air Circuit Breaker	98% Other Obs Location Explana one 6000 five 6000	: Switchge tion : One Amperes, Amperes,	ear Room 6000 Amperes East North	2052 Area Affe	* *		\$1,600	
nder 600 Volts Service Equipment Air Circuit Breaker	98% Other Obs Location Explana one 6000 five 6000 1200 Am	: Switchge tion : One) Amperes,) Amperes, peres, Fire	ear Room 6000 Amperes East North 2 Pump.	2052 Area Affe	* *		\$1,600	
nder 600 Volts Service Equipment Air Circuit Breaker	98% Other Obs Location Explana one 6000 five 6000 1200 Am	: Switchge tion : One Amperes, Amperes,	ear Room 6000 Amperes East North 2 Pump.	2052 Area Affe	* *		\$1,600	
nder 600 Volts Service Equipment Air Circuit Breaker Fused Disc Sw	98% Other Obs Location Explana one 6000 five 6000 1200 Am	: Switchge tion : One) Amperes,) Amperes, peres, Fire	ear Room 6000 Amperes East North 2 Pump.	2052 Area Affe	* *		\$1,600	
nder 600 Volts Service Equipment Air Circuit Breaker Fused Disc Sw Transformers	98% Other Obs Location Explana one 6000 five 6000 1200 An 1600 An 100%	: Switchge tion : One () Amperes,) Amperes, peres, Fire peres. For	ear Room 6000 Amperes East North 2 Pump.	2052 Area Affe 2043	* * ected : 100% * *	5		
nder 600 Volts Service Equipment Air Circuit Breaker Fused Disc Sw Transformers	98% Other Obs Location Explana one 6000 five 6000 1200 Am 1600 Am 100% Other Obs	: Switchge tion : One () Amperes,) Amperes, Fire peres, For peres. For	ear Room 6000 Amperes East North 9 Pump. 9th Floor	2052 Area Affe 2043 Area Affe	* * ected : 100% * * ected : 100%	5	\$1,400	
nder 600 Volts Service Equipment Air Circuit Breaker Fused Disc Sw Transformers	98% Other Obs Location Explana one 6000 five 6000 1200 Am 1600 Am 1600 Am 100% Other Obs Location	: Switchge tion : One () Amperes,) Amperes, peres, Fire peres. For ervation, E : Switchge	ear Room 6000 Amperes East North 9 Pump. 9th Floor Extent : Moderate, 4	2052 Area Affe 2043 Area Affe P Floors A	* * ected : 100% * * ected : 100% And Sub 2 Electric	5	\$1,400	
Inder 600 Volts Service Equipment Air Circuit Breaker Fused Disc Sw Transformers Dry Type Switchgear / Switchboard	98% Other Obs Location Explana one 6000 five 6000 1200 Am 1600 Am 1600 Am 100% Other Obs Location	: Switchge tion : One () Amperes,) Amperes, peres, Fire peres. For ervation, E : Switchge	ear Room 5000 Amperes East North 9 Pump. 9th Floor Extent : Moderate, 2 ear Room, 15, 14, 9	2052 Area Affe 2043 Area Affe P Floors A	* * ected : 100% * * ected : 100% And Sub 2 Electric	5	\$1,400	
nder 600 Volts Service Equipment Air Circuit Breaker Fused Disc Sw Transformers Dry Type	98% Other Obs Location Explana one 6000 five 6000 1200 Am 1600 Am 1600 Am 100% Other Obs Location	: Switchge tion : One () Amperes,) Amperes, peres, Fire peres. For ervation, E : Switchge	ear Room 5000 Amperes East North 9 Pump. 9th Floor Extent : Moderate, 2 ear Room, 15, 14, 9	2052 Area Affe 2043 Area Affe P Floors A	* * ected : 100% * * ected : 100% And Sub 2 Electric	5	\$1,400	
inder 600 Volts Service Equipment Air Circuit Breaker Fused Disc Sw Transformers Dry Type Switchgear / Switchboard	98% Other Obs Location Explana one 6000 five 6000 1200 Am 1600 Am 1600 Am 100% Other Obs Location Explana	: Switchge tion : One () Amperes,) Amperes, peres, Fire peres. For ervation, E : Switchge tion : 500 I	ear Room 5000 Amperes East North 9 Pump. 9th Floor Extent : Moderate, 4 ear Room, 15, 14, 9 Kva, 225 Kva, 45 K	2052 Area Affe 2043 Area Affe P Floors A Yva, 30 K 2052	* * ected : 100% ** ected : 100% And Sub 2 Electric va And 15 Kva. * *	5 5 al Closet	\$1,400	
Inder 600 Volts Service Equipment Air Circuit Breaker Fused Disc Sw Transformers Dry Type Switchgear / Switchboard	98% Other Obs Location Explana one 6000 five 6000 1200 Am 1600 Am 1600 Am 100% Other Obs Location Explana	: Switchge tion : One () Amperes,) Amperes, peres, Fire peres. For ervation, E : Switchge tion : 500 [ear Room 5000 Amperes East North 9 Pump. 9th Floor Extent : Moderate, 4 ear Room, 15, 14, 9 Kva, 225 Kva, 45 K	2052 Area Affe 2043 Area Affe P Floors A Yva, 30 K 2052	* * ected : 100% ** ected : 100% And Sub 2 Electric va And 15 Kva. * *	5 5 al Closet	\$1,400	
nder 600 Volts Service Equipment Air Circuit Breaker Fused Disc Sw Transformers Dry Type Switchgear / Switchboard	98% Other Obs Location Explana one 6000 five 6000 1200 Am 1600 Am 1600 Am 100% Other Obs Location Explana 100% Other Obs Location Explana Five 600	: Switchge tion : One () Amperes, peres, Fire peres, For ervation, E : Switchge ervation, E : Switchge	ear Room 5000 Amperes East North 9 Pump. 9th Floor Extent : Moderate, A Evan Room, 15, 14, 9 Evan Room, 15, 14, 9 Extent : Moderate, A Evan Room 5000 Ampere East,	2052 Area Affe 2043 Area Affe P Floors A va, 30 K 2052 Area Affe	* * ected : 100% * * ected : 100% And Sub 2 Electric va And 15 Kva. * * ected : 100%	5 5 al Closet	\$1,400	

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

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

	,	Asset # : 142'	12				
Electrical	Current Re	epair	Futur	e Replacement	Ν	laintenance	
System Component Type	% of Fail Date 1 Total (Years)		Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							8
Raceway							
Conduit	100%	2	052	*	* 1		
Panelboards							
Fused Disc Sw	30%	2	.048	*	* 5	\$2,600	
Molded Case Bkrs	70%	2	2048	*	* 5	\$7,000	
Wiring							
Thermoplastic	100%	2	2052	*	* 1		
Motor Controllers							
Locally Mounted	70%	2	.043	*	* 5	\$1,800	
	Other Observation, Ex		a Affe	cted : 100%			
	Location : Mechanico						
	Explanation : Variab	le Frequency Drive	Contro	ollers.			
Motor Control Center	30%	2	.043	*	* 5	\$3,100	
	Other Observation, Ex	tent : Moderate, Are	a Affe	cted : 100%			
	Location : 9, 14, 15 H	Floors And Sub 2.					
	Explanation : Norma Amperes	l Motor Control Cen	ter Ar	nd Emergency M	otor Cont	rol Center At 14	
Ground	I to the						
Grounding Devices							
Generic	100%	L	JFE	*	* 5	\$5,600	
	Other Observation, Ex	tent : Moderate, Are	a Affe	cted : 100%			
	Location : Basement						
	Explanation : Water	Main					
Stand-by Power							
Transfer Switches							
Automatic	95%		.043	*	* 1	\$110,500	
	Other Observation, Ex Location : Transfer S		a Affe	cted : 100%			
	Explanation : Autome	utic Transfer Switch.	: 1- 1,0	000 Amperes, 2-	2,000 Am	peres, 3- 800	
	Amperes, 4- 260 Amp 5- 260 Amperes	peres,		-			
Automatic	5%	2	2043	*	* 1	\$5,800	
	Other Observation, Ex			cted : 100%	-	40,000	
	Location : 15th Floor						
	Explanation : 2 Autor			5 A/b At 260 An	iperes		
Generators	1	5			<u>•</u>		
Diesel	100%	2	.039	*	* 1	\$146,500	
	Other Observation, Ex			cted : 100%			
	Location : 14 Th Floo						
	Explanation : 2400 K	w					
Batteries							
Lead/Acid	100%	2	020	\$1,50	0 5	\$14,000	

Asset # : 14212

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.

Asset # : 14212

		A3361 # . 14					
Electrical	Curre	nt Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tand-by Power							
Fuel Storage	100/		20.40	* *	-	#7 000	
Day Tank	10%	Enterio Madamata	2048		5	\$7,000	
	Location : Gene	n, Extent : Moderate, A	area Ађе	ectea : 100%			
	Explanation : 20						
Main Tank	<u>90%</u>	o Guilons.	2061	* *	5	\$10,000	
		n, Extent : Moderate, A			5	\$10,000	
	Location : Unde		Areu Ajje	clea . 10070			
	Explanation : 10	-					
Lighting	Liptemanon i 10	,ooo Cumonal					
Interior Lighting							
Fluorescent	85%		2034	* *	10	\$294,800	
	Other Observation	n, Extent : Light, Area	Affected	: 100%			
	Location : Throi	ıghout					
	Explanation : TS	5 And T8 Lamps					
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	10070		2001		5	\$11,100	
Security System							
No Component	60%						
Generic	40%		2034	* *	1	\$56,500	
Fire/Smoke Detection							
No Component	50%						
Generic, Digital	50%		2034	* *	1-3	\$116,500	
Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System				-			D • •
Component Type	% of Fail Da Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating	•						
Energy Source							
Utility Steam	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.

Asset # : 14212

Mechanical		Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Conversion Equipment Heat Exchanger, Plate & Frame	50%			2039	* *	1	\$93,500	
- Tuille	Locatior	: Mechanico	tent : Light, Area al Equipment Roc Reheat System A	om				
Pres. Reducing Valve/LP Steam	50%			2039	* *	5	\$11,200	
Distribution								
Hot Wtr Piping/Pump	50%			2048	* *	4	\$14,000	
Central Plant Steam Piping/Pmp	50%			2052	* *	4	\$14,000	
Terminal Devices								
Air Handler	50%			2034	* *	1	\$116,900	
Convector/Radiator	25%			2043	* *	1	\$30,500	
Fan Coil Unit/Heat	25%	<i>с</i> : Б		2034	* *	1	\$30,500	
			tent : Light, Area	Affected	: 100%			
		: Throughout						
	Explana	tion : V A V	Boxes With Hot V	Vater Reh	neat			
ir Conditioning								
Energy Source Electricity	100%			2048	* *	1		
Conversion Equipment	10070			2040		1		
Centrifugal, Elec Chiller	90%			2039	* *	1	\$368,300	
Centifitigal, Elec Chiner		ofrigerant F	xtent : Light, Area		1 · 100%	1	\$508,500	
		: Chillers	acta : Eigni, Inco	a nyjeciec	. 100/0			
			tent : Light, Area	Affected	· 100%			
			ianical Equipmer		. 100/0			
		tion : 3 Chill						
Int Pkg Unit -	10%			2030	* *	2	\$2,300	
Heating/Cooling	1070			2030		2	\$2,500	
Distribution								
CW & CHW Wtr	90%			2052	* *	4	\$25,200	
Pipe/Pump	2070			2002		•	\$20,200	
Ductwork/Diffusers	10%			LIFE	* *	2	\$49,200	
Terminal Devices							+ ,	
Air Handler/Cool/Ht	90%			2034	* *	1	\$210,500	
No Component	10%						* -)	
Heat Rejection								
Evaporative Condenser	10%			2034	* *	2	\$26,300	
Water Cooling Tower	90%	Now	\$24,700	2030	* *	2	\$274,000	
5			tent : Light, Area		: 20%			
	Locatior		<u> </u>					
		-	Leak Evident					
<i>Tentilation</i>								
Cintilation								
Distribution								

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.

Asset # : 14212

Mechanical	Current Repair	Future Rep	olacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priori
entilation						
Exhaust Fans						
Interior	100%	2034	* *	2	\$11,600	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2052	* *	1		
	Other Observation, Extent : Light, Area	Affected : 100	%			
	Location : Sub-basement 1					
IW/ Heat Freehowson	Explanation : Triplex House Pumps					
HW Heat Exchanger Steam Fired	100%	2052	* *	4	\$56,100	
Steam Fired	Other Observation, Extent : Light, Area			4	\$30,100	
	Location : 9th Mechanical Equipment	00	/0			
	Explanation : 2 Units - Instantaneous		σρ			
Sanitary Piping	Explanation : 2 Ohiis Instantaneous		80			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2034	* *	4	\$8,000	
	Other Observation, Extent : Light, Area	Affected : 100	%			
	Location : S B 2					
	Explanation : 2 Duplex Units					
Sewage Ejector(s)						
Electric	100%	2034	* *	4	\$15,100	
	Other Observation, Extent : Light, Area	Affected : 100	%			
	Location : S B 2					
	Explanation : Duplex Unit					
Backflow Preventer	1000/	2024	باد باد		****	
Generic		2034	* *	1	\$23,200	
	Other Observation, Extent : Light, Area	Affected : 100	%			
	Location : Various Locations	ina Damastia I	Waton And I	abuatam	Water Sumply	
Einterne	Explanation : Multiple Devices For Fi	re, Domestic V	vater, Ana L	abratory	water Supply	
Fixtures Generic	100%					
/ertical Transport	10070					
Elevators						
Geared Traction	70%	LIFE	* *			
	Other Observation, Extent : Light, Area		%			
	Location : (1) S-2 To 15th Floor, (6)					
	Explanation : 7 Units					
Hydraulic	30%	LIFE	* *			
5	Other Observation, Extent : Light, Area		%			
	Location : (2) Ground To 2nd Floor,					
	Explanation : 3 Units					
ire Suppression						
Standpipe						
Generic	100%	2052	* *	1-5	\$190,700	

Estimates are rounded to the nearest hundred dollars.

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

Asset # : 14212

Mechanical	Current Repair	Future Rep	olacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Sprinkler						
Generic	100%	2052	* *	1-2	\$105,900	
Fire Pump						
Generic	100%	2039	* *	1	\$70,600	

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

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

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

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$28,300	\$2,500		
Interior Architecture	\$24,400		\$1,500	
Electrical	\$1,400	\$2,100	\$4,600	\$1,600
Mechanical	\$1,700	\$1,100	\$2,200	\$1,100
Total	\$55,800	\$5,800	\$8,400	\$2,700
Importance Code A	\$29,000	\$3,200	\$700	\$700
Importance Code B	\$19,600	\$2,600	\$7,700	\$2,000
Importance Code C	\$7,200			
Total	\$55,800	\$5,800	\$8,400	\$2,700



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

Asset # : 13730

rchitecture		Current Re	epair	Futur	e Replacement	Μ	laintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	\$800	
			tent : Moderate, A ude At Fascia Par					
Masonry: Brick	90%			LIFE	* *	5	\$24,300	
Metal Panel	5%			2046	* *	5-10	\$9,300	
		etration, Ex : West Face	tent : Moderate, A ude	Area Affe	cted : 15%			
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: At Roof						
	Explanat	ion : Fascia	Panel					
Windows								
Aluminum	100%	Now	\$3,600	2042	* *	5	\$800	
	Broken/Mi	ssing Eleme	nts, Extent : Ligh	t, Area A	ffected : 5%			
	Location	: Mezzanine	e Offices					
Roof								
Modified Bitumen	100%	Now	\$24,700	2031	* *			
	Water Pen	etration, Ex	tent : Moderate, A	Area Affe	cted : 15%			
	Location	: Roof Pene	trations - Above	Shipping	Dock And Office I	Bathroon	ıs	
terior								
Floors								
Carpet	15%			2025	\$39,900	3	\$4,600	
Ceramic Tile		Now	\$17,200	2035	* *	5	\$8,700	
			Extent : Moderate	, Area A	ffected : 20%			
	Location	: Througho	ut					
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit		Now	\$7,200	LIFE	* *	5	\$6,400	
	-		nt : Moderate, Ai					
	Location	: Above Red	ceiving Dock And	Various	Locations			
Gypsum Board	5%			LIFE	* *	5	\$500	
Ceilings								
AcousTileSusp.Lay-In	5%			2039	* *	5	\$1,000	
Fiber Board	95%			2031	* *			
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Througho	ut					
	Explanat	ion : Fiberg	lass Reinforced H	Panels				
iloctrical								

