

Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

**Asset Name** : ASTORIA DISTRICT HEALTH CENTER  
**Address** : 12-26 31ST AVENUE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HEA0015.000 / 132 **Yr Built/Renovated** : 1937 / 2009  
**Area Sq Ft** : 28,372 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 24-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 518 **Lot** : 30 **BIN** : 4005758

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

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
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
<b>Total</b>	<b>\$188,300</b>	<b>\$9,900</b>	<b>\$22,100</b>	<b>\$12,900</b>
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			
<b>Total</b>	<b>\$188,300</b>	<b>\$9,900</b>	<b>\$22,100</b>	<b>\$12,900</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$68,300	
		<i>Efflorescence, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Pre-Cast Concrete	25%			LIFE	**	5	\$79,300	
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Stucco Cement	5%			2042	**	5	\$6,100	
Windows								
Steel	5%	Now	\$30,000	2054	**	5	\$3,500	
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Penthouse</i>						
		<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Penthouse</i>						
Wood	95%			2045	**	5	\$107,000	
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$26,400	
Metal Security Bars	10%			2057	**			
Pre-Cast Concrete	10%			LIFE	**	5	\$6,100	
Roof								
Modified Bitumen	95%			2034	**	10	\$26,900	
Skylight, Metal/Glass	5%			2039	**	10	\$4,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$8,500	
Ceramic Tile	5%			2032	**	5	\$2,000	
Terrazzo	15%			LIFE	**	5	\$9,100	
Vinyl Tile	65%			2029	\$220,000	3	\$12,700	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Vinyl Tile	10%			2034	**	3	\$1,500	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Glass: Single Pane	5%			LIFE	**	5	\$3,000	
Gypsum Board	15%			LIFE	**	5-10	\$10,100	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 3%</i>								
<i>Location : Toilets</i>								
Marble Panels	5%			LIFE	**	10	\$800	
Plaster	60%	0-2	\$3,900	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Penthouse Stairway</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Penthouse Stairway</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouse Stairway</i>								
SGFT/Glazed Masonry	15%			LIFE	**	10	\$3,000	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%			2042	**	5	\$7,800	
Exposed Concrete	5%			LIFE	**	5-10	\$2,400	
Plaster	70%			LIFE	**	5-10	\$46,900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	5%			LIFE	**	5-10	\$3,400	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2064	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2049	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2042	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	50%			2034	**			
Masonry: Granite	50%			LIFE	**			
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%			2042	**			

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

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**ASTORIA DISTRICT HEALTH CENTER**  
**Asset # : 132**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
	Service Equipment							
	Fused Disc Sw	100%	2-4	\$4,900	2059	**	5	\$100
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 600 Amperes</i>						
	Switchgear / Switchboard							
	Fused Knife Sw	100%	2-4	\$74,800	2059	**	5	\$100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Obsolete Equipment</i>						
	Raceway							
	Conduit	90%			2029	\$32,400	1	
	Conduit	10%			2039	**	1	
	Panelboards							
	Fused Toggle Switch	40%	2-4	\$12,200	2054	**	5	\$100
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2nd And 3rd Floor Hallways</i>						
	Molded Case Bkrs	30%			2028	\$9,200	5	\$200
	Molded Case Bkrs	30%			2045	**	5	\$200
	Wiring							
	Braided Cloth	70%	2-4	\$36,800	2054	**	1	
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Thermoplastic	30%			2039	**	1	
	Motor Controllers							
	Locally Mounted	50%			2027	\$28,600	5	\$100
	Locally Mounted	50%			2034	**	5	\$100
	Ground							
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$800
	Lighting							

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	38%			2029	\$166,100	10	\$9,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	40%			2029	\$174,900	10	\$9,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2029	\$8,700	10	\$500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	20%			2029	\$245,800			
<i>Recent Installation, Extent : Light, Area Affected : 80%</i>								
<i>Location : 2nd Floor</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$17,900	10	\$3,100	
Exit, Service	50%			2029	\$4,400	1		
<b>Exterior Lighting</b>								
HID	30%			2029	\$32,800	10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2029	\$26,300	1	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors And Panic Doors</i>								
<b>Fire/Smoke Detection</b>								
Generic, Analog	100%			2034	**	1-3	\$17,500	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2049	**	1		
<b>Conversion Equipment</b>								
Steam Boiler	100%			2034	**	1	\$25,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Units</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%			2039	**			

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	10%			2029	\$35,000	1	\$1,600	
Convactor/Radiator	90%			2034	**	1	\$7,600	
<b>Air Conditioning</b>								
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%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,000	
Exhaust Fans								
Interior	100%			2024	\$88,600	2	\$800	
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2027	\$15,200	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 74 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$4,100	4	\$900	
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$1,100	
Backflow Preventer								
Generic	100%			2037	**	1	\$1,600	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
<b>Fire Suppression</b>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2049	**	1-2	\$400

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Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

**Asset Name** : BEDFORD DISTRICT HEALTH CENTER  
**Address** : 485 THROOP AVENUE @MADISON ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0008.000 / 1980 **Yr Built/Renovated** : 1955 / 2009  
**Area Sq Ft** : 37,766 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 17-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,p  
**Block** : 1826 **Lot** : 1 **BIN** : 3051782

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$75,800	\$66,000
Electrical	\$31,700	\$76,800
Mechanical	\$56,400	\$326,500
<b>Total</b>	<b>\$163,900</b>	<b>\$469,300</b>
Importance Code A	\$75,800	\$66,000
Importance Code B	\$88,100	\$403,300
<b>Total</b>	<b>\$163,900</b>	<b>\$469,300</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$17,200		\$900	
Interior Architecture	\$52,000			\$5,200
Electrical	\$30,500	\$6,200	\$38,500	\$5,900
Mechanical	\$35,100	\$4,400	\$5,100	\$5,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$138,800</b>	<b>\$14,500</b>	<b>\$48,400</b>	<b>\$20,800</b>
Importance Code A	\$19,100	\$1,900	\$2,800	\$1,900
Importance Code B	\$115,300	\$12,600	\$45,500	\$18,900
Importance Code C	\$4,400			
<b>Total</b>	<b>\$138,800</b>	<b>\$14,500</b>	<b>\$48,400</b>	<b>\$20,800</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	0-2	\$6,700	LIFE	**	5	\$11,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 2</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
Ceramic Tile	5%	2-4	\$2,800	2036	**	5	\$1,400	
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Terrazzo	15%	0-2	\$19,900	LIFE	**	5	\$6,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%	Now	\$18,200	2032	**	3	\$15,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	2-4	\$3,400	2036	**	5	\$1,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Gypsum Board	40%			LIFE	**	5	\$11,700	
Metal Panel	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$2,900	
Plaster	5%	Now	\$1,000	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%			LIFE	**			

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%			2040	**	5	\$7,400	
AcousTileSusp.Lay-In	20%	0-2	\$3,100	2032	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%			LIFE	**	5	\$9,300	
Metal Panel	10%			LIFE	**	5	\$4,600	
Plaster	30%			LIFE	**	5	\$7,000	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2047	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2047	**	5	\$200	
<b>Raceway</b>								
Conduit	50%			2027	\$18,000	1		
Conduit	50%			2047	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2026	\$2,300	5		
Molded Case Bkrs	45%			2026	\$20,600	5	\$400	
Molded Case Bkrs	50%			2043	**	5	\$500	
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$26,300	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2047	**	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2025	\$38,200	5	\$100	
Variable Frequency Drive	50%			2032	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$600	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2040	**	1	\$11,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BEDFORD DISTRICT HEALTH CENTER**  
**Asset # : 1980**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2036	**	1	\$14,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 600 Kilowatts</i>								
<b>Batteries</b>								
Lead/Acid	100%			2021	\$1,500	5	\$1,400	
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2043	**	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
<b>Main Tank</b>								
	50%			2030	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 4000 Gallons Rated Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
	80%			2032	**	10	\$27,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<b>Fluorescent</b>								
	10%			2032	**	10	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : T-5 Lamps</i>								
<b>Fluorescent</b>								
	5%			2022	\$31,700	10	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
<b>Fluorescent</b>								
	5%			2032	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<b>Egress Lighting</b>								
Emergency, Service	40%			2032	**	1		
Emergency, Battery	10%			2027	\$5,200	10	\$900	
Exit, LED	45%			2055	**	1		
Exit, Service	5%			2027	\$600	1		
<b>Exterior Lighting</b>								
HID	20%			2027	\$29,100	10		
No Component	80%							

**Alarm**

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

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

## Alarm

## Security System

No Component

70%

Generic

30%

2035

\* \*

1

\$4,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Lobby And Entry And Exit Points**Explanation : CCTV Surveillance System And Intrusion Alarm System*

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\* \*

1-3

\$7,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Basement**Explanation : Manual Pull Stations, Alarm Bells, Horns, Strobe Lights And Smoke Detectors*

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

## Heating

## Energy Source

Natural Gas

100%

2047

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2032

\* \*

1

\$18,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Gas Fired Hot Water Boilers*

## Distribution

Hot Wtr Piping/Pump

100%

2035

\* \*

4

\$1,900

## Terminal Devices

Air Handler

25%

2027

\$126,900

1

\$5,800

Convactor/Radiator

70%

2025

\$135,300

1

\$8,500

Fan Coil Unit/Heat

5%

2027

\$27,000

1

\$600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement Near Auditorium**Explanation : Equipment Serve Basement Auditorium*

## Air Conditioning

## Energy Source

Electricity

100%

2043

\* \*

1

## Conversion Equipment

Exterior Pkg Unit -

Cooling

22%

2027

\$64,300

2

\$500

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

Exterior Pkg Unit -

Cooling

3%

0-2

\$8,800

2037

\* \*

2

\$100

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Roof, Probable Clogged Refrigerant Line At The Roof Top Unit Evaporator Coils*

Window/Wall Unit

75%

2022

\$56,400

1

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Terminal Devices								
	Air Handler/Cool/Ht	25%			2032	**	1	\$5,800
	No Component	75%						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	25%			LIFE	**	2-5	\$5,300
	No Component	75%						
Exhaust Fans								
	Roof	40%			2027	\$24,000	2	\$500
	No Component	60%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : First And Second Floors</i>								
<i>Explanation : No Mechanical Ventilation On First And Second Floors</i>								
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2037	**	1	
Water Heater								
	Gas Fired	100%			2020	\$22,000	2	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One Tank Of 70 Gallon Capacity</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2027	\$5,500	4	\$800
Backflow Preventer								
	Generic	100%			2032	**	1	\$2,300
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
Chemical System								
	No Component	95%						
	Generic	5%			2025	\$1,300	1-3	\$200

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Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$358,500	
Interior Architecture	\$213,000	\$194,000
Electrical		\$272,000
Mechanical		\$212,200
<b>Total</b>	<b>\$571,500</b>	<b>\$678,200</b>
Importance Code A	\$358,500	
Importance Code B	\$58,200	\$678,200
Importance Code C	\$154,800	
<b>Total</b>	<b>\$571,500</b>	<b>\$678,200</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$36,800			
Interior Architecture	\$21,100			\$200
Electrical	\$10,300	\$1,900	\$1,600	\$1,900
Mechanical	\$15,300	\$9,200	\$4,800	\$2,200
<b>Total</b>	<b>\$83,500</b>	<b>\$11,100</b>	<b>\$6,400</b>	<b>\$4,200</b>
Importance Code A	\$40,800	\$600	\$600	\$600
Importance Code B	\$42,800	\$10,500	\$5,800	\$3,700
Importance Code C				
<b>Total</b>	<b>\$83,500</b>	<b>\$11,100</b>	<b>\$6,400</b>	<b>\$4,200</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$5,300	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	8%	Now	\$17,100	2031	**	5	\$2,300	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Doors</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Doors</i>								
Stucco Cement	84%	Now	\$91,700	2031	**	5	\$19,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is An Eifs System</i>								
Window Wall	3%	0-2	\$2,700	2036	**	5	\$1,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Entrance</i>								
Windows								
Fiberglass Panel	100%			2034	**	5	\$3,600	
Roof								
IRMA/Protected Membrane	97%	Now	\$266,800	2036	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southern Perimeter</i>								
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Perimeter Edges</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Paver Seams And Roof Drains</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Penetrations Over Garage Dock, Room 11/12</i>								
Metal Panel	3%	Now	\$11,700	2046	**			
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Entry Vestibule</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Entry Vestibule</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2029	\$17,800	5	\$900	
Traffic Topping	85%	Now	\$58,200	2026	\$194,000	5	\$9,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exam Rooms And Dock Areas</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Floor Drains</i>								
Vinyl Tile	10%			2026	\$15,600	3	\$900	
<b>Interior Walls</b>								
Concrete Masonry Unit	100%	4+	\$154,800	LIFE	**	5	\$9,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Medical Offices</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Paint Peeling</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	70%	Now	\$20,800	2031	**	5	\$6,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$300	
Exposed Struc: Steel	20%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Corrugated Metal Decking</i>								

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
	Fused Disc Sw	10%			2034	**	5	
	Molded Case Bkrs	90%			2034	**	5	\$300
<b>Wiring</b>								
	Thermoplastic	100%			2036	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	100%			2031	**	5	\$100
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$200
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2031	**	1	\$3,700
<b>Generators</b>								
	Diesel	100%			2029	\$74,700	1	\$4,700
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : Emergency Generator Rated At 265 kw</i>							
<b>Batteries</b>								
	Lead/Acid	100%			2020	\$1,500	5	\$400
<b>Fuel Storage</b>								
	Main Tank	100%			2041	**	5	\$400
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 400 Gallons Rated Capacity</i>							
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	99%			2026	\$69,300	10	\$10,900
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
	Fluorescent	1%			2026	\$700	10	\$100
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Entrance</i>							
<b>Egress Lighting</b>								
	Emergency, Service	50%			2026	\$3,000	1	
	Exit, Service	50%	Now	\$2,000	2036	**	1	
	<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
<b>Exterior Lighting</b>								
	HID	20%			2026	\$9,300	10	
	HID	10%	Now	\$4,600	2036	**		
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Front Of The Building</i>							
	<i>Explanation : Not Operational</i>							
	No Component	70%						

**Alarm**

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

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2026

\$11,200

1

\$1,400

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

## Fire/Smoke Detection

Generic, Digital

100%

2026

\$127,300

1-3

\$7,700

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

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

**Heating**

## Energy Source

Natural Gas

100%

2036

\* \*

1

## Conversion Equipment

Furnace

90% Now

\$1,200

2026

\$24,400

1

\$4,800

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

Furnace

10% Now

\$2,700

2036

\* \*

1

\$500

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

## Energy Source

Electricity

100%

2034

\* \*

1

## Conversion Equipment

Reciprocating

85%

2026

\$83,100

1

\$4,800

*Other Observation, Extent : Light, Area Affected : 85%**Location : Roof**Explanation : 4 Units. R-22*

Ext Pkg Unit -

Heating/Cooling

15% Now

\$2,200

2026

\$21,600

2

\$100

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

## Terminal Devices

Air Handler/Cool/Ht

100%

2026

\$129,100

1

\$7,500

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Air Conditioning	Heat Rejection							
	Air Cooled Condenser Unit	85%			2026	\$19,700	2	\$7,100
	No Component	15%						
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700
	Exhaust Fans							
	Roof	100%			2026	\$19,100	2	\$400
Plumbing	H/C Water Piping							
	Brass/Copper	100%	Now	\$4,300	2036	**	1	
	<i>Booster Pump w/Tank, Extent : Severe, Area Affected : 10% Location : Defective. 1st Floor</i>							
	Water Heater							
	Gas Fired	100%			2021	\$7,000	2	\$200
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : Two 100 Gallons</i>							
	Sanitary Piping							
	Cast Iron	100%	Now	\$1,700	LIFE	**	1	
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 20% Location : Rooms #112, 137, 138, 139</i>							
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2026	\$2,900	1	\$700
	Fixtures							
	Generic	100%						
Fire Suppression	Sprinkler							
	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.

\*\* 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** : 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

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

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
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
<b>Total</b>	<b>\$257,700</b>	<b>\$56,800</b>	<b>\$40,800</b>	<b>\$22,500</b>
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	
<b>Total</b>	<b>\$257,700</b>	<b>\$56,800</b>	<b>\$40,800</b>	<b>\$22,500</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$59,300	
Metal Panel	27%	4+	\$2,300	2049	**	5	\$30,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Above Loading Dock Door</i>								
Metal Coiling Doors	3%			2046	**	5	\$5,600	
Pre-Cast Concrete	5%	Now	\$2,000	LIFE	**	5	\$9,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sill Joint Sealant</i>								
Window Wall	15%			2055	**	5	\$33,300	
Windows								
Aluminum	95%			2051	**	5	\$11,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Windows</i>								
Metal Louvers	5%			2042	**	10	\$3,900	
Parapets								
Masonry: Brick	35%			LIFE	**	5-10	\$18,300	
Metal Panel	25%	4+	\$15,000	2055	**	5	\$3,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Rail	15%			2046	**	5-10	\$20,700	
Metal Rail	20%	4+	\$5,100	2046	**	5	\$10,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Support Posts</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Second Floor At South Facade</i>								
<i>Explanation : Metal Rail With Glass</i>								
Pre-Cast Concrete	5%	Now	\$2,800	LIFE	**	5	\$2,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Single Ply Membrane	100%			2037	**	10	\$63,800	
Soffits								
Metal/Glass Curt Wall	40%			LIFE	**	5	\$1,900	
Metal: Cage/Fence	60%			2042	**	5	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sunscreen</i>								

## Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
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	
<i>Uneven Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lobby</i>								
Sheet Vinyl/Rubber	5%			2034	**	5	\$4,200	
Steel Plate	10%	Now	\$157,700	LIFE	**	1		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Cold Box</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Cold Box</i>								
<i>Explanation : Panel Joint Failure, Leaking Below Floor</i>								
Traffic Topping	20%	Now	\$28,600	2034	**	5	\$7,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Loading Docks, Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 7%</i>								
<i>Location : Loading Docks, Basement</i>								
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								
Cast in Place Concrete	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Winthrop Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	100%	2-4	\$3,800	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes</i>								
Transformers								
Dry Type	100%			2046	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kilo-volt-ampere, 480/ 277/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$200	
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	30%			2045	**	5	\$300	
Molded Case Bkrs	70%			2051	**	5	\$700	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$300	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2042	**	1	\$11,600	
Generators								
Diesel	100%			2038	**	1	\$14,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Generator Rated At 500 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2024	\$1,500	5	\$8,400	
Fuel Storage								
Day Tank	50%			2045	**	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2057	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4000 Gallon Capacity</i>								
<b>Lighting</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	50%			2034	**	10	\$17,300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	50%			2034	**	10	\$17,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2034	**	1		
Exit, LED	50%			2057	**	1		
<b>Exterior Lighting</b>								
HID	100%			2029	\$145,400	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2034	**	1	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Analog	100%			2034	**	1-3	\$23,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Strobe Lights , Alarm Bells And Smoke Detectors</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Plant Campus Steam / PRV	100%			2055	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance At The Basement</i>								
<i>Explanation : Steam Is Provided From Kings County Hospital</i>								
<b>Conversion Equipment</b>								
Heat Exchanger, Plate & Frame	10%			2038	**	1	\$1,900	
Pres. Reducing Valve/LP Steam	90%			2038	**	5	\$2,000	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	10%			2045	**	4	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Used For Hydronic Loop</i>								
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	
<b>Air Conditioning</b>								
Energy Source								
Steam/HW System	100%			2055	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	100%	Now	\$425,700	2038	**	1	\$36,700	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Mechanical Room - 1 Chiller Not Working</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Chillers - Lithium- Bromide And Water Used As Refrigerant</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$2,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	**	1	\$23,300	
Heat Rejection								
Water Cooling Tower	100%			2030	**	2	\$38,000	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,300	
Exhaust Fans								
Roof	100%	Now	\$18,000	2034	**	2	\$900	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooftop - One Unit Has Faulty Motor</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2055	**	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	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
	Sewage Ejector(s) Electric	100%		2034	**	4	\$1,500	
	Backflow Preventer Generic	100%		2034	**	1	\$2,300	
	Fixtures Generic	100%						
<b>Vertical Transport</b>								
	Elevators Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
<b>Fire Suppression</b>								
	Sprinkler Generic	100%		2049	**	1-2	\$10,600	
			<i>Dry System, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
	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.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

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

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

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
<b>Total</b>	<b>\$118,100</b>	<b>\$52,600</b>	<b>\$15,400</b>	<b>\$14,300</b>
Importance Code A	\$44,900	\$2,600	\$2,600	\$2,600
Importance Code B	\$66,500	\$49,900	\$12,800	\$11,700
Importance Code C	\$6,700			
<b>Total</b>	<b>\$118,100</b>	<b>\$52,600</b>	<b>\$15,400</b>	<b>\$14,300</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BROWNSVILLE DISTRICT HEALTH CTR.**  
**Asset # : 1985**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%	Now	\$18,600	LIFE	**	5	\$30,100	
<i>Efflorescence, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Wall - Stair W</i>								
Masonry: Limestone	10%			LIFE	**	5	\$2,700	
Granite Panels	5%			LIFE	**	5	\$1,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	95%	Now	\$2,300	2034	**	5	\$1,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 344 And 346 At Lintels</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	5%			2029	\$4,400	10	\$900	
<b>Parapets</b>								
Masonry: Brick Cavity	95%			LIFE	**	5	\$7,000	
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : Interior Parapet Wall</i>								
Pre-Cast Concrete	5%	0-2	\$300	LIFE	**	5	\$2,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$21,200	2034	**			
<i>Drains Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Lower Roof, Rear Yard</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 344, 346</i>								
<b>Interior</b>								
<b>Floors</b>								
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	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,600	
Glazed Ceramic Panel	10%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$7,400	
Metal Panel	15%			LIFE	**			
Plaster	45%			LIFE	**	5	\$11,100	
Plaster	10%	Now	\$6,700	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	40%	2-4	\$7,600	2031	**	5	\$9,300	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Exposed Concrete	15%	0-2	\$4,600	LIFE	**	5	\$1,100	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Plaster	5%	Now	\$3,100	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
Plaster	40%			LIFE	**	5	\$11,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2046	**	5	\$100	
<b>Raceway</b>								
Conduit	50%			2046	**	1		
Conduit	50%			2026	\$18,000	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2042	**	5	\$100	
Molded Case Bkrs	30%			2025	\$13,700	5	\$300	
Molded Case Bkrs	60%			2042	**	5	\$500	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$15,800	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	70%			2046	**	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2039	**	5	\$100	
Locally Mounted	20%			2024	\$15,300	5		
Variable Frequency Drive	30%			2031	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$500	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2026	\$490,300	10	\$26,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
Fluorescent	10%			2026	\$54,500	10	\$3,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor Offices, Corridors</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2026	\$22,300	10	\$3,900	
Exit, Service	50%			2026	\$5,500	1		
<b>Exterior Lighting</b>								
HID	30%			2026	\$37,500	10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2021	\$30,100	1	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2034	**	1-3	\$20,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells And Smoke Detectors</i>								

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

Heating

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2046	**	1		
Conversion Equipment								
Furnace	40%			2031	**	1	\$6,400	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Roof Mounted</i>						
		<i>Explanation : 2 Large Units, 1 Small Unit</i>						
Steam Boiler	60%			2039	**	1	\$19,300	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	60%			2046	**	4	\$1,000	
No Component	40%							
Terminal Devices								
Air Handler	20%			2026	\$87,300	1	\$4,000	
Convactor/Radiator	40%	Now	\$6,600	2024	\$66,500	1	\$3,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : West Side Of Basement</i>						
		<i>Explanation : There Is No Heating Devices For West Side Of Basement</i>						
No Component	40%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2026	\$52,700	1	\$3,000	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1 Unit, Basement Mechanical Equipment Room</i>						
Ext Pkg Unit - Heating/Cooling	60%			2031	**	2	\$1,200	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>						
		<i>Location : 3 Roof Top Units</i>						
Window/Wall Unit	20%			2020	\$12,900	1		
Terminal Devices								
Air Handler/Cool/Ht	20%			2026	\$69,600	1	\$4,000	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2026	\$12,500	2	\$4,500	
No Component	80%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,100	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	50%			2026	\$55,200	2	\$500
	Roof	50%			2031	**	2	\$500
<b>Plumbing</b>								
	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	
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Roof</i>					
	Sump Pump(s)							
	Submersible	100%	0-2	\$1,100	2021	\$1,100	4	\$700
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
	Sewage Ejector(s)							
	Electric	100%			2031	**	4	\$1,300
	Backflow Preventer							
	Generic	100%			2031	**	1	\$2,000
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					

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Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

**Asset Name** : BUSHWICK DISTRICT HEALTH CTR.  
**Address** : 335 CENTRAL AVENUE @LINDEN ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0018.000 / 1986 **Yr Built/Renovated** : 1959 / 1996  
**Area Sq Ft** : 35,640 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 17-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,p  
**Block** : 3324 **Lot** : 1 **BIN** : 3076115

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$424,000	
Interior Architecture	\$136,600	
Electrical		\$974,700
Mechanical	\$57,800	\$909,500
<b>Total</b>	<b>\$618,500</b>	<b>\$1,884,200</b>
Importance Code A	\$424,000	
Importance Code B	\$194,500	\$1,884,200
<b>Total</b>	<b>\$618,500</b>	<b>\$1,884,200</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$36,200			
Interior Architecture	\$47,600	\$4,100		
Electrical	\$2,900	\$3,100	\$2,700	\$2,400
Mechanical	\$8,100	\$8,600	\$31,200	\$9,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$102,700</b>	<b>\$23,600</b>	<b>\$41,700</b>	<b>\$19,600</b>
Importance Code A	\$37,900	\$1,800	\$1,800	\$1,800
Importance Code B	\$56,100	\$20,400	\$39,900	\$17,800
Importance Code C	\$8,600	\$1,400		
<b>Total</b>	<b>\$102,700</b>	<b>\$23,600</b>	<b>\$41,700</b>	<b>\$19,600</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	3%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Bird Droppings</i>								
Cast in Place Concrete	5%	Now	\$18,400	LIFE	**	5	\$8,000	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Spandrels</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Underside Of Canopy At South Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Spandrels</i>								
Masonry: Brick	82%	Now	\$242,500	LIFE	**	5	\$26,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Hroughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%			LIFE	**	5	\$1,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,200	
Windows								
Aluminum	95%	Now	\$64,200	2043	**	5	\$7,500	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Windows Are Bolted</i>								
Glass Block	5%	Now	\$8,000	LIFE	**	5	\$500	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	90%	Now	\$48,200	LIFE	**	5	\$4,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$9,700	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%	Now	\$69,100	2032	**			
<i>Blisters, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	10%			2036	**	5	\$5,300	
Sheet Vinyl/Rubber	85%	Now	\$136,600	2032	**	5	\$33,800	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$6,300	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$2,900	
Concrete Masonry Unit	5%	Now	\$3,200	LIFE	**	5	\$1,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	2%			LIFE	**	5	\$900	
Gypsum Board	50%			LIFE	**	5	\$17,200	
Plaster	23%	Now	\$5,400	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	15%			LIFE	**			

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	80%			2040	**	5	\$42,500	
Exposed Concrete	10%	Now	\$8,700	LIFE	**	5	\$800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	Now	\$2,700	LIFE	**	5	\$6,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2037	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 2500 Amperes And 1200 Amperes.</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2037	**	5	\$200	
<hr/>								
<b>Raceway</b>								
Conduit	100%			2037	**	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	2%			2035	**	5		
Molded Case Bkrs	98%			2035	**	5	\$900	
<hr/>								
<b>Wiring</b>								
Thermoplastic	100%			2037	**	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	100%			2032	**	5	\$200	
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$500	
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	95%			2027	\$568,000	10	\$31,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2027	\$29,900	10	\$1,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2027	\$24,500	10	\$4,300	
Exit, LED	10%			2042	**	1		
Exit, Service	40%			2035	**	1		