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

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 #: 13730

		A5501#.1					
Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2052	* *	5	\$100	
		ervation, Extent : Moderate,	Area Affe	ected : 100%			
		: Electrical Room					
	Explana	tion : One 800 Amperes Main	n Disconn	ect Switch			
Switchgear / Switchboard							
Fused Disc Sw	100%		2052	* *	5	\$100	
Raceway							
Conduit	100%		2052	* *	1		
Panelboards							
Fused Disc Sw	5%		2048	* *	5		
Molded Case Bkrs	95%		2048	* *	5	\$300	
Wiring							
Thermoplastic	100%		2052	* *	1		
Motor Controllers							
Locally Mounted	100%		2043	* *	5	\$100	
bround							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
tand-by Power							
Transfer Switches							
Automatic	100%		2046	* *	1	\$4,200	
Generators							
Diesel	100%		2041	* *	1	\$5,300	
		ervation, Extent : Moderate,	Area Affe	ected : 100%			
		: Generator Room Roof					
	Explana	tion : One 125 Kw					
Batteries				.	_		
Nickel Cadmium	100%		2022	\$1,500	5	\$3,000	
Fuel Storage							
Day Tank	50%		2051	* *	5	\$1,300	
		ervation, Extent : Moderate,	Area Affe	ected : 100%			
		: Generator Room Roof					
	-	tion : One 100 Gallon					
Main Tank	50%		2066	* *	5	\$200	
		ervation, Extent : Moderate,	Area Affe	ected : 100%			
	Location	: First Floor					
	Explana	tion : One 350 Gallon					
ighting							
Interior Lighting							
Fluorescent	99%		2034	* *	10	\$12,400	
		ervation, Extent : Light, Arec	ı Affectea	: 100%			
		: Throughout The Building					
	Explana	tion : T-12 Lamps					
HID	1%		2034	* *	10		

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

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

Asset # : 13730

			Asset # : 13					
Electrical		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	Priorit
ighting								
Egress Lighting								
Emergency, Service	60%			2034	* *	1		
Exit, Service	40%			2034	* *	1		
Exterior Lighting	200/			2024	* *	10		
HID No Component	30% 70%			2034		10		
1	/0%							
Alarm Security System								
No Component	90%							
Generic	10%			2036	* *	1	\$500	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2034	* *	1-3	\$4,200	
Mechanical		Current I	Popoir	E	ro Bonlocomont	м	aintenance	
System	0/ 0				e Replacement			D • •
Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Туре	Totai	(I cars)		I I		(113)		
Ieating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment	1000/			2021	* *	1	¢ (700	
Furnace	100%			2031		1	\$6,700	
	Location		Extent : Light, Area	Affectea	2:100%			
		-	as Fired Packaged	Air Con	ditioning Units C	as Firad	Space Heater	
	-	Warehouse	-	All Con	anoning Oniis, O	is Fireu	space mealer	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit -	50%			2031	* *	2	\$400	
Heating/Cooling	•			2026	* *			
Split Unit	20%	. 11 1	7	2036				
			Extent : Light, Area	Affected	1 : 100%			
		a : 1st Floor	r		• • • •			
Window/Wall Unit	5%			2024	\$1,400	1		
No Component	25%							
Ventilation								
Distribution	1000/			LIEE	* *	25	¢7 600	
Ductwork/Diffusers	100%			LIFE		2-5	\$7,600	
Exhaust Fans Roof	100%			2031	* *	2	\$400	
Plumbing	100%			2031		2	\$ 4 00	
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
	10070			2010		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.

Asset # : 13730

Mechanical		Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date H (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater								
Electric	100%			2025	\$11,500	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$500	LIFE	* *	1		
	Leak Evide	nt, Extent : I	Light, Area Affec	ted : 5%				
	Location	: Warehouse	e Roof, Possible I	Leak Fro	m Roof Drain Pipe	2		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2046	* *	1-2	\$3,800	

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name			ABORATORY			
Address			(@)E. 26 STRE		. N/A	
Borough	: MANHAT			Agency's Number Yr Built/Renovated	: N/A	
Program / Asset #	: HEA0001	.000 / 1574			: 1968 / 2009	
Area Sq Ft Date of Survey	: 353,000	10		Project Type	: HEALTH AND ME	NIAL HYGIENE
-	: 18-Jul-20			Landmark Status	: NONE	
Areas Surveyed		, Roof, Floor				
Block	: 932	Lot	: 17	BIN	: 1020610	
CAPITAL				FY 2020 - 2023		FY 2024 - 2029
Exterior Architec	ture			\$5,110,000		\$471,900
Interior Architect	ure			\$3,400,900		\$1,433,200
Electrical						\$1,452,700
Mechanical				\$1,299,600		\$12,153,700
Total				\$9,810,500		\$15,511,500
Importance Code	А			\$5,110,000		\$684,200
Importance Code	В			\$4,076,500		\$14,662,200
Importance Code	С			\$624,000		\$165,100
Total				\$9,810,500		\$15,511,500
EXPENSE			FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architec	ture		\$25,100		\$10,000	\$8,100
Interior Architect	ure		\$89,700		\$15,700	\$43,900
Electrical			\$86,300	\$57,500	\$68,000	\$62,000
Mechanical			\$95,200	\$156,700	\$122,500	\$157,000
Elevators/Escalate	ors		\$82,900	\$82,900	\$82,900	\$82,900
Total			\$379,200	\$297,100	\$299,100	\$353,900
Importance Code	А		\$35,000		\$10,000	\$8,100
Importance Code	В		\$286,700	\$297,100	\$289,100	\$345,800
Importance Code	С		\$57,500			
Total			\$379,200	\$297,100	\$299,100	\$353,900



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

Asset # : 1574

chitecture	Cur	rent Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Fail Total (Yea	Date Estimated Cos ars)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Cast in Place Concrete	3% No Cracking/Crum Location : Thr	bling, Extent : Light, A		* * ed : 10%	5	\$47,200	
Masonry: Brick	Location : Thr	bling, Extent : Light, A coughout on, Extent : Light, Ar	Area Affecto		5	\$273,700	
Granite Panels	5% No	w \$510,900	LIFE	* *	5	\$11,800	
	Location : Thr Loose Units, Ex	/Erod, Extent : Light, roughout tent : Light, Area Affe pport Bolt Have Becor	cted : 25%				
Window Wall	5%		2039	* *	5	\$59,000	
Windows							
Aluminum	Location : Thr	Extent : Moderate, Ar oughout on, Extent : Light, Ar	ea Affecteo		5	\$42,000	
Parapets							
Cast Stone/Terra Cotta	5%		LIFE	* *	5-10	\$15,700	
Masonry: Brick	70%		LIFE	* *	5-10	\$53,000	
Metal Panel	5%		2049	* *	5	\$2,100	
Metal: Cage/Fence	20%		2042	* *	5-10	\$17,100	
Roof Built-Up (BUR)	Location : Lov	tent : Moderate, Area ver Roof vth, Extent : Severe, A	Affected :				
Cast in Place Concrete	10% No	w \$13,600	LIFE	* *			
		on, Extent : Moderate		cted : 25%			
			2024	* *	10	\$68,100	
Modified Bitumen	70%		2034		10	+)	
Roll Roofing	10%		2028	\$41,000	5	\$16,200	
				\$41,000 * *			

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 # : 1574

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete		Now	\$40,000	LIFE	* *	5	\$164,700	
		etration, E : Through	Extent : Light, Area out	Affected	: 5%			
Ceramic Tile	5%			2032	* *	5	\$25,100	
Terrazzo	5%			LIFE	* *	5	\$39,200	
Vinyl Tile	20%	~		2029	\$871,200	3	\$50,200	
	-	-	Extent : Light, Ard	ea Affect	ed : 10%			
		: Through	out					
Vinyl Tile	5%		\$1 ,410,000	2037	* *	3	\$9,400	
Vinyl Tile 9" X 9"		Now	\$1,410,800	2034	* *	3	\$94,100	
	-	Crumbling, : Through	Extent : Moderate out	r, Area Aj	ffected : 20%			
Interior Walls	250/	0.2	¢224.200	LIFE	* *	5	¢50,000	
Concrete Masonry Unit	25%		\$334,200	LIFE		5	\$59,000	
		Crumbling, : Through	Extent : Light, Ard out	ea Affecti	ed : 10%			
Gypsum Board	5%			LIFE	* *	5-10	\$50,100	
Metal Panel	5%			LIFE	* *	10	\$13,300	
Marble Panels	5%			LIFE	* *	10	\$11,800	
Plaster		etration, E	\$289,800 Extent : Light, Area	LIFE Affected	**	5	\$106,200	
0.11	Location	. Al Windo	ows Throughout					
Ceilings AcousTileSusp.Lay-In	30%	Now	\$124,300	2034	* *	5	\$75,300	
Acous The Susp. Lay-III			ents, Extent : Ligh		ffected · 10%	5	\$75,500	
		: Through	-	.,	<i>yjeereu i 1070</i>			
		0	Extent : Light, Ard	ea Affect	ed : 20%			
	0	: Through	0					
Exposed Concrete		Now	\$247,300	LIFE	* *	5	\$23,500	
Exposed Concrete	Water Per		xtent : Moderate, A		cted : 10%	5	\$25,500	
Exposed Struc: Steel	5%			LIFE	* *	10	\$50,200	
Metal Panel		Now	\$769,900	LIFE	* *	5	\$94,100	
	-	oed Elemen : Corridoi	ts, Extent : Moderd		Affected : 25%			
		issing Elem : Corridor	nents, Extent : Mod rs	erate, Ar	ea Affected : 25%			
Plaster	20%	Now	\$134,500	LIFE	* *	5	\$62,700	
	Cracking/		Extent : Light, Are		ed : 10%	U	<i>\$0_,700</i>	
ite Enclosure		5						
Fence/Gates Chain Link	100%			2049	* *			
Free Standing Walls	100%			2049				
Concrete Masonry Unit	100%			2049	* *			

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.

Asset # : 1574

		A3361 # .					
Architecture		Current Repair	Futu	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure	4		•				
Retaining Walls							
Cast in Place Concrete	50%		2064	* *			
Masonry: Brick	50%		2049	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2042	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2034	* *			
Parking/Driveway							
Asphalt	10%		2032	* *			
Cast in Place Concrete	90%		2034	* *			
Electrical		Current Repair	Futu	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Fused Disc Sw	Location	servation, Extent : Light, A a : Electrical Room In Vaul	t Area And	Room 002	5	\$1,500	
	Explana	tion : Three Main Service S	Switches Ra	ted At 5000 Amper	es Each		
Transformers	1000/		2012	ate ate	_	¢1.000	
Dry Type	100%		2042	* *	5	\$1,300	
Switchgear / Switchboard	000/		2040	* *	-	¢1.000	
Fused Disc Sw	80%		2049	* *	5	\$1,200	
Molded Case Bkrs	20%		2049	-11-	5	\$1,900	
Raceway	(00/		2020	\$252 000	1		
Conduit	60%		2029	\$353,900	1		
Conduit	40%		2049	•••	1		
Panelboards	50/		2020	\$24.400	5	\$400	
Fused Disc Sw Fused Disc Sw	5% 10%		2028 2045	\$24,400 * *	5	\$400 \$800	
Molded Case Bkrs	10% 60%		2043	\$292,900	5 5	\$800 \$5,600	
Molded Case Bkrs	25%		2028	\$292,900 * *	5	\$3,600 \$2,300	
	2370		2043	•••	5	\$2,300	
Wiring Braided Cloth	40%		2028	\$318,300	1		
Thermoplastic	40% 60%		2028	\$516,500 * *	1		
Thermoplastic	0070		2049		1		

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

Asset # : 1574

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Motor Controllers						
Locally Mounted	18%	2042	* *	5	\$400	
Locally Mounted	10%	2027	\$23,500	5	\$200	
Motor Control Center	5%	2027	\$73,700	5	\$500	
Motor Control Center	60%	2034	* *	5	\$5,800	
Motor Control Center	5%	2027	\$73,700	5	\$500	
	Other Observation, Extent : Light, Are Location : Mechanical Spaces	ea Affected	: 5%			
	Explanation : Motor Control Center	s Abandon	ed In Place			
Variable Frequency Drive	2%	2042	* *			
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$10,400	
stand-by Power						
Transfer Switches						
Automatic	100%	2042	* *	1	\$108,600	
Generators						
Diesel	100% Other Observation, Extent : Light, Are Location : Generator Room Explanation : 2000 Kilowatt Capaci		* * ! : 100%	1	\$136,700	
Batteries	1 1	5				
Lead/Acid	100%	2023	\$1,500	5	\$13,100	
Fuel Storage						
Day Tank	50%	2045	* *	5	\$31,100	
-	Other Observation, Extent : Light, Are Location : At Generator	ea Affected	: 100%			
	Explanation : 275 Gallon Capacity					
Main Tank	50% Other Observation, Extent : Light, Are Location : Basement Explanation : 12000 Gallon Capacit		* * ! : 100%	5	\$4,900	
Lighting		J				
Interior Lighting						
Fluorescent	90%	2034	* *	10	\$276,800	
	T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building	nt, Area Afj	fected : 100%		• • • • • • • • •	
Fluorescent	5%	2034	* *	10	\$15,400	
	Compact Fluorescent Light, Extent : L Location : First Floor Lobby And Co	ight, Area	Affected : 100%	- •	<i></i>	
LED	5%	2039	* *			
	Recent Installation, Extent : Light, Ard Location : Stairs					

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.