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

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

**Lighting**

## Exterior Lighting

HID	20%			2027	\$27,500	10		
No Component	80%							

**Alarm**

## Security System

No Component	70%							
Generic	30%			2027	\$33,000	1	\$4,000	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Entry And Exit Doors**Explanation : CCTV Surveillance Cameras And Intrusion Alarm System*

## Fire/Smoke Detection

Generic, Digital	100%			2027	\$376,700	1-3	\$22,000	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors*

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

**Heating**

## Energy Source

Natural Gas	100%			2047	**	1		
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## Conversion Equipment

Hot Water Boiler	100%			2032	**	1	\$17,600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Gas Fired Hot Water Boilers*

## Distribution

Hot Wtr Piping/Pump	100%			2035	**	4	\$1,800	
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## Terminal Devices

Air Handler	50%			2027	\$239,500	1	\$11,000	
Convactor/Radiator	50%			2032	**	1	\$5,800	

**Air Conditioning**

## Energy Source

Electricity	100%			2043	**	1		
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## Conversion Equipment

Reciprocating Compr/Chiller	80%			2027	\$231,300	1	\$13,200	
Reciprocating Compr/Chiller	20%	0-2	\$57,800	2037	**	1	\$3,000	

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Roof, 2 Of 2 Chillers With 2 Of 4 Malfunctioning Compressors**R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	98%			2037	**	4	\$2,600
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
	CW & CHW Wtr Pipe/Pump	2%	0-2	\$800	2057	**	4	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse Mechanical Equipment Room</i>								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$382,100	1	\$22,000
Ventilation								
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
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2027	\$9,800	4	\$1,400
Backflow Preventer								
	Generic	100%			2032	**	1	\$2,200
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 2 Units</i>								

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Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

**Asset Name** : CENTRAL HARLEM DIST HEALTH CTR.  
**Address** : 2238 FIFTH AVENUE @W. 137 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0012.000 / 2788 **Yr Built/Renovated** : 1937 / 2013  
**Area Sq Ft** : 31,180 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 11-Jul-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1734 **Lot** : 34 **BIN** : 1053900

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$87,900	
Interior Architecture	\$262,900	\$220,900
Electrical		\$440,600
Mechanical		\$513,600
<b>Total</b>	<b>\$350,800</b>	<b>\$1,175,100</b>
Importance Code A	\$87,900	
Importance Code B	\$262,900	\$1,175,100
<b>Total</b>	<b>\$350,800</b>	<b>\$1,175,100</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$36,200			
Interior Architecture	\$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/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$206,100</b>	<b>\$23,800</b>	<b>\$24,700</b>	<b>\$26,200</b>
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
<b>Total</b>	<b>\$206,100</b>	<b>\$23,800</b>	<b>\$24,700</b>	<b>\$26,200</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	93%	Now	\$45,800	LIFE	**	5	\$29,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout, Mostly At Lower Level Adjacent To Sidewalk</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,400	
Masonry: Sandstone	2%			LIFE	**	5	\$1,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%			2054	**	5	\$14,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	0-2	\$1,200	2032	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$42,100	2054	**	5	\$4,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, Second And Third Floors</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, Second And Third Floors</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, Second And Third Floors</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$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		
Interior								
Floors								
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		3	\$9,300	
Vinyl Tile 9" X 9"	10%	2-4	\$29,800	2029	\$59,700	3	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			2057	**	5	\$5,000	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
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%			LIFE	**	10	\$1,300	
Plaster	40%	0-2	\$18,700	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$2,900	
Wood	5%			LIFE	**	5	\$22,900	
<b>Ceilings</b>								
AcousTileConcealSpLn	60%	0-2	\$262,900	2049	**	5	\$19,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
AcousTileSusp.Lay-In	10%			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	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%			2049	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2042	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2042	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1200 Ampere Main Service Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2049	**	5	\$800	

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

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	70%			2029	\$25,200	1		
Conduit	30%			2049	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	90%			2028	\$41,200	5	\$700	
Molded Case Bkrs	10%			2045	**	5	\$100	
<b>Wiring</b>								
Braided Cloth	30%			2028	\$15,800	1		
Thermoplastic	70%			2049	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2042	**	5		
Locally Mounted	79%			2027	\$60,300	5	\$200	
Variable Frequency Drive	1%			2042	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$900	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	60%			2024	\$313,900	10	\$17,200	
				<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 2nd And 3rd Floors</i>				
Fluorescent	35%			2034	**	10	\$10,000	
				<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
Fluorescent	2%			2034	**	10	\$600	
				<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st Floor Lobby And Corridors</i>				
Incandescent	2%			2024	\$10,500	2		
LED	1%			2039	**			
				<i>Recent Installation, Extent : Light, Area Affected : 1%</i>				
				<i>Location : Basement</i>				
<b>Egress Lighting</b>								
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	
<b>Exterior Lighting</b>								
Fluorescent	90%			2034	**	10	\$2,600	
				<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Building Perimeter</i>				
HID	10%			2034	**	10		
<b>Alarm</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Alarm</b>								
Security System Generic	50%			2034	**	1	\$5,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Generic	50%			2034	**	1	\$5,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System</i>								
Fire/Smoke Detection Generic, Digital	100%			2034	**	1-3	\$19,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Horns/strobes, Smoke Detection</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : There Is No Vent For Gas Meter Room</i>								
Conversion Equipment Steam Boiler	100%			2046	**	1	\$30,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution Steam Piping/Pump	100%			2055	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 1 New Unit</i>								
Terminal Devices Air Handler	20%			2037	**	1	\$3,900	
Air Handler	30%			2024	\$125,700	1	\$5,800	
Convactor/Radiator	50%			2034	**	1	\$5,000	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2034	**	1	\$14,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$2,300
Terminal Devices								
	Air Handler/Cool/Ht	40%			2034	**	1	\$7,700
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : 2nd Floor Room 202</i>					
			<i>Explanation : There Is No Air Conditioning For Computer Server Room</i>					
	Air Handler/Cool/Ht	60%			2024	\$200,600	1	\$11,600
Heat Rejection								
	Water Cooling Tower	100%			2027	\$113,100	2	\$31,400
Ventilation								
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								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2027	\$18,200	2	\$500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 85-gallon Unit</i>					
HW Heat Exchanger								
	Steam Fired	100%			2049	**	4	\$4,600
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$3,100	LIFE	**	1	
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Water Backup From Sewage In Boiler Room</i>					
Backflow Preventer								
	Generic	100%			2034	**	1	\$1,900
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Sprinkler								
	No Component	95%						
	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.

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

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

*Note :* All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

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

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$123,900	\$381,900
Interior Architecture	\$289,900	\$356,300
Electrical	\$445,400	\$157,600
Mechanical	\$122,200	\$619,300
<b>Total</b>	<b>\$981,400</b>	<b>\$1,515,000</b>
Importance Code A	\$123,900	\$381,900
Importance Code B	\$777,200	\$1,133,100
Importance Code C	\$80,200	
<b>Total</b>	<b>\$981,400</b>	<b>\$1,515,000</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$71,300			
Interior Architecture	\$8,800		\$900	\$3,600
Electrical	\$78,900	\$900	\$900	\$16,500
Mechanical	\$51,200	\$5,400	\$5,000	\$19,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$214,200</b>	<b>\$10,200</b>	<b>\$10,800</b>	<b>\$43,000</b>
Importance Code A	\$73,700	\$2,400	\$2,400	\$2,400
Importance Code B	\$140,500	\$7,800	\$8,400	\$40,700
Importance Code C				
<b>Total</b>	<b>\$214,200</b>	<b>\$10,200</b>	<b>\$10,800</b>	<b>\$43,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	0-2	\$123,900	LIFE	**	5	\$40,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout All Facades</i>								
Masonry: Granite	8%			LIFE	**	5	\$2,700	
Pre-Cast Concrete	2%			LIFE	**	5	\$2,900	
Windows								
Aluminum	80%			2040	**	5	\$8,300	
Steel	20%	Now	\$33,000	2032	**	5	\$12,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
Copper/Terne	5%			2044	**	5	\$1,100	
Masonry: Brick	80%			LIFE	**	5	\$3,500	
Metal Panel	10%			2044	**	5	\$1,700	
Roof								
Modified Bitumen	95%	0-2	\$34,200	2029			\$341,600	
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Main Roof</i>								
Skylight, Metal/Glass	5%			2034	**	10	\$4,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,900	
Ceramic Tile	5%			2027		5	\$1,800	
Terrazzo	10%			LIFE	**	5	\$2,800	
Vinyl Tile	75%	Now	\$69,800	2029		3	\$10,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement, 1st And 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement, 1st And 2nd Floor</i>								
Vinyl Tile	5%	Now	\$15,500	2034	**	3	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement And Room 107</i>								
<i>Explanation : 9 inch X 9 inch Tiles</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Marble Panels	5%			LIFE	**			
Plaster	90%	Now	\$80,200	LIFE	**	5	\$9,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Explanation : Recent Flood Damage After Pipe Burst</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%	Now	\$8,800	2029	\$88,500	5	\$5,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Gypsum Board	5%			LIFE	**	5	\$2,200	
Plaster	65%	Now	\$124,400	LIFE	**	5	\$14,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Storage Room In Basement, Throughout First Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Storage Room In Basement, Throughout First Floor</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2044	**	5	\$100	
Molded Case Bkrs	50%			2024	\$37,400	5	\$300	
<b>Raceway</b>								
Conduit	90%			2034	**	1		
Conduit	10%			2044	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$3,100	5		\$100
Fused Toggle Switch	30%	2-4	\$9,200	2049	**	5		\$100
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	20%			2040	**	5		\$100
Molded Case Bkrs	40%			2023	\$12,200	5		\$300
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$36,800	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2024	\$10,500	1		
Thermoplastic	10%			2044	**	1		
<b>Motor Controllers</b>								
Locally Mounted	70%			2022	\$40,100	5		\$100
Locally Mounted	30%	2-4	\$17,200	2044	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room - Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$9,700	LIFE	**	5		\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	20%			2029	\$80,100	10		\$4,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2029	\$40,000	10		\$2,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	67%			2020	\$268,300	10		\$14,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2020	\$1,200	10		
Incandescent	1%			2020	\$4,000	2		

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

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

**Lighting**

Egress Lighting								
Emergency, Battery	50%			2020	\$16,400	10	\$2,900	
Exit, LED	20%			2052	**	1		
Exit, Service	30%			2020	\$2,400	1		
Exterior Lighting								
HID	100%			2020	\$100,200	10	\$100	

**Alarm**

Security System								
No Component	70%							
Generic	30%			2032	**	1	\$2,900	
Fire/Smoke Detection								
No Component	60%							
Generic	40%			2032	**	1-3	\$6,600	

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

**Heating**

Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Steam Boiler	100%			2037	**	1	\$23,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>					
Distribution								
Central Plant Steam Piping/Pmp	100%			2024	\$386,200	4	\$1,800	
			<i>Corroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout, Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit</i>					
Terminal Devices								
Convactor/Radiator	100%			2022	\$122,200	1	\$7,700	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout, The Steam Radiators Are Beyond Their Useful Life Cycle Limit</i>					

**Air Conditioning**

Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2029	\$114,300	2	\$600	
Split Unit	10%			2029	\$48,700			
Window/Wall Unit	50%			2020	\$23,800	1		

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	50%			2029	\$23,000	2	\$8,300
	No Component	50%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,300
<b>Exhaust Fans</b>								
	Interior	25%	Now	\$2,000	2020	\$20,300	2	\$100
			<i>Not in Service, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : 2 Units In Penthouse</i>					
	Roof	75%			2029	\$28,400	2	\$600
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	30%			2044	**	1	
	Galvanized Steel	70%	0-2	\$1,400	2029	\$70,100	1	
			<i>Corroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement, Deteriorated Water Main Piping</i>					
<b>Water Heater</b>								
	Gas Fired	100%			2023	\$13,900	2	\$300
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout, The Sanitary Piping Is Beyond Its Useful Life Cycle Limit</i>					
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout, The Storm Piping Is Beyond Its Useful Life Cycle Limit</i>					
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2029	\$3,800	4	\$800
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					

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

Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

**Asset Name** : CHIEF MEDICAL EXAMINERS BUILDING  
**Address** : 520 FIRST AVENUE @ E.30 ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-139  
**Program / Asset #** : DGS0012.000 / 1572 **Yr Built/Renovated** : 1960 / 1992  
**Area Sq Ft** : 94,251 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 07-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,Ph  
**Block** : 962 **Lot** : 1 **BIN** : 1022053

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$293,000	\$794,200
Interior Architecture	\$358,900	\$87,200
Electrical	\$94,200	\$2,304,300
Mechanical	\$150,100	\$1,963,300
<b>Total</b>	<b>\$896,200</b>	<b>\$5,148,900</b>
Importance Code A	\$293,000	\$832,000
Importance Code B	\$508,000	\$4,265,000
Importance Code C	\$95,200	\$51,900
<b>Total</b>	<b>\$896,200</b>	<b>\$5,148,900</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$39,500			
Interior Architecture	\$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/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
<b>Total</b>	<b>\$301,700</b>	<b>\$69,200</b>	<b>\$99,900</b>	<b>\$94,200</b>
Importance Code A	\$39,500		\$2,800	
Importance Code B	\$191,700	\$69,200	\$97,100	\$81,900
Importance Code C	\$70,400			\$12,400
<b>Total</b>	<b>\$301,700</b>	<b>\$69,200</b>	<b>\$99,900</b>	<b>\$94,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$173,900	LIFE	**	5	\$56,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : West And South Facades</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	45%			LIFE	**	5	\$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	
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	3%			2039	**	10	\$3,900	
Skylight, Plastic	2%			2042	**	1		
Soffits								
Stucco Cement	100%			2034	**	5		
Interior								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	10%			2034	**	3	\$5,300	
Vinyl Tile 9" X 9"	55%	4+	\$174,400	2034	**	3	\$29,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
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	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	50%			2042	**	5	\$70,500	
Exposed Concrete	15%			LIFE	**	5-10	\$26,500	
Plaster	35%			LIFE	**	5-10	\$84,900	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	30%			2049	**			
Masonry: Brick	70%			2039	**			
<b>Retaining Walls</b>								
Masonry: Fieldstone	100%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Side Of Building At Entrance</i>								
<i>Explanation : This Is Actually A Granite Planter Wall</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2034	**			
<b>On-Site Walkways</b>								
Masonry: Granite	100%	4+	\$3,200	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Front Steps At Entry</i>								
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%			2034	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2029	\$37,800	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2000 Ampere Main Disconnect Switches</i>								
<b>Transformers</b>								
Dry Type	100%			2027	\$16,100	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 500 Kilovolt Ampere Step Up Transformers</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	10%			2039	**	5	
	Molded Case Bkrs	90%			2029	\$112,200	5	\$2,200
<b>Raceway</b>								
	Conduit	70%			2029	\$70,800	1	
	Conduit	30%			2039	**	1	
<b>Panelboards</b>								
	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
<b>Wiring</b>								
	Braided Cloth	60%	2-4	\$94,200	2054	**	1	
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Thermoplastic	40%			2039	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	5%	4+	\$200	2027	\$9,500	5	
	<i>Enclosure Corroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Near Cooling Towers</i>							
	Locally Mounted	25%			2034	**	5	\$200
	Motor Control Center	20%			2034	**	5	\$500
	Motor Control Center	50%			2027	\$67,800	5	\$1,300
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$2,800
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	50%			2027	\$5,700	1	\$14,500
	Automatic	50%			2034	**	1	\$14,500
<b>Generators</b>								
	Diesel	50%			2025	\$45,000	1	\$18,300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : One 205 Kilowatt</i>							
	Diesel	50%			2032	**	1	\$18,300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : One 225 Kilowatt</i>							
<b>Batteries</b>								
	Lead/Acid	100%			2020	\$1,500	5	\$3,500

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Fuel Storage								
Day Tank	25%			2028	\$1,700	5	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 275 Gallons</i>						
Day Tank	25%			2037	**	5	\$4,400	
Main Tank	50%			2032	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	10%			2024	\$158,100	10	\$8,600	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	78%			2029	\$1,233,400	10	\$67,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	10%			2029	\$158,100	10	\$8,600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
HID	1%			2024	\$2,400	10		
Incandescent	1%			2024	\$15,800	2		
Egress Lighting								
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%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$10,600	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Main Floor And Basement Levels</i>						
		<i>Explanation : Security Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$298,900	1-3	\$18,000	

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 6th Floor East And Basement Mechanical Room</i>								
<i>Explanation : 2 Heat Exchangers On Each Floor</i>								
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%	Now	\$63,300	2039	**	1	\$2,600	
<i>Abandoned in Place, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mechanical Room Number 3</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mechanical Room Number 3</i>								
Convector/Radiator	20%			2027	\$96,500	1	\$6,100	
Fan Coil Unit/Heat	20%			2024	\$269,900	1	\$6,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	60%			2032	**	1	\$61,200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : 2 Units, Basement</i>								
Window/Wall Unit	20%			2022	\$37,500	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2039	**	4	\$2,800	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2029	\$323,300	1	\$23,300	
No Component	60%							
Heat Rejection								
Water Cooling Tower	60%	Now	\$49,200	2027	\$164,100	2	\$45,500	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Supporting Beams At Roof</i>								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,200	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	70%		2024	\$224,400	2	\$2,000	
	Roof	30%		2024	\$44,900	2	\$900	
<b>Plumbing</b>								
	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%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	90%		LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : One Unit From Cellar To 6th Floor, Two Units From 1st To 6th Floor</i>						
		<i>Explanation : 3 Units</i>						
	Hydraulic	10%		LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Cellar to Basement</i>						
		<i>Explanation : 1 Unit</i>						
<b>Fire Suppression</b>								
	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	

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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

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$328,400	\$35,900
Electrical		\$25,600
Mechanical		\$176,900
<b>Total</b>	<b>\$328,400</b>	<b>\$238,500</b>
Importance Code A	\$328,400	\$35,900
Importance Code B		\$202,600
<b>Total</b>	<b>\$328,400</b>	<b>\$238,500</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
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
<b>Total</b>	<b>\$187,000</b>	<b>\$15,000</b>	<b>\$21,400</b>	<b>\$15,200</b>
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
<b>Total</b>	<b>\$187,000</b>	<b>\$15,000</b>	<b>\$21,400</b>	<b>\$15,200</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$14,200	LIFE	**	5	\$12,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	73%	Now	\$110,600	LIFE	**	5	\$35,900	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : North And South Facades</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Facades</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 50%</i>								
<i>Location : Perimeter Of Building</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
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	\$67,400	2054	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
Glass Block	5%			LIFE	**	5	\$700	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Parapets</b>								
Masonry: Brick	55%			LIFE	**	5-10	\$18,300	
Masonry: Marble	20%	Now	\$26,300	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	5%			2049	**	5	\$900	
Metal Rail	5%			2042	**	5-10	\$4,400	
Metal: Cage/Fence	15%	Now	\$3,000	2034	**	5	\$2,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<b>Roof</b>								
Modified Bitumen	95%	Now	\$150,400	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor</i>								
Skylight, Metal/Glass	5%			2039	**	10	\$4,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Over Stair</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$8,600	
Ceramic Tile	5%			2038	**	5	\$2,000	
<i>Recent Installation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 3rd Floor</i>								
Terrazzo	15%	Now	\$28,000	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front And East Stairs</i>								
Vinyl Tile	75%			2034	**	3	\$11,100	
<i>Recent Installation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 3rd Floor</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**CORONA DISTRICT HEALTH CENTER**  
**Asset # : 133**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>	
<b>Interior</b>									
<b>Interior Walls</b>									
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		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 3rd Floor</i>									
Metal Panel	5%			LIFE	**	10	\$900		
Plaster	20%	Now	\$3,300	LIFE	**	5	\$2,400		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Exterior Wall Locations Throughout</i>									
SGFT/Glazed Masonry	15%			LIFE	**	10	\$3,000		
<b>Ceilings</b>									
AcousTileSusp.Lay-In	20%	4+	\$1,300	2034	**	5	\$3,900		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
AcousTileSusp.Lay-In	15%			2046	**	5	\$5,900		
<i>Recent Installation, Extent : Light, Area Affected : 25%</i>									
<i>Location : 3rd Floor</i>									
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		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement</i>									
<b>Site Enclosure</b>									
<b>Fence/Gates</b>									
Iron Picket	100%			2049	**				
<b>Retaining Walls</b>									
Cast in Place Concrete	100%			2049	**				
<b>Site Pavements</b>									
<b>Public Sidewalk</b>									
Cast in Place Concrete	75%			2042	**				
Pavers/Stone	25%			2038	**				
<b>On-Site Walkways</b>									
Cast in Place Concrete	100%			2034	**				

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

Under 600 Volts

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

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 2000 Amperes</i>						
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	25%			2049	**	5		
Molded Case Bkrs	75%			2049	**	5	\$600	
<hr/>								
Raceway								
Conduit	10%			2029	\$3,600	1		
Conduit	90%			2049	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	10%			2028	\$3,100	5	\$100	
Molded Case Bkrs	90%			2045	**	5	\$700	
<hr/>								
Wiring								
Braided Cloth	10%	2-4	\$5,300	2054	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Thermoplastic	90%			2049	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%			2042	**	5	\$100	
Motor Control Center	50%			2042	**	5	\$400	
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	80%			2034	**	10	\$19,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2029	\$22,000	10	\$1,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : T-12 Lamps</i>						
LED	15%			2037	**			
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
<hr/>								
Egress Lighting								
Emergency, Battery	40%			2034	**	10	\$2,500	
Exit, Service	60%			2034	**	1		
<hr/>								
Exterior Lighting								
HID	30%			2029	\$33,100	10		
No Component	70%							
<hr/>								
<b>Alarm</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2029	\$26,500	1	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Entry And Exit Doors</i>								
<i>Explanation : Intrusion Alarm System; Motions Sensors</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2037	**	1-3	\$17,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns And Manual Pull Stations</i>								
<hr/>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Steam Boiler	45%			2034	**	1	\$11,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Older Boiler</i>								
Steam Boiler	45%			2046	**	1	\$11,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Steam Boiler	10%			2034	**	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : Small Boiler For Tb Clinic</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$1,300	
Terminal Devices								
Air Handler	40%			2029	\$141,200	1	\$6,500	
Convactor/Radiator	60%			2034	**	1	\$5,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2045	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Reciprocating Compr/Chiller	60%			2034	**	1	\$7,300
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Chillers On Roof</i>					
	Ext Pkg Unit - Heating/Cooling Window/Wall Unit	30%			2034	**	2	\$500
		10%			2024	\$5,200	1	
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	60%			2049	**	4	\$1,200
	No Component	40%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	60%			2034	**	1	\$9,800
	No Component	40%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,200
<b>Exhaust Fans</b>								
	Interior	40%			2029	\$35,700	2	\$300
	Roof	60%			2029	\$25,000	2	\$500
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Galvanized Steel	100%			2034	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2024	\$15,300	2	\$400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 85 Gallon Tank</i>					
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Submersible	100%			2023	\$900	4	\$900
<b>Sewage Ejector(s)</b>								
	Electric	100%			2034	**	4	\$1,100
<b>Backflow Preventer</b>								
	Generic	100%			2039	**	1	\$1,600
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					

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

Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

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

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

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
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
<b>Total</b>	<b>\$46,300</b>	<b>\$11,000</b>	<b>\$14,900</b>	<b>\$9,500</b>
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			
<b>Total</b>	<b>\$46,300</b>	<b>\$11,000</b>	<b>\$14,900</b>	<b>\$9,500</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Exposed Struc: Steel	3%	4+	\$7,800	LIFE	**	5	\$2,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Egress Stair - Rear Yard</i>								
Masonry: Brick	15%	4+	\$12,600	LIFE	**	5	\$4,100	
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	32%			LIFE	**	5	\$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	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Special Gauge/Ballistic	60%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Street Facade</i>								
<i>Explanation : Bullet Proof Glass</i>								
Parapets								
Metal Panel	5%			2052	**	5	\$900	
Metal Rail	85%	2-4	\$10,400	2039	**	5	\$27,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Infill Panels For Metal Railing Not Weather Resistant</i>								
Metal: Cage/Fence	10%			2039	**	5-10	\$3,500	
Roof								
Fiberglass Panel	3%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Paneling Covering Egress Stair</i>								
Modified Bitumen	94%	0-2	\$4,400	2031	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Drains</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	3%			2031	**	10	\$500	

## Interior

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
Ceramic Tile	5%			2035	**	5	\$1,200	
Granite Panels	5%	Now	\$1,100	LIFE	**	5	\$900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Door Threshold To Rear Yard - Stair A</i>								
Vinyl Tile	65%			2031	**	3	\$6,000	
Vinyl Tile	20%			2026	\$42,600	3	\$2,500	
<b>Interior Walls</b>								
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	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	50%			2039	**	5	\$15,300	
AcousTileSusp.Lay-In	45%			2039	**	5	\$11,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout West Section</i>								
Gypsum Board	5%			LIFE	**	5	\$1,500	

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

Ground

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Generic	100%			LIFE	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Stand-by Power</b>								
Transfer Switches Automatic	100%			2043	**	1	\$5,400	
<b>Generators</b>								
Natural Gas	100%			2039	**	1	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Natural Gas Genset Rated At 25 Kw</i>								
<b>Batteries</b>								
Lead/Acid	100%			2021	\$1,500	5	\$600	
<b>Lighting</b>								
Interior Lighting Fluorescent	100%			2034	**	10	\$16,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2034	**	10	\$2,100	
Exit, LED	50%			2061	**	1		
<b>Exterior Lighting</b>								
HID	20%			2031	**	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2034	**	1	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Only. Motion Sensors In The Hallways</i>								
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Analog	20%			2034	**	1-3	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detector</i>								

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

Heating

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
<b>Heating</b>								
Energy Source	Electricity	100%			2052	* *	1	
Conversion Equipment	Hot Water Boiler	100%			2039	* *	1	\$8,600
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 2 Gas Fired Hot Water Boilers</i>				
Distribution	Hot Wtr Piping/Pump	100%			2042	* *	4	\$900
Terminal Devices	Air Handler	50%			2031	* *	1	\$5,400
	Convactor/Radiator	40%			2039	* *	1	\$2,300
	Fan Coil Unit/Heat	10%			2031	* *	1	\$600
<b>Air Conditioning</b>								
Energy Source	Electricity	100%			2048	* *	1	
Conversion Equipment	Ext Pkg Unit - Heating/Cooling	67%			2031	* *	2	\$700
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 5 Units</i>				
	Split Unit	33%			2031	* *		
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 5 Units</i>				
Terminal Devices	Air Handler/Dir Expansion	33%			2034	* *	1	
	No Component	67%						
Heat Rejection	Air Cooled Condenser Unit	33%			2031	* *	2	\$4,000
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 4 Units</i>				
	No Component	67%						
<b>Ventilation</b>								
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,700
Exhaust Fans	Roof	100%			2031	* *	2	\$500
<b>Plumbing</b>								
H/C Water Piping	Brass/Copper	100%			2052	* *	1	

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
	Water Heater Gas Fired	100%		2024	\$10,100	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units (175 Gallons Each)</i>								
	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%						
<b>Vertical Transport</b>								
	Elevators Hydraulic	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To Second Floor</i>								
<i>Explanation : 1 Unit - New Doors On Existing Cab</i>								
<b>Fire Suppression</b>								
	Sprinkler Generic	100%		2052	**	1-2	\$4,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Right Side Of Structure</i>								
<i>Explanation : Siamese Connection Not Readily Accessible By Fire Department</i>								

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Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

**Asset Name** : EAST HARLEM DISTRICT HEALTH CTR.  
**Address** : 158 EAST 115 STREET @LEXINGTON AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0002.000 / 1998 **Yr Built/Renovated** : 1937 / 2010  
**Area Sq Ft** : 47,468 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 07-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1640 **Lot** : 147 **BIN** : 1052229