Asset	#	:	1574
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Electrical		Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Egress Lighting							
Emergency, Service	50%		2034	* *	1		
Exit, Battery	50%		2034	* *	10	\$11,300	
Exterior Lighting Not Accessible		vation, Extent : Light, Arec Building Perimeter	Affected	: 0%			
	Explanatio	n : Unable To Inspect Due	To Scaffe	olding Around The	Building		
larm	*	*	00	C	0		
Security System							
Generic	Location :	vation, Extent : Light, Arec Throughout The Building n : CCTV Surveillance Sys.		* *	1	\$131,800	
Fire/Smoke Detection	*						
Generic, Digital		vation, Extent : Light, Arec	2034 Affected	* * : 100%	1-3	\$217,500	
		Throughout The Building					
	Explanatio	n : Manual Pull Stations, H	orns/stro	bes, Smoke Detect	tion		
lochanical		Surront Ponair	Entur	o Poplacomont	M	aintonanco	
lechanical		Current Repair		e Replacement		aintenance	
	% of F	Current Repair ail Date Estimated Cost Years)		e Replacement Estimated Cost		aintenance Estimated Cost	Priori
ystem Component Type	% of F	ail Date Estimated Cost	Year		Cycle		Priorit
ystem Component Type	% of F Total (100% Other Obser Location :	ail Date Estimated Cost Years) vation, Extent : Light, Area	Year FY 2039 Affected	Estimated Cost	Cycle		Priori
ystem Component Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing	% of F Total (100% Other Obser Location :	ail Date Estimated Cost Years) vation, Extent : Light, Area Basement	Year FY 2039 Affected	Estimated Cost	Cycle (Yrs)		Priori
ystem Component Type eating Energy Source Utility Steam Conversion Equipment	% of F Total (100% Other Obser Location : Explanatio 100%	ail Date Estimated Cost Years) vation, Extent : Light, Area Basement n : Steam From Con Ediso vation, Extent : Light, Area	Year FY 2039 Affected 2025	Estimated Cost * * : 100% \$212,300	Cycle (Yrs)	Estimated Cost	Priori
ystem Component Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing	% of F Total (100% Other Obser Location : 100% Other Obser Location :	ail Date Estimated Cost Years) vation, Extent : Light, Area Basement n : Steam From Con Ediso vation, Extent : Light, Area Basement	Year FY 2039 Affected 2025 Affected	Estimated Cost ** : 100% \$212,300 : 60%	Cycle (Yrs)	Estimated Cost	Priori
ystem Component Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam	% of F Total (100% Other Obser Location : 100% Other Obser Location :	ail Date Estimated Cost Years) vation, Extent : Light, Area Basement n : Steam From Con Ediso vation, Extent : Light, Area	Year FY 2039 Affected 2025 Affected	Estimated Cost ** : 100% \$212,300 : 60%	Cycle (Yrs)	Estimated Cost	Priori
ystem Component Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution	% of F Total (100% Other Obser Location : Explanatio 100% Other Obser Location : Explanatio	ail Date Estimated Cost Years) vation, Extent : Light, Area Basement n : Steam From Con Ediso vation, Extent : Light, Area Basement	Year FY 2039 Affected 2025 Affected ter Conv.	Estimated Cost ** : 100% \$212,300 : 60%	Cycle (Yrs)	Estimated Cost \$19,900	Priori
ystem Component Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam	% of F Total (100% Other Obser Location : Explanatio 100% Other Obser Location : Explanatio	ail Date Estimated Cost Years) vation, Extent : Light, Area Basement n : Steam From Con Ediso vation, Extent : Light, Area Basement	Year FY 2039 Affected 2025 Affected ter Conv 2037	Estimated Cost ** : 100% \$212,300 : 60% erters **	Cycle (Yrs)	Estimated Cost \$19,900 \$14,900	Priori
ystem Component Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam	% of F Total (100% Other Obser Location : Explanatio 100% Other Obser Location : Explanatio	ail Date Estimated Cost Years) vation, Extent : Light, Area Basement n : Steam From Con Ediso vation, Extent : Light, Area Basement	Year FY 2039 Affected 2025 Affected ter Conv.	Estimated Cost ** : 100% \$212,300 : 60% erters	Cycle (Yrs) 1 5	Estimated Cost \$19,900	Priori
ystem Component Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	% of F Total (100% Other Obser Location : Explanatio 100% Other Obser Location : Explanatio	ail Date Estimated Cost Years) vation, Extent : Light, Area Basement n : Steam From Con Ediso vation, Extent : Light, Area Basement	Year FY 2039 Affected 2025 Affected ter Conv 2037	Estimated Cost ** : 100% \$212,300 : 60% erters **	Cycle (Yrs) 1 5	Estimated Cost \$19,900 \$14,900	Priori
ystem Component Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp Terminal Devices	% of F Total 0 100% Other Obser Location : Explanatio 100% Other Obser Location : Explanatio 60% 40%	ail Date Estimated Cost Years) vation, Extent : Light, Area Basement n : Steam From Con Ediso vation, Extent : Light, Area Basement	Year FY 2039 Affected 2025 Affected ter Conv 2037 2029	Estimated Cost ** : 100% \$212,300 : 60% erters ** \$2,170,400	Cycle (Yrs)	Estimated Cost \$19,900 \$14,900 \$9,900	Priori
ystem Component Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp Terminal Devices Air Handler	% of F Total 0 100% Other Obser Location : Explanatio 100% Other Obser Location : Explanatio 60% 40%	ail Date Estimated Cost Years) vation, Extent : Light, Area Basement n : Steam From Con Ediso vation, Extent : Light, Area Basement	Year FY 2039 Affected 2025 Affected ter Conv 2037 2029 2024	Estimated Cost ** : 100% \$212,300 : 60% erters ** \$2,170,400 \$3,606,400	Cycle (Yrs) 1 5 4 4 1	Estimated Cost \$19,900 \$14,900 \$9,900	Priori
ystem Component Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator	% of F Total 0 100% Other Obser Location : Explanatio 100% Other Obser Location : Explanatio 60% 40%	ail Date Estimated Cost Years) vation, Extent : Light, Area Basement n : Steam From Con Ediso vation, Extent : Light, Area Basement	Year FY 2039 Affected 2025 Affected ter Conv 2037 2029	Estimated Cost ** : 100% \$212,300 : 60% erters ** \$2,170,400	Cycle (Yrs)	Estimated Cost \$19,900 \$14,900 \$9,900	Priori
ystem Component Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator ir Conditioning	% of F Total 0 100% Other Obser Location : Explanatio 100% Other Obser Location : Explanatio 60% 40%	ail Date Estimated Cost Years) vation, Extent : Light, Area Basement n : Steam From Con Ediso vation, Extent : Light, Area Basement	Year FY 2039 Affected 2025 Affected ter Conv 2037 2029 2024	Estimated Cost ** : 100% \$212,300 : 60% erters ** \$2,170,400 \$3,606,400	Cycle (Yrs) 1 5 4 4 1	Estimated Cost \$19,900 \$14,900 \$9,900	Priori
System Component Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp Terminal Devices Air Handler	% of F Total 0 100% Other Obser Location : Explanatio 100% Other Obser Location : Explanatio 60% 40%	ail Date Estimated Cost Years) vation, Extent : Light, Area Basement n : Steam From Con Ediso vation, Extent : Light, Area Basement	Year FY 2039 Affected 2025 Affected ter Conv 2037 2029 2024	Estimated Cost ** : 100% \$212,300 : 60% erters ** \$2,170,400 \$3,606,400	Cycle (Yrs) 1 5 4 4 1	Estimated Cost \$19,900 \$14,900 \$9,900	Priori

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.

Asset # : 1574

lechanical	Current Repair			Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning								
Conversion Equipment Absorption Chiller/Steam/HW	40%	Now	\$908,600	2032	* *	1	\$130,700	
		ervation, E 2 : 14th Floo	xtent : Severe, Are or	a Affecte	ed : 40%			
	Explana	tion : One (Chiller Is 50 Years	Old And	No Longer Produ	ces Chill	ed Water	
Centrifugal, Elec Chille	r 40%			2032	* *	1	\$145,200	
		gerant, Ext : 14th Floo	ent : Light, Area A or	ffected :	40%			
Reciprocating Compr/Chiller	18%			2034	* *	1	\$28,000	
	R-134a Re Location		Extent : Light, Area	a Affected	d : 20%			
Split Unit	2%			2034	* *			
Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$78,200	2039	* *	4	\$16,500	
	Location	: 14th Floo			ed : 20%			
T	Explana	tion : One (Of Six Chw Pumps	Broken				
Terminal Devices Air Handler/Cool/Ht	100%			2024	\$3,595,500	1	\$207,400	
Heat Rejection Air Cooled Condenser Unit	20%			2034	* *	2	\$46,700	
Water Cooling Tower	80% Other Obs	ervation. E	xtent : Light, Area	2027 Affected	\$973,300 1:100%	2	\$270,000	
	Location	: Roof And	l 14th Floor Dutdoor Tower An					
entilation	1							
Distribution								
Ductwork/Diffusers	Noxious F		\$147,700 nt : Severe, Area A t - Interior Exhaus			2-5	\$187,000	
Exhaust Fans					0			
Interior	Other Obs	Now ervation, E : Through	\$45,600 Extent : Moderate, A put	2024 Area Affe	\$912,500 ected : 25%	2	\$6,600	
	Explana	tion : Differ	rent Areas Are Mix	ed Toget	ther Allowing Cros	s Contan	nination	
Roof	Other Obs		\$5,300 Extent : Severe, Are	2029 a Affecte	\$106,500 ed : 20%	2	\$1,600	
				ust Duct	s Necessary To Pre	event Bad	ckfeed And Cross	

Plumbing

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

Asset # : 1574

Mechanical	Current Repair	Future Re	Replacement Maintenance						
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
Plumbing									
H/C Water Piping									
Brass/Copper		9,500 2039	* *	1					
	Corroded, Extent : Severe, Area Affected : 30%								
· · · · · ·	Location : Basement								
HW Heat Exchanger	1000/	0055	* *		* 22.200				
Steam Fired	100%	2055		4	\$33,200				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 14th Floor								
	Explanation : 1 Units								
Sanitary Piping	1000/	LIFE	* *	1					
Cast Iron	100%	LIFE	4. 4.	1					
Storm Drain Piping	1009/	LIEE	* *	1					
Cast Iron	100%	LIFE	* *	1					
Sewage Ejector(s) Compressed Air	100%	2029	\$62,900	4	\$5,300				
Fixtures	10078	2029	\$02,900	4	\$3,300				
Generic	100%								
Generic	Obsolete Fixtures, Extent : Seve	ore Area Affected · 11	00%						
	Location : Throughout	ere, mea nyceiea . re	5070						
Vertical Transport	200411011111048,1011								
Elevators									
Geared Traction	100%	LIFE	* *						
	Other Observation, Extent : Lig		00%						
	Location : Passenger Cellar T								
	Explanation : 4 Passenger 2 I	Freight, 1 Passenger I	s Abandoned (One Freig	ght Was Removed				
	And The Shaft Is Now A Cond	uit Riser							
Fire Suppression									
Standpipe									
Generic	100%	2039	* *	1-5	\$169,100				
Sprinkler									
No Component	80%				.				
Generic	20%	2039	* *	1-2	\$18,800				
Fire Pump	1000/				A				
Generic	100%	2032	* *	1	\$62,600				

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: QUEENS : HEA0034 : 37,718 : 25-Jul-20	ND DRIVE @ QUEENS H 5 1.000 / 14654	IOSPITAL CTR. Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 2004 / 2006 : HEALTH AND ME : NONE : 4854226	NTAL HYGIENE
CAPITAL			FY 2020 - 2023		FY 2024 - 2029
Exterior Architec	ture				\$143,800
Interior Architect	ure		\$238,600		
Total			\$238,600		\$143,800
Importance Code	А				\$143,800
Importance Code			\$238,600		\$145,000
Total			\$238,600		\$143,800
EXPENSE		FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architec	ture	\$66,000		\$12,600	
Interior Architect	ure	\$69,400		\$13,100	\$7,000
Electrical		\$15,700	\$5,200	\$7,900	\$5,200
Mechanical		\$30,900	\$14,100	\$22,000	\$13,400
Site Enclosure		\$1,700			
Elevators/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$187,700	\$23,200	\$59,400	\$29,500
Importance Code	А	\$66,200	\$200	\$12,800	\$1,200
Importance Code		\$114,300	\$23,000	\$46,600	\$26,900
Importance Code	С	\$7,300			\$1,300
Total		\$187,700	\$23,200	\$59,400	\$29,500



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

DEPT. OF HEALTH & MENTAL HYGIENE - 816

QUEENS OCME

Asset # : 14654

chitecture	Current Repair			Future Replacement		М	Maintenance			
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
erior										
Exterior Walls										
Masonry: Brick		Now	\$18,200	LIFE	* *	5	\$29,600			
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 2% Location : North East Corner									
		: North Ea	ist Corner							
Metal Panel	27%	N .	**	2049	* *	5-10	\$110,000			
Metal Coiling Doors		Now	\$2,100	2042	* *	5	\$2,800			
	-	Unit Inoperable, Extent : Moderate, Area Affected : 2% Location : Broken Spring								
		: broken s	pring		* *		¢10.000			
Pre-Cast Concrete	5%	NT	40.700	LIFE	* *	5	\$19,300			
Window Wall		Now	\$8,700 d. Entort : Madam	2049		5	\$16,700			
	-		d, Extent : Modera ace Room And Fan							
Windows	Locuiton	. congeren	ice Room Tha T an	μιγ κουπ						
Aluminum	95%	Now	\$10,200	2045	* *	5	\$6,000			
7 Clummann					Affected : 2%	5	\$0,000			
	Caulking Deteriorated, Extent : Moderate, Area Affected : 2% Location : Offices 2nd Floor									
	Water Penetration, Extent : Moderate, Area Affected : 2%									
	Location : Offices 2nd Floor									
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%					
		ervation, E : Through		Area Affe	ected : 100%					
	Location		out	Area Affe	ected : 100%					
Metal Louvers	Location	: Through	out	Area Affe 2038	ected : 100% **	10	\$3,900			
Parapets	Location Explanat	: Through	out	2038	* *	10				
	Location Explanat 5%	: Through ion : Fixed Now	out Windows \$15,800	2038 LIFE	* *	<u>10</u> 5	\$3,900 \$2,700			
Parapets	Location Explanat 5% 35% Efflorescen	: Through ion : Fixed Now ace, Extent	Sut Windows \$15,800 : Moderate, Area	2038 LIFE	* *					
Parapets	Location Explanat 5% 35% Efflorescen Location	: Through ion : Fixed Now nce, Extent : Through	Suit Windows \$15,800 : Moderate, Area put	2038 LIFE Affected	* * * * : 10%					
Parapets	Location Explanat 5% 35% Efflorescer Location Jnt Mortan	: Through ion : Fixed Now ace, Extent : Through Miss/Eroc	out Windows \$15,800 : Moderate, Area out I, Extent : Moderat	2038 LIFE Affected	* * * * : 10%					
Parapets Masonry: Brick	Location Explanat 5% 35% Efflorescen Location Jnt Mortan Location	: Through ion : Fixed Now nce, Extent : Through	out Windows \$15,800 : Moderate, Area out I, Extent : Moderat	2038 LIFE Affected	* * * * : 10% Affected : 10%	5	\$2,700			
Parapets Masonry: Brick Metal/Glass Curt Wall	Location Explanat 5% 35% Efflorescen Location Jnt Mortan Location 20%	: Through ion : Fixed Now ace, Extent : Through Miss/Eroc	out Windows \$15,800 : Moderate, Area out I, Extent : Moderat	2038 LIFE Affected te, Area 2 2049	* * * * : 10% Affected : 10% * *	5	\$2,700			
Parapets Masonry: Brick Metal/Glass Curt Wall Metal Panel	Location Explanat 5% 35% Efflorescer Location Jnt Mortar Location 20% 25%	: Through ion : Fixed Now ace, Extent : Through Miss/Eroc	out Windows \$15,800 : Moderate, Area out I, Extent : Moderat	2038 LIFE Affected te, Area A 2049 2049	** ** : 10% Affected : 10% ** **	5 5 5 5	\$2,700 \$5,900 \$7,400			
Parapets Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail	Location Explanat 5% 35% Efflorescer Location Jnt Mortan Location 20% 25% 15%	: Through ion : Fixed Now ace, Extent : Through Miss/Eroc : Through	out Windows \$15,800 : Moderate, Area out I, Extent : Moderat out	2038 LIFE Affected te, Area 1 2049 2049 2049	* * * * : 10% Affected : 10% * * * * * *	5 5 5 5-10	\$2,700 \$5,900 \$7,400 \$20,700			
Parapets Masonry: Brick Metal/Glass Curt Wall Metal Panel	Location Explanat 5% 35% Efflorescen Location Jnt Mortan Location 20% 25% 15% 5%	: Through ion : Fixed Now ace, Extent : Through : Through : Through	Suit Windows \$15,800 : Moderate, Area out I, Extent : Moderat out \$1,400	2038 LIFE Affected te, Area 1 2049 2049 2042 LIFE	* * * * : 10% Affected : 10% * * * * * * * *	5 5 5 5	\$2,700 \$5,900 \$7,400			
Parapets Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail	Location Explanat 5% 35% Efflorescen Location Jnt Mortan 20% 25% 15% 5% Jnt Mortan	: Through ion : Fixed Now ace, Extent : Through : Through : Through Now : Miss/Erod	out Windows \$15,800 : Moderate, Area out I, Extent : Moderat out	2038 LIFE Affected te, Area 1 2049 2049 2042 LIFE	* * * * : 10% Affected : 10% * * * * * * * *	5 5 5 5-10	\$2,700 \$5,900 \$7,400 \$20,700			
Parapets Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail	Location Explanat 5% 35% Efflorescen Location Jnt Mortan 20% 25% 15% 5% Jnt Mortan Location	: Through ion : Fixed Now nce, Extent : Through : Miss/Erod : Through Now : Miss/Erod : Coping	out Windows \$15,800 : Moderate, Area out I, Extent : Moderat out \$1,400 I, Extent : Moderat	2038 LIFE Affected te, Area A 2049 2049 2049 2042 LIFE te, Area A	** ** : 10% Affected : 10% ** ** ** Affected : 25%	5 5 5 5-10	\$2,700 \$5,900 \$7,400 \$20,700			
Parapets Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail	Location Explanat 5% 35% Efflorescer Location Jnt Mortan 20% 25% 15% 5% Jnt Mortan Location Caulking I	: Through ion : Fixed Now nce, Extent : Through : Miss/Erod : Through Now : Miss/Erod : Coping Deteriorate	Suit Windows \$15,800 : Moderate, Area out I, Extent : Moderat out \$1,400	2038 LIFE Affected te, Area A 2049 2049 2049 2042 LIFE te, Area A	** ** : 10% Affected : 10% ** ** ** Affected : 25%	5 5 5 5-10	\$2,700 \$5,900 \$7,400 \$20,700			
Parapets Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail Pre-Cast Concrete	Location Explanat 5% 35% Efflorescer Location Jnt Mortan 20% 25% 15% 5% Jnt Mortan Location Caulking I	: Through ion : Fixed Now nce, Extent : Through : Miss/Erod : Through Now : Miss/Erod : Coping	out Windows \$15,800 : Moderate, Area out I, Extent : Moderat out \$1,400 I, Extent : Moderat	2038 LIFE Affected te, Area A 2049 2049 2049 2042 LIFE te, Area A	** ** : 10% Affected : 10% ** ** ** Affected : 25%	5 5 5 5-10	\$2,700 \$5,900 \$7,400 \$20,700			
Parapets Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail	Location Explanat 5% 35% Efflorescer Location Jnt Mortan 20% 25% 15% 5% Jnt Mortan Location Caulking I	: Through ion : Fixed Now nce, Extent : Through : Miss/Erod : Through Now : Miss/Erod : Coping Deteriorate	out Windows \$15,800 : Moderate, Area out I, Extent : Moderat out \$1,400 I, Extent : Moderat	2038 LIFE Affected te, Area A 2049 2049 2049 2042 LIFE te, Area A	** ** : 10% Affected : 10% ** ** ** Affected : 25%	5 5 5 5-10	\$2,700 \$5,900 \$7,400 \$20,700			
Parapets Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail Pre-Cast Concrete	Location Explanat 5% 35% Efflorescer Location Jnt Mortan Location 25% 15% 5% Jnt Mortan Location Caulking I	: Through ion : Fixed Now nce, Extent : Through : Miss/Erod : Through Now : Miss/Erod : Coping Deteriorate	out Windows \$15,800 : Moderate, Area out I, Extent : Moderat out \$1,400 I, Extent : Moderat	2038 LIFE Affected re, Area a 2049 2049 2049 2042 LIFE re, Area a tte, Area	* * * * : 10% Affected : 10% * * * * * * * * Affected : 25% Affected : 25%	5 5 5-10 5	\$2,700 \$5,900 \$7,400 \$20,700 \$2,400			
Parapets Masonry: Brick Metal/Glass Curt Wall Metal Panel Metal Rail Pre-Cast Concrete Roof Single Ply Membrane	Location Explanat 5% 35% Efflorescer Location Jnt Mortan Location 25% 15% 5% Jnt Mortan Location Caulking I	: Through ion : Fixed Now nce, Extent : Through : Miss/Erod : Through Now : Miss/Erod : Coping Deteriorate	out Windows \$15,800 : Moderate, Area out I, Extent : Moderat out \$1,400 I, Extent : Moderat	2038 LIFE Affected re, Area a 2049 2049 2049 2042 LIFE re, Area a tte, Area	* * * * : 10% Affected : 10% * * * * * * * * Affected : 25% Affected : 25%	5 5 5-10 5	\$2,700 \$5,900 \$7,400 \$20,700 \$2,400			

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.