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$63,200	\$41,000
Interior Architecture	\$35,500	\$280,600
Electrical		\$295,700
Mechanical	\$89,800	\$497,500
<b>Total</b>	<b>\$188,500</b>	<b>\$1,114,800</b>
Importance Code A	\$63,200	\$41,000
Importance Code B	\$125,300	\$1,073,800
<b>Total</b>	<b>\$188,500</b>	<b>\$1,114,800</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture			\$23,400	\$1,900
Interior Architecture	\$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/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$203,800</b>	<b>\$12,800</b>	<b>\$53,000</b>	<b>\$16,500</b>
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			
<b>Total</b>	<b>\$203,800</b>	<b>\$12,800</b>	<b>\$53,000</b>	<b>\$16,500</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$63,200	LIFE	**	5	\$41,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$4,200	LIFE	**	5	\$8,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%	Now	\$23,400	2030	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terrazzo	10%	0-2	\$9,400	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell And Lobby</i>								
Vinyl Tile	30%			2027		3	\$4,400	
Vinyl Tile 9" X 9"	40%	Now	\$35,500	2027		3	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**EAST HARLEM DISTRICT HEALTH CTR.**  
**Asset # : 1998**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	10%	Now	\$26,300	2030	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	3%			LIFE	**	5	\$500	
Marble Panels	2%			LIFE	**			
Plaster	70%	Now	\$13,400	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	15%	Now	\$6,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	2%			2032	**	5	\$800	
Exposed Concrete	15%			LIFE	**	5	\$900	
Gypsum Board	10%			LIFE	**	5	\$4,900	
Plaster	73%	Now	\$19,300	LIFE	**	5	\$18,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell Y</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$8,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement / Boiler Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2027	\$99,700	5	\$1,300	
<b>Raceway</b>								
Conduit	80%			2027	\$41,900	1		
Conduit	15%			2037	**	1		
Conduit	5%			2053	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$4,600	5	\$100	
Fused Toggle Switch	30%	2-4	\$13,700	2052	**	5	\$200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	5%			2049	**	5	\$100	
Molded Case Bkrs	55%			2026	\$25,200	5	\$700	

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

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$23,600	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2037	**	1		
Thermoplastic	55%			2027	\$43,300	1		
Thermoplastic	5%			2053	**	1		
<b>Motor Controllers</b>								
Locally Mounted	70%			2025	\$66,800	5	\$200	
Locally Mounted	30%	2-4	\$28,600	2047	**	5		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$9,700	LIFE	**	5	\$700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	98%			2035	**	10	\$23,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2035	**			
<b>Egress Lighting</b>								
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		
<b>Exterior Lighting</b>								
HID	20%			2035	**	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2027	\$44,000	1	\$5,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby, Outside, Entry And Exit Doors</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm System</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2032	**	1-3	\$30,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm Bells And Smoke Detectors</i>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$26,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	75%			2027	\$320,400	4	\$1,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Beyond The Boiler Room</i>								
Central Plant Steam Piping/Pmp	25%			2057	**	4	\$500	
<i>Recent Installation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Basement Level</i>								
Terminal Devices								
Convactor/Radiator	100%			2025	\$135,100	1	\$8,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2025	\$42,100	1		
No Component	20%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,700	
Exhaust Fans								
Interior	100%			2022	\$89,800	2	\$800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th Floor Mechanical Equipment Room</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2022	\$15,400	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**EAST HARLEM DISTRICT HEALTH CTR.**  
**Asset # : 1998**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Storm Drain Piping							
	Cast Iron	75%			LIFE	**	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Cast Iron	25%	Now	\$13,100	LIFE	**	1	
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Throughout Basement Level, Severe Clogging Due To Heavy Internal Pipe Corrosion</i>						
	Sump Pump(s)							
	Non-Submersible	100%			2027	\$6,900	4	\$1,000
	Backflow Preventer							
	Generic	100%			2032	**	1	\$1,600
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						

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

Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

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

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

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$81,800		\$8,800	
Interior Architecture	\$71,800		\$15,700	\$12,200
Electrical	\$30,700	\$1,200	\$1,500	\$1,600
Mechanical	\$20,600	\$8,000	\$12,400	\$8,300
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
<b>Total</b>	<b>\$219,600</b>	<b>\$24,000</b>	<b>\$53,200</b>	<b>\$36,900</b>
Importance Code A	\$85,000	\$3,300	\$12,100	\$3,300
Importance Code B	\$109,600	\$20,700	\$41,100	\$29,200
Importance Code C	\$25,000			\$4,400
<b>Total</b>	<b>\$219,600</b>	<b>\$24,000</b>	<b>\$53,200</b>	<b>\$36,900</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$128,500	
Masonry: Brick	3%	Now	\$7,400	LIFE	**	5	\$2,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Regional Director Office On Fifth Floor</i>								
Masonry: Limestone	5%			LIFE	**	5	\$6,000	
Metal Panel	8%			2049	**	5-10	\$44,200	
Granite Panels	4%	Now	\$34,800	LIFE	**	5	\$2,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Ramp</i>								
Windows								
Aluminum	90%			2045	**	5	\$16,900	
Metal Louvers	5%			2032	**	10	\$5,900	
Steel	5%	Now	\$50,000	2054	**	5	\$5,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$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								
Cast in Place Concrete	40%			LIFE	**	5		
Cement-Fiber Panel	60%			2034	**	10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$22,800	
Ceramic Tile	13%			2038	**	5	\$6,800	
Terrazzo	10%			LIFE	**	5	\$8,200	
Vinyl Tile	67%	2-4	\$121,400	2034	**	3	\$13,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	10%			2038	**	5	\$8,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$7,100	
Gypsum Board	40%			LIFE	**	5-10	\$59,900	
Marble Panels	3%			LIFE	**	10	\$1,100	
Plaster	20%	Now	\$2,900	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Room 124</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 3%</i>								
<i>Location : Fifth Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 6%</i>								
<i>Location : Fifth Floor, Room 124</i>								
SGFT/Glazed Masonry	15%	0-2	\$10,500	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Wood	2%			LIFE	**	5	\$14,100	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	60%			2042	**	5	\$31,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$6,500	
Exposed Struc: Steel	5%			LIFE	**	10	\$5,200	
Gypsum Board	10%			LIFE	**	5-10	\$17,900	
Metal Panel	5%			LIFE	**	5	\$6,500	
Plaster	10%			LIFE	**	5-10	\$9,000	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2064	**			
<b>Free Standing Walls</b>								
Masonry: Brick	100%			2049	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2042	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	50%			2042	**			
Masonry: Granite	50%			LIFE	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2039	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	100%			2049	**	5	\$200
<b>Raceway</b>								
	Conduit	90%			2029	\$47,200	1	
	Conduit	10%			2049	**	1	
<b>Panelboards</b>								
	Molded Case Bkrs	40%			2037	**	5	\$400
	Molded Case Bkrs	40%			2028	\$18,300	5	\$400
	Molded Case Bkrs	20%			2037	**	5	\$200
<b>Wiring</b>								
	Braided Cloth	20%	2-4	\$15,700	2054	**	1	
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	Thermoplastic	60%			2039	**	1	
	Thermoplastic	20%			2049	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	85%			2034	**	5	\$200
	Locally Mounted	15%			2027	\$14,300	5	
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$1,200
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Connected With Main Water Pipe</i>							
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	20%			2034	**	10	\$6,400
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
	Fluorescent	40%			2024	\$234,000	10	\$12,800
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
	Fluorescent	30%			2029	\$175,500	10	\$9,600
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
	LED	10%			2037	**		
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Corridors</i>							
<b>Egress Lighting</b>								
	Emergency, Service	20%			2034	**	1	
	Emergency, Battery	30%			2029	\$14,400	10	\$2,500
	Exit, LED	40%			2057	**	1	
	Exit, Service	10%			2029	\$1,200	1	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting HID	100%			2024	\$161,100	10	\$100	
<b>Alarm</b>								
Security System No Component Generic	70%			2029	\$38,700	1	\$4,700	
Fire/Smoke Detection No Component Generic, Analog	70%			2029	\$132,500	1-3	\$8,000	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2049	**	1		
Conversion Equipment Hot Water Boiler	10%			2034	**	1	\$1,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Sub-basement Boiler Room, Penthouse</i>					
			<i>Explanation : 3 Units (Summer Boiler)</i>					
Steam Boiler	90%			2042	**	1	\$31,100	
			<i>Other Observation, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Sub-basement Boiler Room</i>					
			<i>Explanation : 2 Units</i>					
<b>Distribution</b>								
Hot Wtr Piping/Pump	10%			2045	**	4	\$300	
Central Plant Steam Piping/Pmp	90%			2039	**	4	\$1,500	
<b>Terminal Devices</b>								
Air Handler	25%			2029	\$117,200	1	\$5,400	
Convactor/Radiator	75%			2034	**	1	\$8,500	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2037	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Centrifugal, Elec Chiller	40%			2032	**	1	\$15,100
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : One Chiller On Roof</i>					
	Int Pkg Unit - Heating/Cooling Split Unit	20%			2030	**	2	\$400
	Window/Wall Unit	5%			2034	**		
	No Component	20%			2024	\$13,900	1	
		15%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : 3rd And Half Of The 4th Floor Air Conditioning System Is Responsibility Of Another Tenant</i>					
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	40%			2049	**	4	\$1,000
	No Component	60%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	40%			2034	**	1	\$8,600
	No Component	60%						
<b>Heat Rejection</b>								
	Dry Cooler	40%			2034	**	2	\$9,700
	No Component	60%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,800
<b>Exhaust Fans</b>								
	Interior	80%			2029	\$94,900	2	\$900
	Roof	20%			2029	\$11,100	2	\$200
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Galvanized Steel	100%			2034	**	1	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 75 Gallon Tank</i>					
<b>Water Heater</b>								
	Gas Fired	100%			2027	\$20,300	2	\$500
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2034	**	4	\$900
<b>Backflow Preventer</b>								
	Generic	100%			2034	**	1	\$2,100
<b>Fixtures</b>								
	Generic	100%						

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

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

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Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$251,900	
Interior Architecture		\$36,800
Electrical		\$88,100
<b>Total</b>	<b>\$251,900</b>	<b>\$124,900</b>
Importance Code A	\$251,900	
Importance Code B		\$124,900
<b>Total</b>	<b>\$251,900</b>	<b>\$124,900</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$17,200		\$800	
Interior Architecture	\$31,500	\$29,000	\$1,600	\$800
Electrical	\$3,100	\$1,700	\$400	\$300
Mechanical	\$2,400	\$48,800	\$4,100	\$2,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$58,200</b>	<b>\$83,500</b>	<b>\$10,800</b>	<b>\$7,700</b>
Importance Code A	\$18,900	\$1,700	\$2,500	\$1,700
Importance Code B	\$24,000	\$81,800	\$8,300	\$6,000
Importance Code C	\$15,300			
<b>Total</b>	<b>\$58,200</b>	<b>\$83,500</b>	<b>\$10,800</b>	<b>\$7,700</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	2-4	\$8,400	LIFE	**	5	\$13,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facade</i>								
Masonry: Brick Cavity	20%			LIFE	**	5	\$3,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floor Facades</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	
Windows								
Aluminum	25%			2042	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	3%			LIFE	**	5	\$100	
Steel	72%	Now	\$251,900	2051	**	5	\$29,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	95%	2-4	\$4,100	LIFE	**	5	\$4,300	
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : Interior Wall Of Upper Parapet</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	97%	Now	\$4,800	2034	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Scupper Above Entrance</i>								
<i>Ponding, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Canopy Roof - Improper Pitch</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	3%			2046	**	10	\$1,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

## Interior

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	7%			LIFE	**	5	\$3,800	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	8%			2035	**	5	\$2,000	
Mosaic Tile	3%			2031	**	5	\$1,900	
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	17%	Now	\$7,400	2026	\$36,800	3	\$1,600	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Offices</i>								
Vinyl Tile	50%			2031	**	3	\$4,700	
Vinyl Tile 9" X 9"	10%	Now	\$2,800	2021	\$28,100	3	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement</i>								
<b>Interior Walls</b>								
Ceramic Tile	7%			2035	**	5	\$1,600	
Glass Block	3%			LIFE	**			
Gypsum Board	15%	Now	\$700	LIFE	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Gas Main Room - Basement</i>								
Plaster	75%	Now	\$13,800	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Staircase</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2039	**	5	\$3,700	
Gypsum Board	10%			LIFE	**	5	\$3,100	
Plaster	75%	Now	\$5,000	LIFE	**	5	\$11,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Stairwell</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2026	\$2,600	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Amperes Rating Not Available</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2026	\$49,900	5	\$400	
<b>Raceway</b>								
Conduit	70%			2026	\$9,900	1		
Conduit	30%			2036	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Molded Case Bkrs	70%			2025	\$21,400	5	\$300	
Molded Case Bkrs	30%			2034	**	5	\$100	
<b>Wiring</b>								
Braided Cloth	15%	2-4	\$2,700	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	20%			2036	**	1		
Thermoplastic	65%			2026	\$11,600	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2024	\$38,200	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2036	**	10	\$15,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2026	\$4,200	1		
Exit, LED	30%			2054	**	1		
Exit, Service	20%			2021	\$1,100	1		
<b>Exterior Lighting</b>								
HID	20%			2026	\$12,900	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2026	\$10,300	1	\$1,300	
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Digital	20%			2031	**	1-3	\$2,100	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2046	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
	Conversion Equipment Steam Boiler	100%			2039	**	1	\$16,500
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
	Distribution Central Plant Steam Piping/Pmp	100%			2046	**	4	\$800
	Terminal Devices Convactor/Radiator	100%			2031	**	1	\$5,400
<b>Air Conditioning</b>								
	Energy Source Electricity	100%			2042	**	1	
	Conversion Equipment Exterior Pkg Unit - Cooling	20%			2026	\$25,800	2	\$200
	Window/Wall Unit	60%			2021	\$19,900	1	
	No Component	20%						
<b>Ventilation</b>								
	Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,300
	Exhaust Fans Roof	100%			2021	\$26,500	2	\$500
<b>Plumbing</b>								
	H/C Water Piping Galvanized Steel	100%			2039	**	1	
	Water Heater Gas Fired	100%			2024	\$9,700	2	\$200
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Unit 75 Gal</i>							
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2031	**	4	\$400
	Backflow Preventer Generic	100%			2031	**	1	\$1,000
	Fixtures Generic	100%						
<b>Vertical Transport</b>								
	Elevators Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 2nd Floor</i>							
	<i>Explanation : One Unit</i>							

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

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

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Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

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

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

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
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
<b>Total</b>	<b>\$66,600</b>	<b>\$39,200</b>	<b>\$97,700</b>	<b>\$39,800</b>
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			
<b>Total</b>	<b>\$66,600</b>	<b>\$39,200</b>	<b>\$97,700</b>	<b>\$39,800</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Glazed Ceramic Panel	5%			LIFE	**	5	\$12,800	
Masonry: Brick	90%			LIFE	**	5	\$49,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout 2015</i>								
Granite Panels	5%			LIFE	**	5	\$2,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
<b>Windows</b>								
Aluminum	95%			2043	**	5	\$17,400	
Glass Block	5%	Now	\$4,700	LIFE	**	5	\$600	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<b>Parapets</b>								
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	
<b>Roof</b>								
Single Ply Membrane	70%			2027	\$557,200	10	\$34,500	
Skylight, Metal/Glass	30%			2047	**	10	\$49,300	
<b>Interior</b>								
<b>Floors</b>								
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	
<b>Interior Walls</b>								
Glazed Ceramic Panel	10%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$10,800	
Gypsum Board	30%			LIFE	**	5	\$13,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex Building</i>								
Plaster	25%			LIFE	**	5	\$5,400	
SGFT/Glazed Masonry	10%	4+	\$14,300	LIFE	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2047	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Service Switch Rated At 2000 Amperes.</i>								
Fused Disc Sw	50%			2037	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch For The Annex Rated At 400 Amperes.</i>								
Transformers								
Dry Type	100%			2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5kva, 208/480/277 Volts</i>								
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	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
	Braided Cloth	5%	2-4	\$3,900	2052	**	1	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Thermoplastic	30%			2053	**	1	
	Thermoplastic	25%			2027	\$19,700	1	
	Thermoplastic	40%			2047	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	50%			2032	**	5	\$200
	Locally Mounted	20%			2025	\$22,900	5	\$100
	Locally Mounted	30%			2040	**	5	\$100
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$800
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	60%			2032	**	10	\$25,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	Fluorescent	5%			2022	\$38,600	10	\$2,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
	Fluorescent	5%			2032	**	10	\$2,100
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	5%			2035	**	10	\$2,100
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Annex Building</i>								
	Fluorescent	25%			2035	**	10	\$10,600
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Annex Building</i>								
<b>Egress Lighting</b>								
	Emergency, Battery	35%			2032	**	10	\$3,900
	Emergency, Battery	15%			2035	**	10	\$1,700
	Exit, LED	15%			2062	**	1	
	Exit, Service	35%			2032	**	1	
<b>Exterior Lighting</b>								
	Fluorescent	5%			2027	\$8,400	10	\$200
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Of Main Building</i>								
	HID	15%			2035	**	10	
	No Component	80%						

**Alarm**

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

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2035

\* \*

1

\$5,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside And Entry And Exit Doors**Explanation : CCTV Surveillance Camera And Intrusion Alarm System*

## Fire/Smoke Detection

Generic, Digital

100%

2035

\* \*

1-3

\$32,800

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

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

**Heating**

## Energy Source

Natural Gas

100%

2047

\* \*

1

## Conversion Equipment

Furnace

20%

2035

\* \*

1

\$4,600

Heat Exchanger, Plate &amp; Frame

35%

2030

\* \*

1

\$8,000

*Other Observation, Extent : Light, Area Affected : 10%**Location : Boiler Room**Explanation : Four Hot Water Converter Observed*

Hot Water Boiler

10%

2044

\* \*

1

\$2,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Annex Third Floor Equipment Room**Explanation : 1 Natural Gas Fired Hot Water Boiler*

Steam Boiler

35%

2032

\* \*

1

\$16,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Natural Gas Fired Steam Boilers*

## Distribution

Hot Wtr Piping/Pump

45%

2035

\* \*

4

\$1,000

Hot Wtr Piping/Pump

40%

2049

\* \*

4

\$1,400

Central Plant Steam

15%

2037

\* \*

4

\$500

Piping/Pmp

## Terminal Devices

Air Handler

25%

2027

\$154,800

1

\$7,100

Convactor/Radiator

50%

2040

\* \*

1

\$7,400

No Component

25%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Roof**Explanation : The Remaining Space Heating Is Accounted For Under The Heating**Conversion Equipment 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.

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2027	\$224,300	1	\$12,800	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Chillers</i>						
Ext Pkg Unit - Heating/Cooling	40%			2035	**	2	\$1,100	
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2037	**	4	\$2,000	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$493,900	1	\$28,500	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,700	
Exhaust Fans								
Interior	60%			2027	\$94,000	2	\$800	
Roof	40%			2035	**	2	\$600	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2022	\$26,900	2	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 2 Units</i>						
Sanitary Piping								
Cast Iron	60%			LIFE	**	1		
Cast Iron	40%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	60%			LIFE	**	1		
Cast Iron	40%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$7,500	4	\$1,100	
Backflow Preventer								
Generic	100%			2035	**	1	\$2,800	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								

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

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

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

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

Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

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

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

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
<b>Total</b>	<b>\$99,600</b>	<b>\$5,400</b>	<b>\$17,100</b>	<b>\$8,300</b>
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
<b>Total</b>	<b>\$99,600</b>	<b>\$5,400</b>	<b>\$17,100</b>	<b>\$8,300</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$8,100	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$21,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor, Main Entrance</i>								
<i>Explanation : This Component Is Actually Architectural Terra-cotta</i>								
Masonry: Brick Cavity	90%	0-2	\$18,600	LIFE	**	5	\$24,300	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Efflorescence, Extent : Light, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
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		
Interior								
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	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$2,300	
Glass: Single Pane	10%			LIFE	**	5	\$6,800	
Gypsum Board	85%			LIFE	**	5-10	\$65,900	
Ceilings								
AcousTileSusp.Lay-In	85%			2042	**	5	\$17,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout, Pipe Condensation</i>								
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.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

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

## Site Enclosure

## Free Standing Walls

Masonry: Fieldstone

100%

2049

\* \*

*Other Observation, Extent : Light, Area Affected : 100%**Location : Main Entrance**Explanation : Actually Granite Walls*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete

100%

2042

\* \*

## On-Site Walkways

Cast in Place Concrete

95%

2042

\* \*

Metal

5% Now \$18,200

2059

\* \*

1-3

\$4,200

*Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%**Location : Floor Hatch, South Side*

## Parking/Driveway

Asphalt

100%

0-2

\$2,300

2038

\* \*

*Ponding, Extent : Moderate, Area Affected : 10%**Location : Rear Lot*

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

## Under 600 Volts

## Raceway

Conduit

100%

2049

\* \*

1

## Panelboards

Fused Disc Sw

5%

2045

\* \*

5

Molded Case Bkrs

95%

2045

\* \*

5

\$300

## Wiring

Thermoplastic

100%

2049

\* \*

1

## Motor Controllers

Locally Mounted

100%

2042

\* \*

5

\$100

## Lighting

## Interior Lighting

Fluorescent

90%

2034

\* \*

10

\$11,300

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

10%

2034

\* \*

10

\$1,300

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : 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.

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,500	
<hr/>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2055	**	1		
<hr/>								
Conversion Equipment								
Furnace	80%			2037	**	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Package Units</i>								
<hr/>								
Hot Water Boiler	20%			2046	**	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd Floor Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Terminal Devices								
Convactor/Radiator	20%			2046	**	1	\$900	
No Component	80%							
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2051	**	1		
<hr/>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	\$800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Units, Roof</i>								
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,100	
<hr/>								
Exhaust Fans								
Roof	100%			2037	**	2	\$400	
<hr/>								
<b>Plumbing</b>								
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.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

**Asset # : 14734**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Water Heater							
	Not Accessible	100%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Administration Building</i>					
			<i>Explanation : Hot Water Coming From Adjacent Building</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Not Accessible	100%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Administration Building</i>					
			<i>Explanation : Water Main Is In Adjacent Building</i>					
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor.</i>					
			<i>Explanation : 1 Unit</i>					

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

Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

**Asset Name** : MANHATTAN ANIMAL SHELTER  
**Address** : 326 EAST 110TH STREET @1ST - 2ND AVENUES  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0020.000 / 13721 **Yr Built/Renovated** : 1989 / 2009  
**Area Sq Ft** : 15,347 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 18-Jul-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 1681 **Lot** : 37 **BIN** : 1052845

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Interior Architecture	\$91,800	\$81,300
Electrical		\$44,600
Site Pavements		\$66,600
<b>Total</b>	<b>\$91,800</b>	<b>\$192,500</b>
Importance Code B	\$37,700	\$125,900
Importance Code C	\$54,100	\$66,600
<b>Total</b>	<b>\$91,800</b>	<b>\$192,500</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$47,700	\$12,000	\$8,700	
Interior Architecture	\$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/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$110,000</b>	<b>\$18,400</b>	<b>\$29,800</b>	<b>\$6,300</b>
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			
<b>Total</b>	<b>\$110,000</b>	<b>\$18,400</b>	<b>\$29,800</b>	<b>\$6,300</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	55%	0-2	\$12,700	LIFE	**	5	\$9,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Elevation</i>								
Masonry: Brick	3%	Now	\$2,500	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Garage, North And South Facade</i>								
Metal Coiling Doors	2%			2034	**	5	\$1,700	
Stucco Cement	35%			2046	**	5	\$24,000	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : South And West Elevations</i>								
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	93%	Now	\$18,600	2034	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$3,700	2039	**			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	2%			LIFE	**	5	\$13,200	
Interior								
Floors								
Cast in Place Concrete	75%			LIFE	**	5	\$75,400	
Quarry Tile	10%	0-2	\$13,500	2034	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Traffic Topping	15%			2029		5	\$4,300	
Interior Walls								
Concrete Masonry Unit	95%	Now	\$54,100	LIFE	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	5%	0-2	\$200	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>	
<b>Interior</b>									
<b>Ceilings</b>									
AcousTileSusp.Lay-In	70%			2042	**	5	\$16,100		
Gypsum Board	10%	Now	\$2,400	LIFE	**	5	\$2,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Plaster	20%	Now	\$6,200	LIFE	**	5	\$2,900		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<b>Site Enclosure</b>									
<b>Fence/Gates</b>									
Chain Link	60%			2049	**				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lower Roof</i>									
<i>Explanation : Located At Lower Roof</i>									
Iron Picket	40%			2064	**				
<b>Free Standing Walls</b>									
Concrete Masonry Unit	100%			2039	**				
<b>Site Pavements</b>									
<b>Public Sidewalk</b>									
Cast in Place Concrete	100%	2-4	\$3,300	2042	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<b>Parking/Driveway</b>									
Cast in Place Concrete	100%			2027			\$66,600		
<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>	
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Molded Case Bkrs	100%			2049	**	5	\$400		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 1200 Ampere Main Service Switch</i>									
<b>Switchgear / Switchboard</b>									
Molded Case Bkrs	100%			2049	**	5	\$400		
<b>Raceway</b>									
Conduit	50%			2049	**	1			
Conduit	50%			2039	**	1			
<b>Panelboards</b>									
Molded Case Bkrs	100%			2045	**	5	\$400		
<b>Wiring</b>									
Thermoplastic	50%			2049	**	1			
Thermoplastic	50%			2039	**	1			
<b>Motor Controllers</b>									
Locally Mounted	100%			2042	**	5	\$100		

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Generic	100%			LIFE	**	5	\$500	
<b>Lighting</b>								
Interior Lighting Fluorescent	50%			2034	**	10	\$7,000	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	50%			2029	\$44,600	10	\$7,000	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : First Floor</i>					
<b>Egress Lighting</b>								
Emergency, Battery	50%			2034	**	10	\$1,900	
Exit, Battery	50%			2034	**	10	\$500	
<b>Exterior Lighting</b>								
LED	100%			2034	**			
<b>Alarm</b>								
<b>Security System</b>								
Generic	50%			2034	**	1	\$2,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Intrusion Alarm System</i>					
Generic	50%			2034	**	1	\$2,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : CCTV Surveillance System</i>					
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2034	**	1-3	\$9,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Manual Pull Stations, Horns/strobes And Smoke Detection</i>					

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2039	**	1		
<b>Conversion Equipment</b>								
Furnace	85%			2034	**	1	\$6,500	
			<i>Other Observation, Extent : Light, Area Affected : 85%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 4 Rooftop Package Units</i>					
Hot Water Boiler	15%	0-2	\$17,000	2049	**	1	\$1,000	
			<i>Other Observation, Extent : Light, Area Affected : 15%</i>					
			<i>Location : 1st Floor Boiler Room</i>					
			<i>Explanation : 1 Obsolete Unit</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MANHATTAN ANIMAL SHELTER**  
**Asset # : 13721**

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

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**

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$302,300	
Electrical	\$76,800	
<b>Total</b>	<b>\$379,100</b>	
Importance Code A	\$302,300	
Importance Code B	\$76,800	
<b>Total</b>	<b>\$379,100</b>	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$38,900			
Interior Architecture	\$54,400			\$11,100
Electrical	\$300	\$400	\$300	\$500
Mechanical	\$2,300	\$3,300	\$2,900	\$3,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$99,900</b>	<b>\$7,600</b>	<b>\$7,200</b>	<b>\$18,900</b>
Importance Code A	\$40,400	\$1,500	\$1,500	\$1,500
Importance Code B	\$41,800	\$6,100	\$5,700	\$17,400
Importance Code C	\$17,600			
<b>Total</b>	<b>\$99,900</b>	<b>\$7,600</b>	<b>\$7,200</b>	<b>\$18,900</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$133,000	LIFE	**	5	\$21,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$52,000	2042	**	5	\$3,000	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$7,600	LIFE	**	5	\$2,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$31,300	LIFE	**	5	\$2,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Single Ply Membrane	100%	Now	\$117,400	2031	**			
<i>Blisters, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$2,400	LIFE	**	5	\$10,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$1,100	2035	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$900	
Vinyl Tile	65%	Now	\$12,900	2031	**	3	\$5,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	Now	\$12,800	2036	**	3	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	25%	Now	\$5,400	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2035	**	5	\$800	
Gypsum Board	50%	Now	\$7,100	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	20%	Now	\$4,700	LIFE	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	80%			2043	**	5	\$18,300	
Exposed Concrete	20%	Now	\$7,500	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