DEPT. OF HEALTH & MENTAL HYGIENE - 816

QUEENS OCME

Asset # : 14654

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	Priority	
nterior									
Floors									
Carpet	15%			2025	\$110,300	3	\$16,900		
Cast in Place Concrete	5%			LIFE	* *	5	\$12,400		
Ceramic Tile	5%			2038	* *	5	\$2,800		
Steel Plate	5%	Now	\$131,400	LIFE	* *	1			
	Deformed/Dented, Extent : Moderate, Area Affected : 25% Location : Freezers								
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5% Location : Freezers								
	Uneven Sı	-	nt : Moderate, Are	a Affecte	ed : 25%				
Terrazzo	20%	Now	\$107,100	LIFE	* *	5	\$8,800		
	Cracking/	Crumbling,	Extent : Moderate		ffected : 5%	C	\$0,000		
	Location : Throughout Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
	Recent Repair Evident, Extent : Light, Area Affected : 10%								
	-	: Through	-	55					
Traffic Topping	25%			2034	* *	5	\$17,600		
Vinyl Tile	25%			2034	* *	3	\$5,300		
Interior Walls	2370			2034		5	\$5,500		
Ceramic Tile	30%			2038	* *	5	\$2,700		
Concrete Masonry Unit	20%			LIFE	* *	5	\$1,400		
Gypsum Board	50%			LIFE	* *	5-10	\$7,500		
Ceilings	5070			LIIL		5 10	\$7,500		
AcousTileSusp.Lay-In	40%			2042	* *	5	\$22,600		
Exposed Struc: Steel	20%			LIFE	* *	10	\$22,600		
Gypsum Board	5%			LIFE	* *	5-10	\$9,700		
Metal Panel	35%			LIFE	* *	5	\$49,400		
ite Enclosure	5570			EII E		5	\$19,100		
Free Standing Walls									
Masonry: Brick	100%	0-2	\$1,700	2049	* *				
Wasoniy. Drick			l, Extent : Moderat		Affected · 5%				
		: Through			<i>1jjcereu i e i e</i>				
ite Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2042	* *				
Parking/Driveway	100/0			2072					
Asphalt	100%			2038	* *				
Electrical		Current F			e Replacement		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	

Under 600 Volts

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.

QUEENS OCME

Asset # : 14654

Electrical		Current Repair	Futur	e Replacement	N	laintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2049	* *	5	\$200	
		rvation, Extent : Light, Area Electrical Room	Affected	! : 100%			
	Explanatio 800 Ampe	on : Main Service Switch Ra res	ted 4000	Amperes, Fire Pu	mp Servi	ce Switch Rated	
Transformers							
Dry Type	100%		2042	* *	5	\$100	
		rvation, Extent : Light, Area Electrical Room	Affected	1 : 100%			
	Explanatio	on : 112.5 Kilo-volt-ampere	208 Vol	ts Primary, 480/ 2	77 Volts	Secondary	
Switchgear / Switchboard							
Fused Disc Sw	90%		2049	* *	5	\$100	
Molded Case Bkrs	10%		2049	* *	5	\$100	
Raceway							
Conduit	100%		2049	* *	1		
Panelboards							
Fused Disc Sw	15%		2045	* *	5	\$100	
Molded Case Bkrs	85%		2045	* *	5	\$800	
Wiring							
Thermoplastic	100%		2049	* *	1		
Motor Controllers							
Locally Mounted	95%		2042	* *	5	\$200	
Locally Mounted	5%	4+ \$2,300	2049	* *	5		
2	Enclosure C	Corroded, Extent : Light, Ard	ea Affecte	ed : 100%			
	Location :	Roof Exhaust Fans					
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,100	
tand-by Power						-	
Transfer Switches							
Automatic	100%		2042	* *	1	\$11,600	
Generators							
Diesel	100%		2038	* *	1	\$14,600	
		rvation, Extent : Light, Area Roof		! : 100%			
		-	ilouatta				
Detteries	Explanatio	on : Generator Rated 600 K	nowatts				
Batteries Nickel Cadmium	100%		2022	\$1,500	5	\$8,400	

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

QUEENS OCME

Asset # : 14654

Electrical		Current Repair Future Replacement			ent	t Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Fuel Storage									
Day Tank	50%			2045		* *	5	\$3,500	
			xtent : Light, Area	Affected	: 100%				
	Location	-							
			Gallon Capacity	2057		* *	-	¢	
Main Tank	Location	servation, E 1 : Basemen	xtent : Light, Area t Gallon Capacity	2057 Affected	': 100%	* *	5	\$600	
lighting	1		1 2						
Interior Lighting									
Fluorescent	3%			2034		* *	10	\$1,000	
	Location	ı : Hallway							
			pact Fluorescent L	-	ıres			· · ·	
Fluorescent	50%			2034		* *	10	\$17,300	
	-		res, Extent : Light, out The Building	Area Afj	fected : 100%				
Fluorescent	40%			2034		* *	10	\$13,800	
	-		res, Extent : Light, Rooms And Basem		fected : 100%				
HID	2%	0-2	\$1,200	2039		* *			
	-	e Lighting I 1 : Conferer	Level, Extent : Moo ace Room	derate, A	rea Affected :	100%	6		
			xtent : Light, Area	Affected	: 100%				
		ı : Conferer							
	Explana	tion : Halog	gen Light Fixtures						
LED	5%			2034		* *			
			xtent : Light, Area	Affected	: 100%				
		ı : Mechani							
	Explana	tion : LED	Light Fixtures						
Egress Lighting	50%			2034		* *	1		
Emergency, Service Exit, LED	50%			2054		* *	1		
Exterior Lighting	5070			2037			1		
HID	10%			2034		* *	10		
No Component	90%			2054			10		
Alarm	2070								
Security System									
No Component	70%								
Generic	30%			2034		* *	1	\$4,200	
			xtent : Light, Area	Affected	: 100%				
		ı : Hallway							
	Explana	tion : CCT	/ Surveillance Can	neras					

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.

QUEENS OCME

Asset # : 14654

Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	rnorn
Туре								
larm Fire/Smoke Detection								
Generic, Analog	100%			2034	* *	1-3	\$23,200	
S			Extent : Light, Area		! : <i>100%</i>	10	<i>~</i> ,_~~	
			out The Building					
	Explana	tion : Strob	e Lights, Manual F	Pull Stati	ons, Alarm Bells, S	moke De	etectors	
lechanical		Current I	Repair		e Replacement		aintenance	
ystem Component	% of		Estimated Cost		Estimated Cost	-	Estimated Cost	Priorit
Туре	Total	(Years)		FY		(Yrs)		
eating								
Energy Source								
Plant Campus Steam /	100%			2049	* *	1		
PRV								
			Extent : Moderate, A	Area Affe	ected : 100%			
		a:QHC		a .				
Commission Equipment	Explana	tion : From	Queens Hospital	_enter				
Conversion Equipment	10%			2038	* *	1	\$1,900	
Heat Exchanger, Plate & Frame	10%			2038		1	\$1,900	
Pres. Reducing	90%			2038	* *	5	\$2,000	
Valve/LP Steam	2070			2050		5	\$2,000	
Distribution								
Hot Wtr Piping/Pump	10%			2045	* *	4	\$300	
Steam Piping/Pump	90%			2049	* *			
Terminal Devices								
Air Handler	90%			2034	* *	1	\$21,000	
Fan Coil Unit/Heat	10%			2034	* *	1	\$1,200	
ir Conditioning								
Energy Source								
Steam/HW System	100%			2049	* *	1		
Conversion Equipment								
Absorption	100%			2038	* *	1	\$40,800	
Chiller/Steam/HW				A (C	. 1000/			
		servation, E 1 : Basemer	Extent : Light, Area	Ајјестеа	: 100%			
			u its, Using Lithium I	Bromida	Rofrigorant			
Distribution	ырнини		is, Using Lunum I	51 Onliue	nojngeruni			
CW & CHW Wtr	100%			2049	* *	4	\$2,800	
Pipe/Pump	10070			2017		Т	Ψ2,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	* *	1	\$23,300	
Heat Rejection) •	
Water Cooling Tower	100%			2030	* *	2	\$38,000	
entilation							,	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,300	

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

QUEENS OCME # · 14654

Mechanical	Current Repair	Future Re	eplacement	Μ		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Roof	100%	2034	* *	2	\$1,200	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2049	* *	1		
HW Heat Exchanger						
Steam Fired	100%	2049	* *	4	\$5,600	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2023	\$1,200	4	\$1,200	
Sewage Ejector(s)						
Electric	100%	2034	* *	4	\$1,500	
Backflow Preventer						
Generic	100%	2034	* *	1	\$2,300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
-	Other Observation, Extent : Light, Are	a Affected : 10	0%			
	Location : Basement To 2nd Floor					
	Explanation : One Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2049	* *	1-2	\$10,600	
Fire Pump						
Generic	100%	2038	* *	1	\$7,000	

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 RIVERSIDE HEALTH CENTER 160 WEST 100TH STREET @AMS MANHATTAN HEA0014.000 / 1984 34,000 18-Jun-2015 Basement, Roof, Floors 1,3 1852 Lot : 49 	TERDAM AVE. Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1960 / 2014 : HEALTH AND MENTAL HYGIENE : NONE : 1055906
CAPITAL		FY 2020 - 2023	FY 2024 - 2029
Exterior Architec	ture	\$252,900	\$61,800
Interior Architect	ure		\$36,400
Total		\$252,900	\$98,200

Total	\$252,900	\$98,200
Importance Code C		\$36,400
Importance Code A	\$252,900	\$61,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$7,000		
Interior Architecture		\$29,500		
Electrical	\$3,000	\$5,200	\$3,000	\$3,000
Mechanical	\$8,300	\$10,800	\$10,300	\$7,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$19,200	\$60,400	\$21,200	\$18,700
Importance Code A	\$1,700	\$8,700	\$1,700	\$1,700
Importance Code B	\$17,600	\$49,900	\$19,600	\$17,000
Importance Code C		\$1,700		
Total	\$19,200	\$60,400	\$21,200	\$18,700



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

RIVERSIDE HEALTH CENTER

Asset # : 1984

Architecture	Current Repair Future Replacement						Maintenance		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
xterior									
Exterior Walls						_			
Glazed Ceramic Panel	5% Recent Repl Location :		nt, Extent : Light put	LIFE , Area Affe	* * ected : 100%	5	\$15,300		
Masonry: Brick	95%			LIFE	* *	5	\$61,800		
,	Recent Repo Location :		t, Extent : Light, . out	Area Affe	cted : 66%		. ,		
Windows									
Aluminum	100% Recent Repl Location :		nt, Extent : Light	2051 , Area Aff	* * ected : 100%	5	\$14,000		
Parapets									
Masonry: Brick	95% Recent Repa Location :		t, Extent : Light, . out	LIFE Area Affeo	* * cted : 66%	5	\$4,000		
Pre-Cast Concrete	5% Recent Repo Location :		t, Extent : Light, . put	LIFE Area Affe	* * cted : 66%	5	\$1,300		
Roof		0							
Modified Bitumen	100% Recent Repl Location :	ace Evide	\$252,900 nt, Extent : Light put	2036 , Area Aff	* * ected : 100%				
terior									
Floors Cast in Place Concrete	5%			LIFE	* *	5	\$4.500		
Cast in Flace Concrete			t, Extent : Light, . out			5	\$4,500		
Sheet Vinyl/Rubber	5%			2036	* *	5	\$3,100		
Terrazzo	25%			LIFE	* *	5	\$8,100		
	Recent Repl Location :		nt, Extent : Light, out	, Area Aff	ected : 100%				
Wood	65%			2066	* *	5	\$50,400		
	Recent Insta Location :		xtent : Light, Are out	a Affected	: 100%				
Interior Walls									
Cast in Place Concrete	5% Recent Repa Location :		t, Extent : Light, . out	LIFE Area Affe	* * cted : 66%				
Ceramic Tile	5%			2041	* *	5	\$3,400		
			nt, Extent : Light, out		ected : 100%		. ,		
Gypsum Board	90%			LIFE	* *	5	\$36,400		
	Recent Insta Location :		xtent : Light, Are out	a Affected	: 100%				

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

RIVERSIDE HEALTH CENTER

Asset # : 1984

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	5%			2046	* *	5	\$2,100	
AcousTileSusp.Lay-In		tallation, E	Extent : Light, Area			5	\$2,100	
	Location	: Through	out					
Exposed Concrete	65%			LIFE	* *	5	\$4,200	
		pair Eviden 1 : Through	nt, Extent : Light, A out	rea Affeo	cted : 66%			
Gypsum Board	30%			LIFE	* *	5	\$15,500	
		tallation, E : Through	Extent : Light, Area out	Affected	! : 100%			
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	Priorit
nder 600 Volts	4							
Service Equipment Fused Disc Sw	100%			2056	* *	5	\$100	
	Location	a : Electrica	xtent : Moderate, A Il Room Ampere Main Disc					
Switchgear / Switchboard	Ехриини	1000.1000	Ampere Muin Disc	.onneci s	ownen			
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	10070			2050		1		
Locally Mounted	100%			2046	* *	5	\$200	
bround								
Grounding Devices Generic	100%			LIFE	* *	5	\$500	
Generic	Other Obs	ervation, E : Boiler Ro	Extent : Light, Area 50m			5	\$300	
	Explana	tion : Water	r Main					
tand-by Power								
Transfer Switches	100%			2046	* *	1	\$10,500	
Automatic Generators	100%			2040		1	\$10,300	
Diesel	100%			2041	* *	1	\$13,200	
Batteries						-	÷, -	
Not Accessible	100%							

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

RIVERSIDE HEALTH CENTER

Asset # : 1984

Electrical	Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Fuel Storage	200/	2051	* *	~	¢1 200	
Day Tank	20% Other Observation, Extent : Light, A	2051 Area Affected :		5	\$1,300	
	Location : Roof	Area Ajjeciea .	2070			
	Explanation : 100gal					
Main Tank	80%	2066	* *	5	\$800	
	Other Observation, Extent : Light, A		100%	-		
	Location : Basement					
	Explanation : 275gal					
ighting						
Interior Lighting	1000/	0004		10	001 000	
Fluorescent	100%	2036	* *	10	\$31,200	
	Other Observation, Extent : Moder Location : Throughout	ate, Area Affec	ted : 100%			
	Explanation : T8 And T5 And Cor	mpact Lamps				
Egress Lighting		npaci Lamps				
Exit, LED	100%	2066	* *	1		
Exterior Lighting	10070	2000		1		
HID	20%	2036	* *	10		
No Component	80%					
larm						
Security System						
No Component	80%					
Generic	20%	2036	* *	1	\$2,500	
Fire/Smoke Detection	800/					
No Component	80% 20%	2036	* *	1-3	\$4,200	
Generic, Digital	2070	2030		1-3	\$4,200	
lechanical	Current Repair	Future	Replacement	М	aintenance	
System	% of Fail Date Estimated C	ost Vear	Estimated Cost	Cycle	Estimated Cost	Priorit
Component	Total (Years)	FY		(Yrs)	2.50	
Туре						
eating Energy Source						
Natural Gas	100%	2046	* *	1		
Conversion Equipment	10070	2040		1		
Hot Water Boiler	100%	2046	* *	1	\$16,800	
	Other Observation, Extent : Light, A		100%		+,	
	Location : Boiler Room					
	Explanation : 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2051	* *	4	\$1,700	
	Recent Installation, Extent : Light,	Area Affected :	· 100%			
	Location : Roof					

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.