**Ground**

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Generic	100%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	70%			2034	**	10	\$9,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 And Compact</i>								
Fluorescent	30%	Now	\$76,800	2036	**			
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%</i>								
<i>Location : Limited Areas</i>								
Egress Lighting Exit, LED	70%			2061	**	1		
No Component	30%							
Exterior Lighting HID	10%			2031	**	10		
No Component	90%							
<b>Alarm</b>								
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	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2046	**	1		
Conversion Equipment Steam Boiler	100%			2039	**	1	\$15,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2046	**	4	\$800	
Terminal Devices Convactor/Radiator	100%			2039	**	1	\$4,900	
<b>Air Conditioning</b>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	50%			2024	\$15,200	1		
No Component	50%							
Terminal Devices								
Fan Coil - 2 Pipe	50%			2031	**	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : 2nd Floor</i>						
		<i>Explanation : 9 Split Dx System Units</i>						
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	50%			2031	**	2	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 9 Condenser Units Part Of Split System</i>						
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,700	
No Component	80%							
Exhaust Fans								
Roof	20%			2026	\$4,800	2	\$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2046	**	1		
Galvanized Steel	80%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$8,900	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : One Unit</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

**Asset Name** : MORRISANIA DISTRICT HEALTH CTR.  
**Address** : 1309 FULTON AVENUE @E. 169 STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HEA0004.000 / 2645 **Yr Built/Renovated** : 1955 / 2008  
**Area Sq Ft** : 51,434 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 08-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2925 **Lot** : 80 **BIN** : 2009620

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$229,000	\$42,100
Interior Architecture	\$444,100	
Electrical	\$340,700	\$268,600
Mechanical	\$141,700	\$184,200
<b>Total</b>	<b>\$1,155,400</b>	<b>\$495,000</b>
Importance Code A	\$229,000	\$42,100
Importance Code B	\$775,500	\$452,800
Importance Code C	\$151,000	
<b>Total</b>	<b>\$1,155,400</b>	<b>\$495,000</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$49,000		\$12,200	
Interior Architecture	\$59,800			\$7,100
Electrical	\$4,600	\$4,000	\$10,500	\$4,600
Mechanical	\$7,300	\$7,000	\$11,300	\$9,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$130,500</b>	<b>\$20,800</b>	<b>\$43,900</b>	<b>\$30,700</b>
Importance Code A	\$51,500	\$2,500	\$15,400	\$2,500
Importance Code B	\$79,000	\$18,300	\$28,500	\$28,200
Importance Code C				
<b>Total</b>	<b>\$130,500</b>	<b>\$20,800</b>	<b>\$43,900</b>	<b>\$30,700</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	80%	Now	\$64,800	LIFE	**	5	\$42,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade Of Bulkhead</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$15,900	LIFE	**	5	\$2,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$58,700	LIFE	**	5	\$3,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	5%			2037	**	5	\$9,900	
<b>Windows</b>								
Aluminum	98%	Now	\$105,500	2043	**	5	\$12,300	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%	Now	\$1,500	2036	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	80%	Now	\$31,300	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2032	**	5-10	\$12,000	
<b>Roof</b>								
Modified Bitumen	100%	Now	\$300	2032	**			
<i>Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**MORRISANIA DISTRICT HEALTH CTR.**  
**Asset # : 2645**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	10%	Now	\$8,100	LIFE	**	5	\$16,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$7,500	2030	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	10%	Now	\$18,100	LIFE	**	5	\$5,900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	55%	Now	\$72,600	2032	**	3	\$15,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2035	**	3	\$1,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								
Vinyl Tile 9" X 9"	15%	Now	\$25,700	2022	\$128,300	3	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$65,400	2030	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%			LIFE	**	5	\$10,500	
Marble Panels	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$7,000	
Plaster	30%	Now	\$85,600	LIFE	**	5	\$10,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$56,500	2040	**	5	\$11,400	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	70%	Now	\$35,700	LIFE	**	5	\$33,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2047	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>								
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	98%			2027	\$97,800	5	\$300	
Molded Case Bkrs	2%			2027	\$2,000	5		
<hr/>								
Raceway								
Conduit	80%			2027	\$41,900	1		
Conduit	20%			2047	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2026	\$6,900	5	\$100	
Fused Disc Sw	2%			2043	**	5		
Molded Case Bkrs	18%			2043	**	5	\$200	
Molded Case Bkrs	70%			2026	\$48,100	5	\$900	
<hr/>								
Wiring								
Braided Cloth	50%	2-4	\$39,300	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Thermoplastic	20%			2047	**	1		
Thermoplastic	30%			2027	\$23,600	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%			2025	\$57,300	5	\$200	
Locally Mounted	40%			2040	**	5	\$100	
Variable Frequency Drive	10%			2040	**			
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2032	**	10	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor, Tb Clinic</i>								
<i>Explanation : T-5 Lamps</i>								
<hr/>								
Fluorescent	40%			2032	**	10	\$18,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Fluorescent	30%			2022	\$258,900	10	\$14,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor And 3rd Floor</i>								
<hr/>								
Fluorescent	10%			2032	**	10	\$4,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
<hr/>								
LED	10%			2035	**			

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
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%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$5,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside, Hallways, Lobby, Staircase</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$32,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Horns And Smoke Detector</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$25,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Natural Gas Fired Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$2,500	
Terminal Devices								
Air Handler	30%			2032	**	1	\$9,500	
Convactor/Radiator	70%			2025	\$184,200	1	\$11,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2032	**	1	\$7,200	
Window/Wall Unit	70%			2022	\$71,700	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
<b>Air Conditioning</b>								
<b>Distribution</b>								
	CW & CHW Wtr	30%			2047	**	4	\$800
	Pipe/Pump							
	No Component	70%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	40%			2032	**	1	\$12,700
	No Component	60%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$28,700
<b>Exhaust Fans</b>								
	Interior	40%			2022	\$70,000	2	\$600
	Roof	30%			2032	**	2	\$500
	No Component	30%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : First Floor Mechanical Equipment Room</i>								
<i>Explanation : These Components Are Already Accounted For Under The Cooling Section Of This Report</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2037	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2026	\$30,000	2	\$800
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2027	\$7,500	4	\$1,100
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler Pit Only</i>								
<b>Backflow Preventer</b>								
	Generic	100%			2037	**	1	\$3,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Newly Installed Reduce Pressure Zone Device</i>								
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								

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

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

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement To 5th Floor**Explanation : Two Units*

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Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

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

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

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
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
<b>Total</b>	<b>\$469,100</b>	<b>\$309,600</b>	<b>\$574,800</b>	<b>\$324,700</b>
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			
<b>Total</b>	<b>\$469,100</b>	<b>\$309,600</b>	<b>\$574,800</b>	<b>\$324,700</b>



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

**Asset # : 14212**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Rubber Membrane Ran All The Way Up This Portion Of Parapet</i>								
Metal/Glass Curt Wall	30%	4+	\$7,500	2052	**	5	\$12,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : 14th Floor Roof Deck At Cooling Tower</i>								
Metal Panel	40%			2052	**	5	\$32,800	
Roof								
IRMA/Protected Membrane	100%	Now	\$11,000	2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Under Cooling Tower</i>								
<i>Explanation : Drain Basket Missing On One Drain, Also Clogged With Drinking Cans</i>								
<b>Interior</b>								
Floors								
Carpet	39%			2025	\$2,875,700	3	\$331,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$6,000	LIFE	**	5	\$61,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 14th Floor Mechanical Room</i>								
Ceramic Tile	5%			2039	**	5	\$28,300	
Raised Access Floor	1%			2039	**	5	\$21,200	
Terrazzo	30%			LIFE	**	5	\$132,700	
Vinyl Tile	20%	4+	\$19,600	2026	\$982,300	3	\$42,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

**Asset # : 14212**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$7,600	
Glass: Single Pane	15%			LIFE	**	5	\$42,900	
Gypsum Board	55%	Now	\$17,800	LIFE	**	5	\$125,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 905, 3rd Floor Office Facing North</i>								
Masonry: Limestone	15%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Actually Artificial 'corian' Material</i>								
Metal Panel	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$76,300	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	60%			2043	**	5	\$339,600	
Gypsum Board	20%	Now	\$23,400	LIFE	**	5	\$141,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Store Room S2-05 From Trench Drain Above</i>								
Metal Panel	20%			LIFE	**	5	\$141,500	

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

**Asset # : 14212**

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

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

**Asset # : 14212**

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

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

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

**Asset # : 14212**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2039	* *	1	\$93,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : Serves Reheat System And Perimeter Heat</i>								
Pres. Reducing Valve/LP Steam	50%			2039	* *	5	\$11,200	
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%			2048	* *	4	\$14,000	
Central Plant Steam Piping/Pmp	50%			2052	* *	4	\$14,000	
<b>Terminal Devices</b>								
Air Handler	50%			2034	* *	1	\$116,900	
Convactor/Radiator	25%			2043	* *	1	\$30,500	
Fan Coil Unit/Heat	25%			2034	* *	1	\$30,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : V A V Boxes With Hot Water Reheat</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2048	* *	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	90%			2039	* *	1	\$368,300	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 15th Mechanical Equipment Room</i>								
<i>Explanation : 3 Chillers</i>								
Int Pkg Unit - Heating/Cooling	10%			2030	* *	2	\$2,300	
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	90%			2052	* *	4	\$25,200	
Ductwork/Diffusers	10%			LIFE	* *	2	\$49,200	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht No Component	90%			2034	* *	1	\$210,500	
	10%							
<b>Heat Rejection</b>								
Evaporative Condenser	10%			2034	* *	2	\$26,300	
Water Cooling Tower	90%	Now	\$24,700	2030	* *	2	\$274,000	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : Basin Leak Evident</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$210,900	

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

**Asset # : 14212**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	100%			2034	**	2	\$11,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement 1</i>						
		<i>Explanation : Triplex House Pumps</i>						
HW Heat Exchanger								
Steam Fired	100%			2052	**	4	\$56,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 9th Mechanical Equipment Room</i>						
		<i>Explanation : 2 Units - Instantaneous With No Storage</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$8,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : S B 2</i>						
		<i>Explanation : 2 Duplex Units</i>						
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$15,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : S B 2</i>						
		<i>Explanation : Duplex Unit</i>						
Backflow Preventer								
Generic	100%			2034	**	1	\$23,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Various Locations</i>						
		<i>Explanation : Multiple Devices For Fire, Domestic Water, And Laboratory Water Supply</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (1) S-2 To 15th Floor, (6) S-1 To 13th Floor</i>						
		<i>Explanation : 7 Units</i>						
Hydraulic	30%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (2) Ground To 2nd Floor, (1) S-2 To 2nd Floor</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2052	**	1-5	\$190,700	

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

**Asset # : 14212**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression	Sprinkler							
	Generic	100%		2052	* *	1-2	\$105,900	
Fire Pump								
	Generic	100%		2039	* *	1	\$70,600	

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Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

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

**CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 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
<b>Total</b>	<b>\$55,800</b>	<b>\$5,800</b>	<b>\$8,400</b>	<b>\$2,700</b>
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			
<b>Total</b>	<b>\$55,800</b>	<b>\$5,800</b>	<b>\$8,400</b>	<b>\$2,700</b>



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

**Asset # : 13730**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
<b>Exterior Walls</b>									
Glass Block	5%			LIFE	**	5	\$800		
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : West Facade At Fascia Panel And Window Sill</i>									
Masonry: Brick	90%			LIFE	**	5	\$24,300		
Metal Panel	5%			2046	**	5-10	\$9,300		
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : West Facade</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : At Roof</i>									
<i>Explanation : Fascia Panel</i>									
<b>Windows</b>									
Aluminum	100%	Now	\$3,600	2042	**	5	\$800		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Mezzanine Offices</i>									
<b>Roof</b>									
Modified Bitumen	100%	Now	\$24,700	2031	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Roof Penetrations - Above Shipping Dock And Office Bathrooms</i>									
<b>Interior</b>									
<b>Floors</b>									
Carpet	15%			2025	\$39,900	3	\$4,600		
Ceramic Tile	85%	Now	\$17,200	2035	**	5	\$8,700		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<b>Interior Walls</b>									
Cast in Place Concrete	5%			LIFE	**				
Concrete Masonry Unit	90%	Now	\$7,200	LIFE	**	5	\$6,400		
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Above Receiving Dock And Various Locations</i>									
Gypsum Board	5%			LIFE	**	5	\$500		
<b>Ceilings</b>									
AcousTileSusp.Lay-In	5%			2039	**	5	\$1,000		
Fiber Board	95%			2031	**				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Fiberglass Reinforced Panels</i>									

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

Under 600 Volts

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

**Asset # : 13730**

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

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

**Asset # : 13730**

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

**Lighting**

Egress Lighting

Emergency, Service

60%

2034

\*\*

1

Exit, Service

40%

2034

\*\*

1

Exterior Lighting

HID

30%

2034

\*\*

10

No Component

70%

**Alarm**

Security System

No Component

90%

Generic

10%

2036

\*\*

1

\$500

Fire/Smoke Detection

No Component

50%

Generic, Digital

50%

2034

\*\*

1-3

\$4,200

**Mechanical**

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

**Heating**

Energy Source

Natural Gas

100%

2046

\*\*

1

Conversion Equipment

Furnace

100%

2031

\*\*

1

\$6,700

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

*Location : Roof*

*Explanation : 2 - Gas Fired Packaged Air Conditioning Units, Gas Fired Space Heater*