RIVERSIDE HEALTH CENTER

Asset # : 1984

		A5561#.1					
Mechanical		Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Air Handler	20%		2036	* *	1	\$4,200	
	Location	ervation, Extent : Light, Area : Roof tion : 11 Units	Affected	: 100%			
Convector/Radiator	50%		2046	* *	1	\$5,500	
Fan Coil Unit/Heat	30%		2040	* *	1	\$3,300	
Air Conditioning	5070		2030		1	\$5,500	
Energy Source							
Electricity	100%		2034	* *	1		
Conversion Equipment	10070		2001		-		
Ext Pkg Unit -	100%		2036	* *	2	\$2,100	
Heating/Cooling						4)	
Terminal Devices							
Air Handler/Cool/Ht	100%		2036	* *	1	\$21,000	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$19,000	
Exhaust Fans							
Roof	100%		2036	* *	2	\$1,000	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2056	* *	1		
Water Heater							
Gas Fired	100%		2026	\$19,800	2	\$500	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators	1000/		LIPP	* *			
Geared Traction	100%	ervation, Extent : Light, Area	LIFE				
		: Basement To 3rd Floor	Ајјестей	. 100%			
		tion : 2 Units					
Fire Suppression	Ехріана	aon . 2 Onus					
Fire Suppression Standpipe							
Generic	100%		2056	* *	1-5	\$17,800	
Sprinkler	10070		2030		1-5	ψ17,000	
Generic	100%		2056	* *	1-2	\$9,500	
Chemical System	10070		2030		1-2	\$9,500	
Not Accessible	100%						
	100/0						

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.

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name Address	: TREMONT DISTRICT HEALTH CTF : 1826 ARTHUR AVENUE @E. 175 STF					
Borough	: BRONX	Agency's Number	: N/A			
Program / Asset #	: HEA0005.000 / 1977	Yr Built/Renovated	: 1940 / 2006			
Area Sq Ft	: 41,894	Project Type	: HEALTH AND MENTAL HYGIENE			
Date of Survey	: 06-Jun-2016	Landmark Status	: NONE			
Areas Surveyed	: Basement, Roof, Floors 1,3,4					
Block	: 2945 Lot : 18	BIN	: 2009891			
CAPITAL		FY 2020 - 2023	FY 2024 - 2029			

CAPITAL		F F 2020 - 2023		Ff 2024 - 2029
Exterior Architecture		\$199,700		\$190,000
Interior Architecture				\$181,600
Mechanical				\$347,200
Total		\$199,700		\$718,800
Importance Code A		\$199,700		\$190,000
Importance Code B				\$528,700
Total		\$199,700		\$718,800
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$53,800			
Interior Architecture	\$36,500	\$1,700		\$2,600
Electrical	\$3,800	\$2,800	\$27,200	\$4,100
Mechanical	\$3,000	\$3,500	\$6,100	\$4,700
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$108,900	\$19,900	\$45,100	\$23,300
Importance Code A	\$55,000	\$1,200	\$1,200	\$1,200
Importance Code B	\$46,400	\$18,700	\$43,900	\$22,200
Importance Code C	\$7,500			
Total	\$108,900	\$19,900	\$45,100	\$23,300



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

TREMONT DISTRICT HEALTH CTR.

Asset # : 1977

chitecture	Current I	Futur	e Replacement	Maintenance				
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior								
Exterior Walls								
Cast in Place Concrete	5% Now	\$13,900	LIFE	* *	5	\$12,100		
	Cracking/Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%				
	Location : Through	out						
Masonry: Brick	80% Now	\$118,900	LIFE	* *	5	\$38,600		
	Corrosion/Rusting, E	xtent : Light, Area	Affected	: 10%				
	Location : Through	out						
	Cracking/Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%				
	Location : Through	out						
Masonry: Limestone	15% Now	\$80,800	LIFE	* *	5	\$5,400		
Musoni y. Ennestone	Cracking/Crumbling,			ed : 10%	0	ψ5,100		
	Location : Through							
	Jnt Mortar Miss/Erod		rea Affec	ted · 10%				
	Location : Through	-	eurijjee	10/0				
Windows								
Aluminum	90% 0-2	\$12,900	2043	* *	5	\$1,500		
	Air Infiltration, Exter Location : Through	nt : Moderate, Area		1 : 30%	5	\$1,000		
	Ctrwt/Balnc Not Fun Location : Through		ate, Area	Affected : 20%				
Steel	10% Now	\$17,900	2052	* *	5	\$2,100		
	Corrosion/Rusting, E Location : Through	xtent : Light, Area	Affected	: 10%		. ,		
	Ctrwt/Balnc Not Fun Location : Through		ate, Area	Affected : 100%				
Parapets								
Cast Stone/Terra Cotta	10% Now	\$1,800	LIFE	* *	5	\$1,100		
	Cracking/Crumbling, Location : Through	-	ea Affecte	ed : 10%				
	Water Penetration, E Location : Through		Affected	: 10%				
Masonry: Brick	90% Now	\$7,400	LIFE	* *	5	\$1,300		
, · _ · · · · · · ·	Cracking/Crumbling,			ed : 10%	-	÷-;= • •		
	Location : Throughout							
	Water Penetration, E		Affected	: 10%				
	Location : Through		55					
Roof								
1001								
Modified Bitumen	95%		2027	\$151,400	10	\$10,900		

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 # : 1977								
Architecture		Current I	Repair	Futur	re Replacement	Ν	laintenance	
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	5%			LIFE	* *	5	\$3,800	
Ceramic Tile	10%			2036	* *	5	\$3,500	
Granite Panels	15%			LIFE	* *	5	\$3,900	
Terrazzo	10%			LIFE	* *	5	\$2,700	
Vinyl Tile	60%	Now	\$18,200	2027	\$181,600	3	\$7,800	
	0	Crumbling, : Through	Extent : Moderate out	e, Area A	ffected : 20%			
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$1,000	
Gypsum Board	80%	Now	\$7,000	LIFE	* *	5	\$9,900	
	-	Crumbling, : Through	Extent : Light, Ar out	ea Affect	ed : 10%			
		etration, E : Through	xtent : Light, Area out	Affected	! : 10%			
Granite Panels	5%			LIFE	* *			
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	75%	0-2	\$10,800	2040	* *	5	\$13,100	
1 5	Loose/Del	am Surface : Through	e, Extent : Moderat out	e, Area A	Affected : 10%		• -)	
	-	iscoloring, : Through	, Extent : Moderate out	e, Area A	ffected : 20%			
Exposed Concrete	5%			LIFE	* *	5	\$300	

	Location : Throughout				
Exposed Concrete	5%	LIFE	* *	5	\$300
Gypsum Board	10%	LIFE	* *	5	\$4,400
Plaster	10%	LIFE	* *	5	\$2,200

lectrical	Current Repair	Future Replacement	Ν					
vstem 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%	2047 **	5	\$200				
	Other Observation, Extent : Light, Area	Affected : 100%						
	Location : Basement							
	Explanation : Main Service Disconne	ct Switch Rated At 1600 Ar	nperes.					
Transformers								
Dry Type	100%	2040 **	5	\$200				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 75kva, 208/480/277 Volts							
Switchgear / Switchboard								
Fused Disc Sw	100%	2047 **	5	\$200				
Raceway								
Conduit	100%	2047 **	1					

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

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

Asset # : 1977

		A5561 # . 1					
Electrical	C	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		il Date Estimated Cost Vears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Panelboards							
Fused Disc Sw	5%		2043	* *	5		
Molded Case Bkrs	95%		2043	* *	5	\$1,000	
Wiring	1000/		0045	* *			
Thermoplastic	100%		2047	* *	1		
Motor Controllers	100%		2040	* *	5	\$300	
Locally Mounted	100%		2040		3	\$300	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$600	
Generie		ation, Extent : Light, Area		: 100%	5	4000	
	Location : B		55				
	Explanation	: Connected To Metal Wa	ter Pipe				
ighting	*						
Interior Lighting							
Fluorescent	10%		2032	* *	10	\$2,100	
	-	prescent Light, Extent : Lig hroughout The Building	ght, Area	Affected : 100%			
Fluorescent	90%		2032	* *	10	\$19,200	
	-	d Fixtures, Extent : Light, hroughout The Building	Area Afj	fected : 100%			
Egress Lighting							
Emergency, Battery	50%		2032	* *	10	\$2,800	
Exit, LED	50%		2055	* *	1		
Exterior Lighting							
HID	20%		2032	* *	10		
No Component	80%						
larm							
Security System	700/						
No Component Generic	70% 30%		2032	* *	1	\$4,700	
Generic		ation, Extent : Light, Area			1	\$4,700	
		obby, Entry And Exit Doo		. 10070			
		: CCTV Surveillance Can		Intrusion Alarm S	vstem M	otion Sensors And	
	Panic Bars	. corr burrentance can		intraston interne s	<i>ystem</i> . 11	onon Sensors Ind	
Fire/Smoke Detection							
Generic, Digital	100%		2032	* *	1-3	\$26,600	
		ation, Extent : Light, Area	Affected	: 100%			
		hroughout The Building					
	Explanation	: Manual Pull Stations, A	larm Bel	ls, Horns, Smoke I	Detectors	And Strobe Lights	
Mechanical	C	urrent Repair	Futur	e Replacement	м	aintenance	
System Component Type		il Date Estimated Cost Jears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit

Heating

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

TREMONT DISTRICT HEALTH CTR.

Asset # : 1977

Mechanical	Current Repair Future Replacement					Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating								
Energy Source								
Natural Gas	100%		2037	* *	1			
Conversion Equipment								
Hot Water Boiler	100%		2032	* *	1	\$11,500		
		, Extent : Light, Area	Affected	: 100%				
	Location : Basen							
	Explanation : 8 l	Natural Gas Fired Mo	dular He	ot Water Boilers				
Distribution								
Hot Wtr Piping/Pump	100%		2035	* *	4	\$1,100		
Terminal Devices								
Convector/Radiator	50%		2040	* *	1	\$3,800		
Fan Coil Unit/Heat	50%		2027	\$166,800	1	\$3,800		
		, Extent : Light, Area	00	: 100%				
		ghout Air Distribution						
	Explanation : Va	v Boxes With Reheat	Coils In	The Ductwork				
air Conditioning								
Energy Source	1000/		20.42	* *	1			
Electricity	100%		2043	* *	1			
Conversion Equipment	1000/		2027	¢100.400	2	¢1 400		
Exterior Pkg Unit -	100%		2027	\$180,400	2	\$1,400		
Cooling Ventilation								
Distribution								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$13,000		
Exhaust Fans	10070		LIIL		23	\$15,000		
Interior	40%		2027	\$31,700	2	\$300		
Roof	10%		2027	\$3,700	2	\$100		
No Component	50%		2027	ψ5,700	2	\$100		
ito component		, Extent : Light, Area	Affected	: 0%				
	Location : Roof	, 2	1.550000					
	÷	mponent Accounted F	For Unde	r The Cooling Sec	tion Of T	his Report		
lumbing	1	4			- 5 -	1		
H/C Water Piping								
Brass/Copper	100%		2047	* *	1			
Water Heater								
Gas Fired	100%		2026	\$13,600	2	\$300		
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
	On Extended Life,	Extent : Moderate, Ar	rea Affec	ted : 100%				
	Location : Throu	ghout						
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
	On Extended Life,	Extent : Moderate, An	rea Affec	ted : 100%				
	Location : Throu	ghout						
Sump Pump(s)	Location : Throu	ghout						

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.

TREMONT DISTRICT HEALTH CTR.

Asset # : 1977

Mechanical	Current Repair	Future Repla	acement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
Generic	100%	2032	* *	1	\$1,400	
	Other Observation, Extent : L	ight, Area Affected : 100%	<i>/</i> 0			
	Location : 1st Floor					
	Explanation : Rpz					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	75%	LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%					
	Location : Basement To 5th	Floor				
	Explanation : Two Units					
	, One Of Two Units With De	fective Elevator Controlle	r			
Hydraulic	25%	LIFE	* *			
-	Other Observation, Extent : L	ight, Area Affected : 100%	ó			
	Location : Basement To 1st	Floor				
	Explanation : 1 Unit					
Fire Suppression						
Standpipe						
No Component	50%					
Generic	50%	2047	* *	1-5	\$6,100	
Sprinkler						
Generic	100%	2047	* *	1-2	\$6,500	

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

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: 600 WES : MANHA : HEA000 : 42,000 : 07-Jun-2	3.000 / 1999		: N/A : 1939 / 2002 : HEALTH AND MEN : NONE : 1063379	NTAL HYGIENE
CAPITAL			FY 2020 - 2023		FY 2024 - 2029
Exterior Architect	ture		\$1,050,000		\$385,800
Interior Architect	ure				\$104,400
Electrical			\$29,400		\$482,700
Mechanical			\$23,800		\$1,134,000
Total			\$1,103,200		\$2,106,900
Importance Code	А		\$1,050,000		\$385,800
Importance Code	В		\$53,200		\$1,721,100
Total			\$1,103,200		\$2,106,900
EXPENSE		FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architect	ture	\$24,200		\$24,300	
Interior Architect	ure	\$141,000	\$700		\$700
Electrical		\$61,700	\$2,800	\$11,400	\$3,500
Mechanical		\$20,400	\$4,800	\$34,000	\$6,800
Elevators/Escalate	ors	\$13,800	\$13,800	\$13,800	\$13,800
Total		\$261,200	\$22,100	\$83,500	\$24,700
Importance Code	А	\$24,200	\$1,000	\$24,400	
Importance Code		\$192,900	\$21,100	\$59,100	\$24,700
Importance Code	С	\$44,100			
Total		\$261,200	\$22,100	\$83,500	\$24,700



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

Asset # : 1999

rchitecture		Current Re	pair	Futur	e Replacement	M	laintenance	
ystem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior				•				
Exterior Walls								
Masonry: Brick	Cracking/C Location Jnt Mortar Location	: Throughou Miss/Erod, I : Throughou	Extent : Modera	te, Area A	Affected : 15%	5	\$69,100	
		: Throughou		<i>lea</i> . 10%	0			
Masonry: Limestone	5% Vertical Ci	Now	\$96,300 : Moderate, Are	LIFE ea Affecte	* * ed : 30%	5	\$3,200	
Metal Panel	15%			2037	* *	5-10	\$89,100	
Windows								
Aluminum	Air Infiltra Location Caulking L	: Throughou	Extent : Moderd			5	\$8,900	
Steel		Now	\$105,500	2052	* *	5	\$12,400	
	Location Corrosion/ Location Thermally	: Penthouse Rusting, Exte : Penthouse	Moderate, Area ent : Moderate, 1 extent : Moderate	Area Affe	octed : 25%			
Parapets								
Masonry: Brick	Cracking/C Location Jnt Mortar Location Spalling, E	: Throughou Miss/Erod, I : Throughou	Extent : Modera t rate, Area Affec	te, Area A	Affected : 10%	5	\$3,300	
Masonry: Limestone	Cracking/C Location Water Pen	: Throughou	ent : Moderate, A	-	-	5	\$500	
Pre-Cast Concrete	Cracking/O Location	: Coping Miss/Erod, I	\$3,000 xtent : Moderate Extent : Modera	-	-	5	\$2,600	

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

Asset # : 1999

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	Water Pen	Now etration, E : Through	\$12,600 Extent : Light, Area out	2027 Affected	\$251,900 : 5%			
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$5,700	
Ceramic Tile		Now	\$5,200	2036	* *	5	\$2,600	
	-	Crumbling, : Through	Extent : Light, Ard out	ea Affect	ed : 5%			
Quarry Tile	5%			2040	* *	5	\$3,900	
Terrazzo	5%	0-2	\$6,200	LIFE	* *	5	\$2,000	
	-	Crumbling, : Stairwel	Extent : Moderate ls	, Area Aj	ffected : 5%			
Vinyl Tile	10%			2027	\$45,500	3	\$2,000	
Vinyl Tile 9" X 9"	10%	Now	\$17,700	2027	\$58,900	3	\$2,000	
	-	Crumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 30%			
Wood	55%			2055	* *	5	\$54,100	
	Location	: 4th, 5th,	Extent : Moderate, A 6th And 7th Floor nated Wood	Area Affe	ected : 100%			
Interior Walls								
Concrete Masonry Unit	Cracking/	Now Crumbling, : Through	\$15,100 Extent : Light, Ard out	LIFE ea Affect	* * ed : 10%	5	\$5,300	
		etration, E : Through	xtent : Light, Area out	Affected	: 10%			
Glass: Single Pane	5%			LIFE	* *	5	\$3,300	
Gypsum Board	45%			LIFE	* *	5	\$23,900	
Marble Panels	5%			LIFE	* *		. ,	
Plaster		Now	\$29,000	LIFE	* *	5	\$5,300	
	Cracking/		Extent : Moderate		ffected : 30%	-	÷ -)	
		-	xtent : Moderate, A	rea Affe	cted : 30%			
		: Through			00/0			
SCET/Class d M				LIEE	* *			
SGFT/Glazed Masonry	10%			LIFE	* *			

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

Asset # : 1999

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
iterior								
Ceilings	250/	N	¢10.000	2040	* *	~	#0.200	
AcousTileConcealSpLn		Now	\$10,800	2040		5	\$8,200	
	-	Crumbling, 1 : Through	Extent : Light, Are	ea Ajjeci	ea : 20%			
		-	000	2040	* *	5	¢21.000	
AcousTileSusp.Lay-In	40% 10%			2040 LIFE	* *	5 5	\$21,000 \$6,600	
Gypsum Board Plaster		Now	\$17,600	LIFE	* *	5	\$8,200	
1 18501	Cracking/ Location	Crumbling, 1 : Stairwell	Extent : Moderate	, Area Aj	-	5	\$8,200	
			: Moderate, Area	Affected	: 30%			
		: Stock Ro		A. CC	100/			
		etration, E : Through	xtent : Light, Area	Affected	: 10%			
	Locuiton	. Inrougn	bui					
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
lystem	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1 1 101 1
Туре		()				()		
nder 600 Volts								
Service Equipment	100%			2037	* *	5	\$200	
Fused Disc Sw	100% Other Obs		rtent · Moderate	2037 Area Affe		5	\$200	
	Other Obs	ervation, E	xtent : Moderate, A Il Room			5	\$200	
	Other Obs Location	ervation, E : Electrica	ıl Room	Area Affe	ected : 100%	-	\$200	
Fused Disc Sw	Other Obs Location	ervation, E : Electrica	ıl Room	Area Affe		-	\$200	
	Other Obs Location	ervation, E : Electrica	ıl Room	Area Affe	ected : 100%	-	\$200	
Fused Disc Sw Switchgear / Switchboard	Other Obs Location Explana	ervation, E : Electrica	ıl Room	Area Affe t Switch	ected : 100% Rated At 2000 Am	peres.		
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit	Other Obs Location Explana 100% 30%	ervation, E 2 : Electrica tion : Main	ıl Room	Area Affe <u>t Switch</u> 2037 2037	ected : 100% <u>Rated At 2000 Am</u> ** **	peres.		
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit	Other Obs Location Explana 100% 30% 65%	ervation, E 2 : Electrica tion : Main	ıl Room	Area Affe <u>t Switch</u> <u>2037</u> 2037 2027	ected : 100% Rated At 2000 Am ** ** \$34,100	peres.		
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Conduit	Other Obs Location Explana 100% 30%	ervation, E 2 : Electrica tion : Main	ıl Room	Area Affe <u>t Switch</u> 2037 2037	ected : 100% <u>Rated At 2000 Am</u> ** **	peres. 5 1		
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards	Other Obs Location Explana 100% 30% 65% 5%	ervation, E : Electrica tion : Main	Il Room Service Disconnec	Area Affe t Switch 2037 2037 2027 2053	ected : 100% <u>Rated At 2000 Am</u> ** ** \$34,100 **	peres. 5 1	\$200	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Conduit	Other Obs Location Explana 100% 30% 65% 5% 35%	ervation, E : Electrica tion : Main 2-4	Il Room Service Disconnec \$16,000	Area Affe <u>t Switch</u> <u>2037</u> 2037 2027 2053 2052	ected : 100% <u>Rated At 2000 Am</u> ** ** \$34,100 **	peres. 5 1		
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards	Other Obs Location Explana 100% 30% 65% 5% 35% On Extend	ervation, E : Electrica tion : Main 2-4 led Life, Ex	ll Room Service Disconnec \$16,000 tent : Severe, Area	Area Affe <u>t Switch</u> <u>2037</u> 2037 2027 2053 2052	ected : 100% <u>Rated At 2000 Am</u> ** ** \$34,100 **	peres. 5 1	\$200	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards Fused Toggle Switch	Other Obs Location Explana 100% 30% 65% 5% 35% On Extend Location	ervation, E : Electrica tion : Main 2-4 led Life, Ex : Basemen	Il Room Service Disconnec \$16,000	Area Affe <u>t Switch</u> <u>2037</u> 2037 2027 2053 2052 Affectea	ected : 100% <u>Rated At 2000 Am</u> ** ** \$34,100 ** ** **	<i>peres.</i> 5 1 1 1 5 5	\$200	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards Fused Toggle Switch Molded Case Bkrs	Other Obs Location Explana 100% 30% 65% 5% 0n Extend Location 30%	ervation, E : Electrica tion : Main 2-4 led Life, Ex : Basemen	ll Room Service Disconnec \$16,000 tent : Severe, Area	Area Affé <u>t Switch</u> <u>2037</u> 2037 2027 2053 2052 Affected 2026	ected : 100% <u>Rated At 2000 Am</u> ** ** \$34,100 ** ** ** ** ** \$34,100 **	<i>peres.</i> 5 1 1 1 5 5 5 5	\$200 \$200 \$200 \$300	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards Fused Toggle Switch Molded Case Bkrs Molded Case Bkrs	Other Obs Location Explana 100% 30% 65% 35% On Extend Location 30% 5%	ervation, E : Electrica tion : Main 2-4 led Life, Ex : Basemen	ll Room Service Disconnec \$16,000 tent : Severe, Area	Area Affe <u>t Switch</u> <u>2037</u> 2037 2027 2053 2052 Affected 2026 2049	ected : 100% <u>Rated At 2000 Am</u> ** \$34,100 ** ** ** ** ** ** ** **	peres. 5 1 1 5 5 5 5	\$200 \$200 \$200 \$300 \$100	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards Fused Toggle Switch Molded Case Bkrs Molded Case Bkrs Molded Case Bkrs	Other Obs Location Explana 100% 30% 65% 5% 0n Extend Location 30%	ervation, E : Electrica tion : Main 2-4 led Life, Ex : Basemen	ll Room Service Disconnec \$16,000 tent : Severe, Area	Area Affé <u>t Switch</u> <u>2037</u> 2037 2027 2053 2052 Affected 2026	ected : 100% <u>Rated At 2000 Am</u> ** ** \$34,100 ** ** ** ** ** \$34,100 **	<i>peres.</i> 5 1 1 1 5 5 5 5	\$200 \$200 \$200 \$300	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards Fused Toggle Switch Molded Case Bkrs Molded Case Bkrs Molded Case Bkrs Molded Case Bkrs	Other Obs Location Explana 100% 30% 65% 5% 35% On Extend Location 30% 5% 30%	ervation, E : Electrica tion : Main 2-4 led Life, Ex : Basemen	tl Room Service Disconnec \$16,000 tent : Severe, Area t 1,2,3,4 Stairway	Area Affe <u>t Switch</u> <u>2037</u> 2037 2027 2053 2052 Affectea 2026 2049 2035	ected : 100% <u>Rated At 2000 Am</u> ** \$34,100 ** ** ** ** ** \$34,100 ** **	peres. 5 1 1 5 5 5 5 5 5 5 5 5 5 5	\$200 \$200 \$200 \$300 \$100	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards Fused Toggle Switch Molded Case Bkrs Molded Case Bkrs Molded Case Bkrs	Other Obs Location Explana 100% 30% 65% 5% 35% On Extend Location 30% 5% 30%	ervation, E : Electrica tion : Main 2-4 led Life, Ex : Basemen 2-4	tl Room Service Disconnec \$16,000 tent : Severe, Area t 1,2,3,4 Stairway \$27,500	Area Affé <u>t Switch</u> <u>2037</u> 2037 2027 2053 2052 Affectea 2026 2049 2035 2052	ected : 100% <u>Rated At 2000 Am</u> ** \$34,100 ** ** ** ** ** ** ** ** **	peres. 5 1 1 5 5 5 5	\$200 \$200 \$200 \$300 \$100	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards Fused Toggle Switch Molded Case Bkrs Molded Case Bkrs Molded Case Bkrs Molded Case Bkrs	Other Obs Location Explana 100% 30% 65% 5% 0n Extend Location 30% 5% 30% 30%	ervation, E : Electrica tion : Main 2-4 led Life, Ex : Basemen 2-4 Aged, Exte	Il Room Service Disconnec \$16,000 tent : Severe, Area t 1,2,3,4 Stairway \$27,500 nt : Severe, Area A	Area Affé <u>t Switch</u> <u>2037</u> 2037 2027 2053 2052 Affectea 2026 2049 2035 2052	ected : 100% <u>Rated At 2000 Am</u> ** \$34,100 ** ** ** ** ** ** ** ** **	peres. 5 1 1 5 5 5 5 5 5 5 5 5 5 5	\$200 \$200 \$200 \$300 \$100	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards Fused Toggle Switch Molded Case Bkrs Molded Case Bkrs Molded Case Bkrs Molded Case Bkrs Wiring Braided Cloth	Other Obs Location Explana 100% 30% 65% 35% On Extend Location 30% 5% 30% 1nsulation Location	ervation, E : Electrica tion : Main 2-4 led Life, Ext : Basemen 2-4 Aged, Exte : Through	tl Room Service Disconnec \$16,000 tent : Severe, Area t 1,2,3,4 Stairway \$27,500	Area Affe <u>t Switch</u> <u>2037</u> 2037 2027 2053 2052 Affected 2026 2049 2035 2052 ffected :	ected : 100% <u>Rated At 2000 Am</u> ** \$34,100 ** ** ** 100% ** **	peres. 5 1 1 5 5 5 5 1 1 1 1 1 1	\$200 \$200 \$200 \$300 \$100	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Conduit Panelboards Fused Toggle Switch Molded Case Bkrs Molded Case Bkrs Molded Case Bkrs Molded Case Bkrs	Other Obs Location Explana 100% 30% 65% 5% 0n Extend Location 30% 5% 30% 30%	ervation, E : Electrica tion : Main 2-4 led Life, Ex : Basemen 2-4 Aged, Exte : Through	Il Room Service Disconnec \$16,000 tent : Severe, Area t 1,2,3,4 Stairway \$27,500 nt : Severe, Area A	Area Affé <u>t Switch</u> <u>2037</u> 2037 2027 2053 2052 Affectea 2026 2049 2035 2052	ected : 100% <u>Rated At 2000 Am</u> ** \$34,100 ** ** ** ** ** ** ** ** **	peres. 5 1 1 5 5 5 5 5 5 5 5 5 5 5	\$200 \$200 \$200 \$300 \$100	

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

Asset # : 1999

Electrical	Cı	urrent Repair	Futu	re Replacement	Μ	laintenance	
System Component Type		il Date Estimated Cos (ears)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Motor Controllers							
Locally Mounted	45%		2025	\$43,000	5	\$100	
Locally Mounted	5% N	. ,		* *	5		
	Not Functionia Location : R	ng, Extent : Severe, Are 200f	a Affected	: 100%			
Variable Frequency Drive	50%		2032	* *			
bround							
Grounding Devices							
Generic		0-2 \$9,700		* *	5	\$600	
		ation, Extent : Severe, A	rea Affecte	ed : 100%			
	Location : B						
	Explanation	: Corroded					
Lighting							
Interior Lighting	200/		2025	* *	10	¢0, (00	
Fluorescent	30%	I Finder Frank . Link	2035		10	\$9,600	
	-	d Fixtures, Extent : Lig hroughout The Building		fected : 100%			
Fluorescent	50%		2027	\$293,900	10	\$16,100	
	-	ed Fixtures, Extent : Moe Throughout The Building		a Affected : 100%			
Fluorescent	5%		2022	\$29,400	10	\$1,600	
	-	nd Fixtures, Extent : Mo st Floor Office	oderate, Ar				
Fluorescent	15%		2027	\$88,200	10	\$4,800	
	Compact Fluo	prescent Light, Extent : 1 Iallways And Staircase				+ .,	
Egress Lighting							
Emergency, Battery	50%		2032	* *	10	\$4,200	
Exit, LED	10%		2055	* *	1		
Exit, Service	40%		2032	* *	1		
Exterior Lighting							
Fluorescent	3%		2027	\$4,100	10	\$100	
	Compact Fluo Location : O	prescent Light, Extent : N Dutside	Moderate, 1	Area Affected : 100	0%		
HID	15%		2027	\$24,300	10		
Incandescent	2%		2022	\$2,700	2		
No Component	80%						
Alarm							
Security System							
No Component	80%						
Generic	20%		2035	* *	1	\$3,100	
		ation, Extent : Light, Ard st Floor, 4th Floor, Hal		l : 100%			
	Explanation	: CCTV Surveillance Co	amera				

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

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

Asset # : 1999

		Asset # 11	999				
Electrical	Current	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm Fire/Smoke Detection Generic, Digital	100% Other Observation, Location : Throug Explanation : Stro	-			1-3 Smoke De	\$26,700 etectors, Horns	
Mechanical	Current	Ponair	Futur	e Replacement	M	aintenance	
System Component Type		e Estimated Cost		Estimated Cost		Estimated Cost	Priority
leating Energy Source Plant Campus Steam / PRV	100%		2037	* *	1		
	Other Observation, Location : Columb Explanation : Fro.	pia University - Adja					
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2036	* *	5	\$2,100	
Distribution Central Plant Steam Piping/Pmp	100%		2027	\$566,800	4	\$1,700	
	On Extended Life, E Location : Throug		rea Affec	eted : 100%			
Terminal Devices Air Handler Convector/Radiator	40% 60%		2032 2025	* * \$107,600	1 1	\$8,700 \$6,800	
	On Extended Life, E Location : Throug		rea Affec	eted : 100%			
ir Conditioning Energy Source Electricity	100%		2043	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	20%		2025	\$142,400	2	\$400	
	Other Observation, Location : First F	loor					
Reciprocating	Explanation : This 40%	Unit Serves The Fi	rst Floor 2027	\$113,700	1	\$6,500	
Compr/Chiller Window/Wall Unit	40% Now Loose, Extent : Mod Location : 1st And	00	2022 1 : 15%	\$27,900	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.

Asset # : 1999

lechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
r Conditioning								
Distribution CW & CHW Wtr	40%			2037	* *	4	\$1,000	
Pipe/Pump	4070			2037		4	\$1,000	
No Component	60%							
Terminal Devices	0070							
Air Handler/Cool/Ht	40%			2027	\$150,200	1	\$8,700	
No Component	60%							
entilation								
Distribution	1000/				ala ala		* • • • • • •	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,500	
Exhaust Fans Interior	10%	0-2	\$11,900	2037	* *	2	\$100	
Interior			\$11,900 ont : Moderate, Are			Z	\$100	
	1			55	oom, House Gener	ral Exhai	ust Fan Multiple	
			Electrical Defects				and a contraction of the	
Interior	20%			2022	\$23,800	2	\$200	
Roof	30%			2027	\$16,700	2	\$300	
No Component	40%							
			xtent : Light, Area					
					nical Equipment H			
	Explana Report	tion : These	Components Are	Accounte	d For Under The (Cooling S	Section Of This	
umbing	Кероп							
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$53,300	4	\$3,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
		-	tent : Moderate, A	rea Affec	ted : 100%			
	Location	: Through	out					
Storm Drain Piping	1000/				* *	1		
Cast Iron	100%	lad Life En		LIFE	* *	1		
Cust Holi	Or Enter			had Affaa	tod. 1000/			
			tent : Moderate, A out	rea Affec	ted : 100%			
		eu Lije, Ex : Through		rea Affec	ted : 100%			
Sump Pump(s)	Location					4	\$1 300	
Sump Pump(s) Submersible				rea Affec 2020	ted : 100% \$1,400	4	\$1,300	
Sump Pump(s) Submersible Sewage Ejector(s)	Location			2020	\$1,400			
Sump Pump(s) Submersible Sewage Ejector(s) Electric	Location 100% 95%	: Through	out	2020 2027		4	\$1,600	
Sump Pump(s) Submersible Sewage Ejector(s)	Location 100% 95% 5%	: Through		2020 2027 2037	\$1,400 \$11,000 * *	4		
Sump Pump(s) Submersible Sewage Ejector(s) Electric	Location 100% 95% 5% Malfunctio	: Through Now oning, Exter	<i>\$</i> 600	2020 2027 2037 a Affected	\$1,400 \$11,000 ** d:100%	4	\$1,600	
Sump Pump(s) Submersible Sewage Ejector(s) Electric	Location 100% 95% 5% Malfunctio	: Through Now oning, Exter	out \$600 nt : Moderate, Area	2020 2027 2037 a Affected	\$1,400 \$11,000 ** d:100%	4	\$1,600	
Sump Pump(s) Submersible Sewage Ejector(s) Electric Electric	Location 100% 95% 5% Malfunction Location	: Through Now ning, Exten : Basemen	out \$600 nt : Moderate, Area t, Malfunctioning 1	2020 2027 2037 a Affected Pump Co 2027	\$1,400 \$11,000 ** d: 100% ntrols \$8,500	4	\$1,600	
Sump Pump(s) Submersible Sewage Ejector(s) Electric Electric Backflow Preventer	Location 100% 95% 5% Malfunction Location 100% Other Obs	: Through Now ning, Exter : Basemen ervation, E	out \$600 nt : Moderate, Area t, Malfunctioning I	2020 2027 2037 a Affected Pump Co 2027	\$1,400 \$11,000 ** d: 100% ntrols \$8,500	4 4	\$1,600 \$100	
Sump Pump(s) Submersible Sewage Ejector(s) Electric Electric Backflow Preventer	Location 100% 95% 5% Malfunction Location 100% Other Obs Location	: Through Now oning, Exter : Basemen ervation, E : Basemen	out \$600 nt : Moderate, Area t, Malfunctioning I	2020 2027 2037 a Affectee Pump Co 2027 Affected	\$1,400 \$11,000 ** d:100% ntrols \$8,500 :100%	4 4	\$1,600 \$100	

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

Asset # : 1999

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
Generic	100%			
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE **		
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location : Basement To 7th Floor			
	Explanation : Two Units, Maintained	By Columbia University		

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

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

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name	: WESTCHE	STER D	ISTR	аст не	ALTH CTR	
Address	: 2527 GLEB	E AVEN	UE (a)OVER	ING STREET	
Borough	: BRONX				Agency's Number	: N/A
Program / Asset #	: HEA0006.0	00 / 1978			Yr Built/Renovated	: 1955 / 2011
Area Sq Ft	: 35,461				Project Type	: HEALTH AND MENTAL HYGIENE
Date of Survey	: 10-Jun-201	6			Landmark Status	: NONE
Areas Surveyed	: Basement,	Roof, Flo	ors 1	,3,p		
Block	: 3986	Lot	:	34	BIN	: 2041911
CAPITAI					FY 2020 - 2023	FY 2024 - 2029

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$380,500	\$99,800
Interior Architecture		\$46,100
Electrical	\$238,000	\$72,100
Mechanical	\$170,000	\$181,500
Total	\$788,500	\$399,400
Importance Code A	\$380,500	\$99,800
Importance Code B	\$408,000	\$299,600
Total	\$788,500	\$399,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$20,400	\$19,800		
Interior Architecture	\$81,400	\$700	\$4,600	\$7,000
Electrical	\$29,400	\$2,800	\$36,900	\$3,100
Mechanical	\$20,000	\$5,000	\$8,000	\$4,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$155,100	\$32,100	\$53,500	\$18,400
Importance Code A	\$22,200	\$21,500	\$1,800	\$1,800
Importance Code B	\$108,500	\$10,600	\$51,600	\$16,600
Importance Code C	\$24,500			
Total	\$155,100	\$32,100	\$53,500	\$18,400



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

Asset # : 1978

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
sterior								
Exterior Walls Masonry: Brick	Jnt Mortan Location Water Pen	: Through	xtent : Moderate, A			5	\$32,000	
Windows Aluminum	Water Pen	Now eetration, E : Through	\$135,100 Extent : Moderate, 2 out	2035 Area Affe	* * cted : 30%	5	\$7,900	
Parapets		0						
Cast Stone/Terra Cotta	Cracking/ Location Water Pen	: Through	xtent : Moderate, A	-	-	5	\$3,500	
Masonry: Brick		Now	\$48,200	LIFE	* *	5	\$4,100	
	Location Jnt Mortan	: Through	l, Extent : Modera	-	-			
Roof			.					
Modified Bitumen	Water Pen	Now etration, E : Through	\$8,600 Extent : Moderate, A out	2027 Area Affe	\$17,300 acted : 30%			
Roll Roofing	95%			2026	\$99,800	5	\$39,500	
terior								
Floors	1.50/			2026	¢102 700	2	¢15.000	
Carpet	15%			2026	\$103,700 * *	3	\$15,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$5,800 \$2,700	
Ceramic Tile	5%			2030	* *	5	\$2,700	
Quarry Tile	5%	0.2	¢10.000	2032	* *	5	\$4,000	
Terrazzo	15% Cracking/	0-2 Crumbling.	\$18,900 Extent : Light, Art	LIFE ea Affecte		5	\$6,200	
	-	: Stairwel	-					
Vinyl Tile	-	-	-	2032	* *	3	\$11,900	

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

Asset # : 1978

			Asset # : 1	9/8				
Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
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%	Now	\$8,100	2030	* *	5	\$1,400	
	-	-	, Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Concrete Masonry Unit	15%			LIFE	* *	5	\$3,400	
Plaster	35%	Now	\$16,400	LIFE	* *	5	\$6,000	
	-	-	, Extent : Light, Are	ea Affecte	ed : 10%			
		: Through						
			Extent : Light, Area	Affected	: 10%			
		: Through	out					
SGFT/Glazed Masonry				LIFE	* *			
Wood	10%			LIFE	* *	5	\$22,900	
Ceilings						_	+ - -	
AcousTile,Adhered	10%			2032	* *	5	\$5,300	
AcousTileSusp.Lay-In	25%	17	\$22.1 00	2040	* *	5	\$13,300	
Plaster		Now	\$23,100	LIFE		5	\$21,600	
	0	0	, Extent : Moderate	, Area Aj	ffected : 5%			
		: Through		A				
		: Through	Extent : Moderate, A	area Ajje	cied : 10%			
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре		· · ·				()		
Inder 600 Volts								
Service Equipment	1000/			20.47	* *	-	#200	
Fused Disc Sw	100%	amention I	Futant . Light Anga	2047		5	\$200	
		: Electrica	Extent : Light, Area al Room	Ајјестей	. 100%			
			n Service Disconnec	t Switch	Patod At 1200 Am	noras		
Switchgear / Switchboard	Елріанаі	1011. 111011	i Service Disconnet	i Swiich	Ruleu Al 1200 Am	peres.		
Molded Case Bkrs	100%			2047	* *	5	\$900	
Raceway	10070			2017		5	\$700	
Conduit	90%			2027	\$32,400	1		
Conduit	10%			2047	**	1		
Panelboards						-		
Fused Disc Sw	10%			2026	\$4,600	5	\$100	
Molded Case Bkrs	70%			2026	\$32,000	5	\$700	
Molded Case Bkrs	20%			2043	* *	5	\$200	
Wiring								
Braided Cloth	50%	2-4	\$26,300	2052	* *	1		
	0070		$\psi_{20}, 500$	2052		1		
			ent : Severe, Area A			1		
	Insulation	Aged, Exte				1		
Thermoplastic	Insulation	Aged, Exte	ent : Severe, Area A			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.

Asset # : 1978

Electrical		Current R	epair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Motor Controllers								
Locally Mounted	50%			2040	* *	5	\$100	
Locally Mounted	40%			2032	* *	5	\$100	
Locally Mounted	10%			2025	\$7,600	5		
Bround								
Grounding Devices	100%			LIFE	* *	5	\$500	
Generic .ighting	100%			LIFE		5	\$300	
Interior Lighting								
Fluorescent	50%			2032	* *	10	\$16,300	
	T-8 Lamps		es, Extent : Light, out The Building		fected : 100%	10	<i>Q</i> 10,000	
Fluorescent	40%			2022	\$238,000	10	\$13,000	
	T-12 Lam		ures, Extent : Mod out The Building		ea Affected : 100%		• -)	
Fluorescent	9%			2035	* *	10	\$2,900	
	-	s And Fixtur : 1st Floor	res, Extent : Light,	Area Afj	fected : 100%			
Fluorescent	1%			2032	* *	10	\$300	
	-	Fluorescent : Elevator	Light, Extent : Lig Cars	ht, Area	Affected : 100%			
Egress Lighting	500/			2022	* *	10	\$4.200	
Emergency, Battery Exit, Service	50% 50%			2032 2032	* *	10 1	\$4,300	
Exterior Lighting	5070			2032		1		
HID	20%			2032	* *	10		
No Component	80%			2032		10		
.larm								
Security System								
No Component	70%							
Generic	30%			2032	* *	1	\$4,000	
			xtent : Light, Area	00	: 100%			
		-	, Staircases, Outsi					
	Explana	tion : CCTV	Surveillance Can	iera				
Fire/Smoke Detection	1000/			2022	* *	1 2	¢22 500	
Generic, Digital	100% Other Obs	ervation F	xtent : Light, Area	2032 Affected		1-3	\$22,500	
			out The Building	igjecieu	. 100/0			
		_	_	ll Statior	ıs, Smoke Detector	s, Horns	And Strobe Lights	
Mechanical		Current R	epair	Futur	e Replacement	М	aintenance	
System Component	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority

ost Priority	Estimated Cost	Cycle (Yrs)	Estimated Cost	Year FY	% of Fail Date Estimated Cost Total (Years)		System Component Type
							leating
							Energy Source
		1	* *	2037	100%	100%	Natural Gas
•	1 <i>1</i> .			100% as are in current dollars and are not escalat	10070	Natural Gas	

Estimates are rounded to the nearest hundred dollars.

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

Asset # : 1978

Mechanical		Current R	epair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Conversion Equipment Hot Water Boiler	Location	: Basement	ctent : Light, Area Boiler Room ural Gas Fired Sec			1	\$17,500	
Distribution								
Hot Wtr Piping/Pump Hot Wtr Piping/Pump	20% 80%			2043 2035	* *	4 4	\$400 \$1,400	
Terminal Devices Convector/Radiator		led Life, Ext	ent : Moderate, A ut	2025 rea Affec	\$181,500 ted : 100%	1	\$11,500	
Air Conditioning		_						
Energy Source Electricity	100%			2043	* *	1		
Conversion Equipment Window/Wall Unit	70%			2022	\$49,400	1		
No Component Terminal Devices	30%							
Fan Coil - 2 Pipe			ctent : Light, Area or And Basement I		* *	1	\$3,400	
			or Portion Of Spli					
No Component	70%							
Heat Rejection Air Cooled Condenser Unit	30%			2032	* *	2	\$7,400	
Unit	Locatior	e : Court Yar	ttent : Light, Area d And Roof al Portion Of Spl		: 100%			
No Component	70%							
entilation								
Distribution Ductwork/Diffusers	Obsolete I		\$6,200 Extent : Light, Are Mechanical Equi			2-5	\$19,800	
Exhaust Fans								
Interior			ent : Moderate, A e Mechanical Equ	00		2	\$1,100	
lumbing	-		1	-				
H/C Water Piping Galvanized Steel	100%			2032	* *	1		
Water Heater								
Gas Fired			ctent : Light, Area Boiler Room	2026 Affected	\$20,700 : 100%	2	\$500	

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 1978

lechanical	Current Repair	Current Repair Future Replacement				
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
umbing						
Sanitary Piping	2% Now \$5.000	LIFE	* *	1		
Cast Iron	2% Now \$5,000 Leak Evident, Extent : Moderate, Area			1		
	Location : Boiler Room	Ajjeciea	5%			
Cast Iron	98%	LIFE	**	1		
	On Extended Life, Extent : Moderate, A	Area Affec	rted : 100%			
	Location : Throughout					
Storm Drain Piping		LIPP	* *	1		
Cast Iron	5% Now \$3,500	LIFE		1		
	Blockage /Clogged, Extent : Moderate,	Area Aff	ected : 5%			
	Location : Backyard Leaders					
Cast Iron	95%	LIFE	* *	1		
	On Extended Life, Extent : Moderate, A	Area Affec	eted : 100%			
	Location : Throughout					
Sump Pump(s)					*	
Submersible	100%	2021	\$1,100	4	\$1,100	
Backflow Preventer						
Generic	100%	2032	* *	1	\$2,200	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : First Floor					
	Explanation : Component Observed I	n Closet	On The First Floor	•		
Fixtures	1000/					
Generic	100% Obsolate Eintenen Entent - Madamete	Amon Affa	at a 1 . 500/			
	<i>Obsolete Fixtures, Extent : Moderate, A</i> <i>Location : Throughout</i>	Area Ajjeo	ciea : 50%			
ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	a Affectea	l : 100%			
	Location : Basement To 3rd Floor					
	Explanation : One Unit					
	, One Defective Elevator Controller					

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.

Print Date : 20-Sep-2018 DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019

Asset Name Address		MSBURG DISTRICT HEA JJER STREET (NEAR GR						
Borough	BROOK		AHAM AVE.) Agency's Number	: N/A				
Program / Asset #	: HEA0019	0.000 / 1987	Yr Built/Renovated	: 1936 / 2007				
Area Sq Ft	: 27,172		Project Type	: HEALTH AND MEN	TAL HYGIENE			
Date of Survey	: 24-Aug-2	017	Landmark Status	: NONE				
Areas Surveyed	: Basement	t, Roof, Floors 1,2,3						
Block	: 2788	Lot : 33	BIN	: 3069604				
CAPITAL			FY 2020 - 2023		FY 2024 - 2029			
Exterior Architec	ture		\$42,100		\$42,100			
Interior Architect	ure		\$181,700		\$48,600			
Electrical			\$293,100		\$522,700			
Mechanical					\$251,000			
Total			\$516,800		\$864,500			
Importance Code	А		\$42,100		\$42,100			
Importance Code	В		\$474,800		\$822,400			
Total			\$516,800		\$864,500			
EXPENSE		FY 2020	FY 2021	FY 2022	FY 2023			
Exterior Architec	ture	\$32,300		\$1,500				
Interior Architect	ure	\$63,900		\$900	\$3,300			
Electrical		\$8,100	\$600	\$700	\$1,100			
Mechanical		\$12,700	\$2,300	\$6,000	\$2,300			
Site Pavements		\$1,400						
Elevators/Escalat	ors	\$3,900	\$3,900	\$3,900	\$3,900			

Total	\$122,300	\$6,900	\$13,100	\$10,600
Importance Code C	\$22,700		\$900	
Importance Code B	\$66,100	\$5,600	\$9,400	\$9,400
Importance Code A	\$33,600	\$1,200	\$2,800	\$1,200
Total	\$122,300	\$6,900	\$13,100	\$10,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900



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

Asset	#	: 1	987
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Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$84,200	
Granite Panels	2%			LIFE	* *	5	\$1,400	
Pre-Cast Concrete	8%			LIFE	* *	5	\$24,300	
	-	oair Evider : Main En	nt, Extent : Light, A try	rea Affe	cted : 5%			
Windows								
Aluminum	100%			2045	* *	5	\$10,800	
Parapets								
Masonry: Brick	90%	0-2	\$4,900	LIFE	* *	5	\$4,200	
			l, Extent : Light, A	rea Affec	eted : 2%			
		: Through						
	-		Extent : Moderate,	Area Affe	ected : 2%			
		: Lower R	•					
			nt : Moderate, Are	a Affecte	ed : 2%			
	Location	: Lower R	oof					
Metal Rail	3%			2042	* *	5-10	\$2,500	
Pre-Cast Concrete	7%			LIFE	* *	5	\$4,100	
Roof								
Fiberglass Panel	5%			2042	* *	1		
Modified Bitumen	95%	0-2	\$7,100	2034	* *			
		aged Flash : Upper R	ings, Extent : Ligh oof	t, Area A	ffected : 1%			
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
iterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$16,300	
Ceramic Tile	8%	4+	\$5,900	2032	* *	5	\$1,500	
		-	ents, Extent : Ligh throom In Baseme		ffected : 5%			
Terrazzo	12%			LIFE	* *	5	\$7,000	
Vinyl Tile	55%	4+	\$53,500	2034	* *	3	\$7,700	
v myr The			: Moderate, Area		: 50%	5	\$1,100	
			out 2nd And 3rd F					
Vinyl Tile	15%	4+	\$4,900	2024	\$48,600	3	\$2,100	
v myr i ne			54,900 Extent : Moderate		-	3	\$2,100	
	-	: Staircase		, тай п				
			z A Extent : Light, Area	Affected	1 · 100%			
			r And Some Sectio	00				
		ion : 9x9 U		no m Du	,c.i.u.iu			

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.

Asset # : 1987

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Interior Walls				• • • •		_	.	
Ceramic Tile	5%	0.0	#2 2 00	2032	* *	5	\$1,900	
Gypsum Board	10%	0-2	\$3,200	LIFE		5	\$2,300	
		-	amage, Extent : M 3rd Floor	oaerate,	Area Affectea : 10	70		
			: Moderate, Area	Affected	· 15%			
			out 2nd And 3rd F		. 1570			
Mashla Davala		. Intough	041 2114 1114 514 1		* *	10	¢000	
Marble Panels Plaster	5% 63%			LIFE LIFE	* *	10 5-10	\$800 \$20,300	
Plaster	2%	Now	\$1,900	LIFE	* *	5-10 5	\$20,300	
Flaster			e, Extent : Moderat			5	\$200	
		: Third Fl		c, 11/cu 1	<i>ijjeeieu</i> . 10070			
			xtent : Severe, Are	a Affecte	d : 100%			
		: Third Fl		a 1 199 e e re				
SGFT/Glazed Masonry	15%			LIFE	* *	10	\$2,800	
Ceilings	1.570			LIIL		10	\$2,000	
AcousTileSusp.Lay-In	40%	Now	\$123,300	2049	* *	5	\$7,500	
· · · · · · · · · · · · · · · · · · ·			ents, Extent : Mod		ea Affected : 50%		\$ 7,000	
	Location	: 2nd And	3rd Floor					
				e, Area A	ffected : 50%			
	Staining/D	iscoloring	3rd Floor	e, Area A	ffected : 50%			
	Staining/D Location	iscoloring : 2nd And	3rd Floor Extent : Moderate					
	Staining/D Location Worn/Erod	iscoloring : 2nd And led, Extent	3rd Floor Extent : Moderate 3rd Floor					
Exposed Concrete	Staining/D Location Worn/Erod	iscoloring : 2nd And led, Extent	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area			5-10	\$4,700	
Exposed Concrete Plaster	Staining/D Location Worn/Erod Location	iscoloring : 2nd And led, Extent	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area	Affected	: 50%		\$4,700 \$32,100	
-	Staining/D Location Worn/Eroc Location 10%	iscoloring : 2nd And led, Extent	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area	Affected	: 50%	5-10		
ite Enclosure Fence/Gates	Staining/D Location Worn/Eroc Location 10% 50%	iscoloring : 2nd And led, Extent	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area	Affected LIFE LIFE	: 50% ** **	5-10		
Plaster ite Enclosure Fence/Gates Cast in Place Concrete	Staining/D Location Worn/Eroc Location 10%	iscoloring : 2nd And led, Extent	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area	Affected	: 50%	5-10		
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls	Staining/D Location Worn/Erod Location 10% 50%	iscoloring : 2nd And led, Extent	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area	Affected LIFE LIFE 2064	: 50% ** ** **	5-10		
Plaster Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete	Staining/D Location Worn/Eroc Location 10% 50%	iscoloring : 2nd And led, Extent	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area	Affected LIFE LIFE	: 50% ** **	5-10		
Plaster Plaster Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls	Staining/D Location Worn/Erod Location 10% 50% 100%	iscoloring : 2nd And led, Extent	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area	Affected LIFE LIFE 2064 2064	: 50% ** ** **	5-10		
Plaster Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete	Staining/D Location Worn/Eroc Location 10% 50% 100% 100%	iscoloring, : 2nd And led, Extent : 2nd And	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area 3rd Floor	Affected LIFE LIFE 2064 2064 2064	: 50% ** ** ** **	5-10		
Plaster Plaster Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls	Staining/D Location Worn/Eroc Location 10% 50% 100% 100% 0ther Obs	iscoloring, : 2nd And led, Extent : 2nd And	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area 3rd Floor Extent : Light, Area	Affected LIFE LIFE 2064 2064 2064	: 50% ** ** ** **	5-10		
Plaster Plaster Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls	Staining/D Location Worn/Erod Location 10% 50% 100% 100% 100% Other Obs Location	iscoloring, : 2nd And led, Extent : 2nd And : 2nd And : ADA Ra	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area 3rd Floor Extent : Light, Area mp	Affected LIFE LIFE 2064 2064 2064	: 50% ** ** ** **	5-10		
Plaster Plaster Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete	Staining/D Location Worn/Erod Location 10% 50% 100% 100% 100% Other Obs Location	iscoloring, : 2nd And led, Extent : 2nd And	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area 3rd Floor Extent : Light, Area mp	Affected LIFE LIFE 2064 2064 2064	: 50% ** ** ** **	5-10		
Plaster Plaster Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete	Staining/D Location Worn/Erod Location 10% 50% 100% 100% 100% Other Obs Location	iscoloring, : 2nd And led, Extent : 2nd And : 2nd And : ADA Ra	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area 3rd Floor Extent : Light, Area mp	Affected LIFE LIFE 2064 2064 2064	: 50% ** ** ** **	5-10		
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete	Staining/D Location Worn/Erod Location 10% 50% 100% 100% 0ther Obs Location Explanat	iscoloring, : 2nd And led, Extent : 2nd And : 2nd And : ADA Ration : Gran	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area 3rd Floor Stream Extent : Light, Area mp ite Panels	Affected LIFE LIFE 2064 2064 Affected	: 50% ** ** ** **	5-10		
Plaster Plaster Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete	Staining/D Location Worn/Eroc Location 10% 50% 100% 100% 0ther Obs Location Explanat	iscoloring, : 2nd And led, Extent : 2nd And : 2nd And : ADA Ra ion : Gran 0-2	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area 3rd Floor Extent : Light, Area mp ite Panels	Affected LIFE LIFE 2064 2064 2064 Affected 2034	: 50% ** ** ** !: 100% **	5-10		
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete	Staining/D Location Worn/Eroc Location 10% 50% 100% 100% 0ther Obs Location Explanat	iscoloring, : 2nd And led, Extent : 2nd And : 2nd And : ADA Ra ion : Gran 0-2	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area 3rd Floor Extent : Light, Area mp ite Panels \$500 Extent : Moderate	Affected LIFE LIFE 2064 2064 2064 Affected 2034	: 50% ** ** ** !: 100% **	5-10		
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete Site Pavements Public Sidewalk Cast in Place Concrete	Staining/D Location Worn/Eroc Location 10% 50% 100% 100% 0ther Obs Location Explanat	iscoloring, : 2nd And led, Extent : 2nd And : 2nd And : ADA Rat ion : Gran 0-2 Crumbling,	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area 3rd Floor Extent : Light, Area mp ite Panels \$500 Extent : Moderate	Affected LIFE LIFE 2064 2064 2064 Affected 2034	: 50% ** ** ** !: 100% **	5-10		
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete	Staining/D Location Worn/Eroc Location 10% 50% 100% 100% 0ther Obs Location Explanat	iscoloring, : 2nd And led, Extent : 2nd And : 2nd And : ADA Rat ion : Gran 0-2 Crumbling,	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area 3rd Floor Extent : Light, Area mp ite Panels \$500 Extent : Moderate	Affected LIFE LIFE 2064 2064 2064 Affected 2034	: 50% ** ** ** !: 100% **	5-10		
Plaster ite Enclosure Fence/Gates Cast in Place Concrete Free Standing Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete Retaining Walls Cast in Place Concrete State Pavements Public Sidewalk Cast in Place Concrete On-Site Walkways On-Site Walkways	Staining/D Location Worn/Eroc Location 10% 50% 100% 100% 0ther Obs Location Explanat 100% Cracking/0 Location 100%	iscoloring, : 2nd And led, Extent : 2nd And : 2nd And : 2nd And : 2nd And Crumbling, : Through 2-4	3rd Floor Extent : Moderate 3rd Floor : Moderate, Area 3rd Floor Extent : Light, Area mp ite Panels \$500 Extent : Moderate out	Affected LIFE 2064 2064 2064 Affected 2034 c, Area A 2034	: 50% ** ** ** 1: 100% ffected : 5% **	5-10		

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.

Asset # : 1987

			5561#.13					
Electrical		Current Repa	ir	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								-
Service Equipment								
Fused Disc Sw	100%			2029	\$4,900	5	\$100	
		servation, Exten		Affected	: 100%			
		ı : Electrical Ro						
	Explana	tion : One 800 /	Ampere Main I	Disconne	ct Switch.			
Switchgear / Switchboard	1000/			••••	*-1 000	-	*-	
Molded Case Bkrs	100%			2029	\$74,800	5	\$700	
Raceway	1000/			2020	¢2(000	1		
Conduit	100%			2029	\$36,000	1		
Panelboards	1000/			2020	¢20.500	~	\$700	
Molded Case Bkrs	100%			2028	\$30,500	5	\$700	
Wiring	1000/			2020	¢50 500	1		
Thermoplastic	100%			2029	\$52,500	1		
Motor Controllers	100%			2027	\$57.200	5	\$200	
Locally Mounted Ground	100%			2027	\$57,300	5	\$200	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	
Generie		servation, Exten	t : Light, Area		: 100%	5	\$800	
		ı : Water Main	. בוצות, וווכם	igjeeieu	. 100/0			
		tion : Connected	d With Main W	ater Pin	e.			
Lighting								
Interior Lighting								
Fluorescent	30%			2024	\$125,600	10	\$6,900	
	Other Ob.	servation, Exten	t : Light, Area	Affected				
	Location	ı : Throughout I	Building					
	Explana	tion : Using T-8	Lamps.					
Fluorescent	65%	Now	\$272,100	2039	* *			
	T-12 Lam	ps And Fixtures	, Extent : Light	t, Area A	ffected : 100%			
	Location	ı : Throughout I	Building					
Fluorescent	5%	0-2	\$20,900	2039	* *			
					Affected : 100%			
		ı : Throughout I						
Egress Lighting								
Emergency, Service	50%			2024	\$6,300	1		
Exit, Service	50%			2024	\$4,200	1		
Exterior Lighting								
HID	100%			2024	\$104,700	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2024	\$16,800	1	\$2,000	
Fire/Smoke Detection								
No Component	75%							
Generic, Analog	25%			2029	\$71,800	1-3	\$4,300	

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

Asset # : 1987

% of Total	Fail Date	Estimated Cost	Voor	Estimated Cost	Creale	E.C. A.LC.A		
Total	(Years)		FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit	
100%			2039	* *	1			
& 50%			2032	* *				
		-	Affected	1:100%				
Explana	ion : 2 Inst	antaneous Heat E	xchanger	Convert Steam To	Hot Wa	ter For Heating.		
50%			2034	* *	1	\$12,400		
Other Obs	ervation, E.	xtent : Light, Area	Affected	: 100%				
Location	: Basement	t						
Explana	ion : 2 Gas	Fired Steam Boild	ers					
90%			2028	\$33,500	4	\$1,700		
10%			2039	* *				
100%			2027	\$127,700	1	\$8,100		
100%			2045	* *	1			
15%			2024	\$29.000	2	\$200		
				+_>,•••	_	+		
1%			2029	\$5,100				
	ervation, E.	xtent : Light, Area						
		-						
Explana	tion : 1 Unit	t						
			2027	\$29.800	1			
			2027	Ψ27,000	1			
2470								
150/			LIEE	* *	2	\$6.100		
			LIFE		Z	\$0,100		
8370								
15%			2024	\$30,400	1			
Abarda	din Dimen	Entont . I :- 1.4 A	a A.C	1.1000/				
			a Affecte	2d : 100%				
	: Lower Ro	pof						
85%								
15%			2024	\$5,500	2	\$2,600		
		_						
			a Affecte	ed : 100%				
85%								
100%			LIFE	* *	2-5	\$22.000		
	Other Obs Location Explanat 50% Other Obs Location Explanat 90% 100% 100% 100% 100% 100% 100% 15% Abandoned Location 85% 15% Abandoned Location 85%	 \$ 50% Other Observation, E. Location : Basement Explanation : 2 Instation (50%) Other Observation, E. Location : Basement Explanation : 2 Gas 90% 100% 100% 100% 100% 10% 00% 10% 00% 10% 00% 10% 00% 15% 15% Abandoned in Place, 1 Location : Lower Reference (85%) 15% Abandoned in Place, 1 Location : Lower Reference (85%) 100% 	 \$ 50% Other Observation, Extent : Light, Area Location : Basement - Boiler Room Explanation : 2 Instantaneous Heat Exists 50% Other Observation, Extent : Light, Area Location : Basement Explanation : 2 Gas Fired Steam Boile 90% 100% 100% 100% 100% 100% 0ther Observation, Extent : Light, Area Location : Elevator Machine Room Explanation : 1 Unit 60% 24% 15% Abandoned in Place, Extent : Light, Area Location : Lower Roof 85% 15% Abandoned in Place, Extent : Light, Area Location : Lower Roof 85% 100% 	& 50% 2032 Other Observation, Extent : Light, Area Affected Location : Basement - Boiler Room Explanation : 2 Instantaneous Heat Exchanger 50% 50% 2034 Other Observation, Extent : Light, Area Affected Location : Basement Explanation : 2 Gas Fired Steam Boilers 90% 90% 2028 100% 2027 100% 2027 100% 2024 1% 2029 Other Observation, Extent : Light, Area Affected Location : Elevator Machine Room Explanation : 1 Unit 60% 2027 24% 15% LIFE 85% 2024 Abandoned in Place, Extent : Light, Area Affected Location : Lower Roof 85% 15% 2024 Abandoned in Place, Extent : Light, Area Affected Location : Lower Roof 85% 100% 2024	& 50% 2032 ** Other Observation, Extent : Light, Area Affected : 100% Location : Basement - Boiler Room Explanation : 2 Instantaneous Heat Exchanger Convert Steam To 50% Other Observation, Extent : Light, Area Affected : 100% Location : Basement ** Other Observation, Extent : Light, Area Affected : 100% Location : Basement ** 90% 2028 \$33,500 10% 2027 \$127,700 100% 2045 ** 100% 2045 ** 100% 2024 \$29,000 1% 2029 \$5,100 Other Observation, Extent : Light, Area Affected : 100% Location : Elevator Machine Room Explanation : 1 Unit 60% 2027 \$29,800 24% 15% LIFE ** 15% 2024 \$30,400 Abandoned in Place, Extent : Light, Area Affected : 100% Location : Lower Roof 85% 15% 2024 \$5,500 Abandoned in Place, Extent : Light, Area Affected : 100% Location : Lower Roof 85% 15% 2024 \$5,500 Abandoned in Plac	& 50% 2032 ** Other Observation, Extent : Light, Area Affected : 100% Location : Basement - Boiler Room Explanation : 2 Instantaneous Heat Exchanger Convert Steam To Hot Wata 50% 2034 *** 1 Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Gas Fired Steam Boilers 90% 2028 \$33,500 4 100% 2027 \$127,700 1 100% 2045 *** 1 100% 2045 *** 1 100% 2024 \$29,000 2 1% 2029 \$5,100 0 Other Observation, Extent : Light, Area Affected : 100% Location : Elevator Machine Room Explanation : 1 Unit 60% 2027 \$29,800 1 15% 2027 \$29,800 1 15% 2024 \$30,400 1 Abandoned in Place, Extent : Light, Area Affected : 100% Location : Lower Roof 1 15% 2024 \$5,500 2 Abandoned in Place, Extent : Light, Area Affected : 100% Location : Lower Roof 1	& 50% 2032 ** Other Observation, Extent : Light, Area Affected : 100% Location : Basement - Boiler Room Explanation : 2 Instantaneous Heat Exchanger Convert Steam To Hot Water For Heating. 50% 2034 ** 1 \$12,400 Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Gas Fired Steam Boilers \$12,400 90% 2028 \$33,500 4 \$1,700 10% 2039 ** 1 \$12,400 10% 2038 \$33,500 4 \$1,700 10% 2027 \$127,700 1 \$8,100 100% 2027 \$127,700 1 \$8,100 100% 2045 ** 1 15% 2024 \$29,000 2 \$200 1% 2029 \$5,100 0 24% 1% 2027 \$29,800 1 24% 15% 2027 \$29,800 1 24% 15% 2024 \$30,400 1 Abandoned in Place, Extent : Light, Area Affected : 100% 2	

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

Asset # : 1987

Mechanical	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation		-				
Exhaust Fans						
Roof	100%	2029	\$39,600	2	\$800	
lumbing						
H/C Water Piping						
Brass/Copper	20%	2039	* *	1		
Galvanized Steel	80%	2027	\$83,700	1		
	On Extended Life, Extent : Mo	oderate, Area Affec	ted : 100%			
	Location : Beyond The Boile		estic Hot And Cold	Water P	Piping Are Beyond	
Water Heater	Their Useful Life Cycle Limi	t				
Gas Fired	100%	2024	¢14 500	2	¢ 400	
Gas Fired	100% Other Observation, Extent : L		\$14,500	2	\$400	
	Location : Basement Boiler		. 10070			
	Explanation : 1 Unit Capaci					
Sanitary Piping		ly 100 Gallons				
Cast Iron	100%	LIFE	* *	1		
	10078	LIFE		1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Backflow Preventer	100%	LIFE		1		
	100%	2024	* *	1	¢1.500	
Generic	100%	2034		1	\$1,500	
Fixtures	1000/					
Generic	100%					
ertical Transport						
Elevators	1000/	TIPP	* *			
Geared Traction	100%	LIFE				
	Other Observation, Extent : L		: 100%			
	Location : Basement To 3rd	Floor				
	Explanation : One Unit					

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

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

Project: HEALTH AND MENTAL HYGIENE

CAPITAL		F	Y 2020 - 2023			FY 2024 - 2029
Miscellar	neous Buildings		164,900			116,900
EXPENSE		FY 2020	FY 2021		FY 2022	FY 2023
Miscellar	neous Buildings	13,500	5,200		11,100	6,200
ASSET #	NAME			SQFT	CAPITAL	EXPENSE
13731	PEST CONTROL			2,185	86,600	11,100
13733	STATEN ISLAND ANIMA	AL SHELTER		4,927	195,200	24,900

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