*Serving Warehouse Space*

**Air Conditioning**

Energy Source

Electricity

100%

2042

\*\*

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

Split Unit

50%

2031

\*\*

2

\$400

20%

2036

\*\*

*Recent Installation, Extent : Light, Area Affected : 100%*

*Location : 1st Floor*

Window/Wall Unit

5%

2024

\$1,400

1

No Component

25%

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\*\*

2-5

\$7,600

Exhaust Fans

Roof

100%

2031

\*\*

2

\$400

**Plumbing**

H/C Water Piping

Brass/Copper

100%

2046

\*\*

1

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

**Asset # : 13730**

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

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Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

**Asset Name** : PUBLIC HEALTH LABORATORY BLDG.  
**Address** : 455 FIRST AVENUE @E. 26 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0001.000 / 1574 **Yr Built/Renovated** : 1968 / 2009  
**Area Sq Ft** : 353,000 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 18-Jul-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,13,14  
**Block** : 932 **Lot** : 17 **BIN** : 1020610

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$5,110,000	\$471,900
Interior Architecture	\$3,400,900	\$1,433,200
Electrical		\$1,452,700
Mechanical	\$1,299,600	\$12,153,700
<b>Total</b>	<b>\$9,810,500</b>	<b>\$15,511,500</b>
Importance Code A	\$5,110,000	\$684,200
Importance Code B	\$4,076,500	\$14,662,200
Importance Code C	\$624,000	\$165,100
<b>Total</b>	<b>\$9,810,500</b>	<b>\$15,511,500</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$25,100		\$10,000	\$8,100
Interior Architecture	\$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/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
<b>Total</b>	<b>\$379,200</b>	<b>\$297,100</b>	<b>\$299,100</b>	<b>\$353,900</b>
Importance Code A	\$35,000		\$10,000	\$8,100
Importance Code B	\$286,700	\$297,100	\$289,100	\$345,800
Importance Code C	\$57,500			
<b>Total</b>	<b>\$379,200</b>	<b>\$297,100</b>	<b>\$299,100</b>	<b>\$353,900</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$54,300	LIFE	**	5	\$47,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	87%	Now	\$842,900	LIFE	**	5	\$273,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%	Now	\$510,900	LIFE	**	5	\$11,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Light, Area Affected : 25%</i>								
<i>Location : Support Bolt Have Become Loose Or Have Broken</i>								
Window Wall	5%			2039	**	5	\$59,000	
Windows								
Aluminum	100%	0-2	\$3,589,300	2054	**	5	\$42,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
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)	5%	Now	\$67,300	2039	**			
<i>Alligating, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
Cast in Place Concrete	10%	Now	\$13,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	70%			2034	**	10	\$68,100	
Roll Roofing	10%			2028	\$41,000	5	\$16,200	
Skylight, Metal/Glass	5%			2039	**	10	\$16,200	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	15%	Now	\$40,000	LIFE	**	5	\$164,700	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2032	**	5	\$25,100	
Terrazzo	5%			LIFE	**	5	\$39,200	
Vinyl Tile	20%			2029	\$871,200	3	\$50,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2037	**	3	\$9,400	
Vinyl Tile 9" X 9"	50%	Now	\$1,410,800	2034	**	3	\$94,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	25%	0-2	\$334,200	LIFE	**	5	\$59,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5-10	\$50,100	
Metal Panel	5%			LIFE	**	10	\$13,300	
Marble Panels	5%			LIFE	**	10	\$11,800	
Plaster	60%	0-2	\$289,800	LIFE	**	5	\$106,200	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Windows Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%	Now	\$124,300	2034	**	5	\$75,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	30%	Now	\$247,300	LIFE	**	5	\$23,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$50,200	
Metal Panel	15%	Now	\$769,900	LIFE	**	5	\$94,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Plaster	20%	Now	\$134,500	LIFE	**	5	\$62,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%			2049	**			
<b>Free Standing Walls</b>								
Concrete Masonry Unit	100%			2049	**			

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

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

## Site Enclosure

## Retaining Walls

Cast in Place Concrete

50%

2064

\* \*

Masonry: Brick

50%

2049

\* \*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete

100%

2042

\* \*

## On-Site Walkways

Cast in Place Concrete

100%

2034

\* \*

## Parking/Driveway

Asphalt

10%

2032

\* \*

Cast in Place Concrete

90%

2034

\* \*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2049

\* \*

5

\$1,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room In Vault Area And Room 002**Explanation : Three Main Service Switches Rated At 5000 Amperes Each*

## Transformers

Dry Type

100%

2042

\* \*

5

\$1,300

## Switchgear / Switchboard

Fused Disc Sw

80%

2049

\* \*

5

\$1,200

Molded Case Bkrs

20%

2049

\* \*

5

\$1,900

## Raceway

Conduit

60%

2029

\$353,900

1

Conduit

40%

2049

\* \*

1

## Panelboards

Fused Disc Sw

5%

2028

\$24,400

5

\$400

Fused Disc Sw

10%

2045

\* \*

5

\$800

Molded Case Bkrs

60%

2028

\$292,900

5

\$5,600

Molded Case Bkrs

25%

2045

\* \*

5

\$2,300

## Wiring

Braided Cloth

40%

2028

\$318,300

1

Thermoplastic

60%

2049

\* \*

1

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Motor Controllers</b>								
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	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Spaces</i>								
<i>Explanation : Motor Control Centers Abandoned In Place</i>								
Variable Frequency Drive	2%			2042	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$10,400	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2042	**	1	\$108,600	
<b>Generators</b>								
Diesel	100%			2038	**	1	\$136,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 2000 Kilowatt Capacity</i>								
<b>Batteries</b>								
Lead/Acid	100%			2023	\$1,500	5	\$13,100	
<b>Fuel Storage</b>								
Day Tank	50%			2045	**	5	\$31,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Generator</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2057	**	5	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 12000 Gallon Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2034	**	10	\$276,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	**	10	\$15,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Lobby And Corridors</i>								
LED	5%			2039	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs</i>								

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

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

## Lighting

Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Battery	50%			2034	**	10	\$11,300	

Exterior Lighting  
Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Building Perimeter**Explanation : Unable To Inspect Due To Scaffolding Around The Building*

## Alarm

Security System								
Generic	100%			2034	**	1	\$131,800	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Fire/Smoke Detection  
Generic, Digital

100%

2034

\*\*

1-3

\$217,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Manual Pull Stations, Horns/strobes, Smoke Detection*

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

## Heating

Energy Source								
Utility Steam	100%			2039	**	1		

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam From Con Edison*

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2025	\$212,300	5	\$19,900	
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*Other Observation, Extent : Light, Area Affected : 60%**Location : Basement**Explanation : 3 Old Steam To Hot Water Converters*

Distribution

Hot Wtr Piping/Pump	60%			2037	**	4	\$14,900	
Central Plant Steam Piping/Pmp	40%			2029	\$2,170,400	4	\$9,900	

Terminal Devices

Air Handler	80%			2024	\$3,606,400	1	\$165,900	
Convactor/Radiator	20%			2027	\$343,300	1	\$21,700	

## Air Conditioning

Energy Source								
Electricity	65%			2037	**	1		
Steam/HW System	35%			2039	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Absorption Chiller/Steam/HW	40%	Now	\$908,600	2032	**	1	\$130,700
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 14th Floor</i>								
<i>Explanation : One Chiller Is 50 Years Old And No Longer Produces Chilled Water</i>								
	Centrifugal, Elec Chiller	40%			2032	**	1	\$145,200
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : 14th Floor</i>								
	Reciprocating Compr/Chiller	18%			2034	**	1	\$28,000
<i>R-134a Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
	Split Unit	2%			2034	**		
Distribution								
	CW & CHW Wtr Pipe/Pump	100%	Now	\$78,200	2039	**	4	\$16,500
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 14th Floor</i>								
<i>Explanation : One Of Six Chw Pumps Broken</i>								
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%			2027	\$973,300	2	\$270,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And 14th Floor</i>								
<i>Explanation : One Outdoor Tower And One Indoor Tower</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$147,700	LIFE	**	2-5	\$187,000
<i>Noxious Fumes, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement - Interior Exhausts Into Building</i>								
Exhaust Fans								
	Interior	80%	Now	\$45,600	2024	\$912,500	2	\$6,600
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Different Areas Are Mixed Together Allowing Cross Contamination</i>								
	Roof	20%	Now	\$5,300	2029	\$106,500	2	\$1,600
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Redesign Of Some Exhaust Ducts Necessary To Prevent Backfeed And Cross Contamination</i>								
Plumbing								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$119,500	2039	**	1		
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger Steam Fired	100%			2055	**	4	\$33,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 14th Floor</i>								
<i>Explanation : 1 Units</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Compressed Air	100%			2029	\$62,900	4	\$5,300	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Passenger Cellar To 13 And Freight Cellar To 14</i>								
<i>Explanation : 4 Passenger 2 Freight, 1 Passenger Is Abandoned One Freight Was Removed And The Shaft Is Now A Conduit Riser</i>								
Fire Suppression								
Standpipe								
Generic	100%			2039	**	1-5	\$169,100	
Sprinkler								
No Component	80%							
Generic	20%			2039	**	1-2	\$18,800	
Fire Pump								
Generic	100%			2032	**	1	\$62,600	

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Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

**Asset Name** : QUEENS OCME  
**Address** : 160-15 82ND DRIVE @ QUEENS HOSPITAL CTR.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HEA0034.000 / 14654 **Yr Built/Renovated** : 2004 / 2006  
**Area Sq Ft** : 37,718 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 25-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 6858 **Lot** : 1 **BIN** : 4854226

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture		\$143,800
Interior Architecture	\$238,600	
<b>Total</b>	<b>\$238,600</b>	<b>\$143,800</b>
Importance Code A		\$143,800
Importance Code B	\$238,600	
<b>Total</b>	<b>\$238,600</b>	<b>\$143,800</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$66,000		\$12,600	
Interior Architecture	\$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/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$187,700</b>	<b>\$23,200</b>	<b>\$59,400</b>	<b>\$29,500</b>
Importance Code A	\$66,200	\$200	\$12,800	\$1,200
Importance Code B	\$114,300	\$23,000	\$46,600	\$26,900
Importance Code C	\$7,300			\$1,300
<b>Total</b>	<b>\$187,700</b>	<b>\$23,200</b>	<b>\$59,400</b>	<b>\$29,500</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	50%	Now	\$18,200	LIFE	**	5	\$29,600	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North East Corner</i>								
Metal Panel	27%			2049	**	5-10	\$110,000	
Metal Coiling Doors	3%	Now	\$2,100	2042	**	5	\$2,800	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Broken Spring</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$19,300	
Window Wall	15%	Now	\$8,700	2049	**	5	\$16,700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Conference Room And Family Room</i>								
<b>Windows</b>								
Aluminum	95%	Now	\$10,200	2045	**	5	\$6,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Offices 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Offices 2nd Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Windows</i>								
Metal Louvers	5%			2038	**	10	\$3,900	
<b>Parapets</b>								
Masonry: Brick	35%	Now	\$15,800	LIFE	**	5	\$2,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	20%			2049	**	5	\$5,900	
Metal Panel	25%			2049	**	5	\$7,400	
Metal Rail	15%			2042	**	5-10	\$20,700	
Pre-Cast Concrete	5%	Now	\$1,400	LIFE	**	5	\$2,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
Single Ply Membrane	100%			2034	**	10	\$63,800	
<b>Soffits</b>								
Glass: Special Gauge	25%			LIFE	**	1		
Metal Panel	75%			2049	**	5-10		
<b>Interior</b>								

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Floors</b>									
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			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Freezers</i>									
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Freezers</i>									
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Freezers</i>									
Terrazzo	20%	Now	\$107,100	LIFE	**	5	\$8,800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Throughout</i>									
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Traffic Topping	25%			2034	**	5	\$17,600		
Vinyl Tile	25%			2034	**	3	\$5,300		
<b>Interior Walls</b>									
Ceramic Tile	30%			2038	**	5	\$2,700		
Concrete Masonry Unit	20%			LIFE	**	5	\$1,400		
Gypsum Board	50%			LIFE	**	5-10	\$7,500		
<b>Ceilings</b>									
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		
<b>Site Enclosure</b>									
<b>Free Standing Walls</b>									
Masonry: Brick	100%	0-2	\$1,700	2049	**				
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<b>Site Pavements</b>									
<b>On-Site Walkways</b>									
Cast in Place Concrete	100%			2042	**				
<b>Parking/Driveway</b>									
Asphalt	100%			2038	**				

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

Under 600 Volts

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Fused Disc Sw	100%			2049	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated 4000 Amperes, Fire Pump Service Switch Rated 800 Amperes</i>								
<hr/>								
<b>Transformers</b>								
	Dry Type	100%			2042	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kilo-volt-ampere, 208 Volts Primary, 480/ 277 Volts Secondary</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	90%			2049	**	5	\$100
	Molded Case Bkrs	10%			2049	**	5	\$100
<hr/>								
<b>Raceway</b>								
	Conduit	100%			2049	**	1	
<hr/>								
<b>Panelboards</b>								
	Fused Disc Sw	15%			2045	**	5	\$100
	Molded Case Bkrs	85%			2045	**	5	\$800
<hr/>								
<b>Wiring</b>								
	Thermoplastic	100%			2049	**	1	
<hr/>								
<b>Motor Controllers</b>								
	Locally Mounted	95%			2042	**	5	\$200
	Locally Mounted	5%	4+	\$2,300	2049	**	5	
<i>Enclosure Corroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Exhaust Fans</i>								
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$1,100
<hr/>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2042	**	1	\$11,600
<hr/>								
<b>Generators</b>								
	Diesel	100%			2038	**	1	\$14,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Generator Rated 600 Kilowatts</i>								
<hr/>								
<b>Batteries</b>								
	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.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Fuel Storage</b>								
Day Tank	50%			2045	**	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2057	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4500 Gallon Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	3%			2034	**	10	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	50%			2034	**	10	\$17,300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	40%			2034	**	10	\$13,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Autopsy Rooms And Basement</i>								
HID	2%	0-2	\$1,200	2039	**			
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Conference Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Conference Room</i>								
<i>Explanation : Halogen Light Fixtures</i>								
LED	5%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : LED Light Fixtures</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2034	**	1		
Exit, LED	50%			2057	**	1		
<b>Exterior Lighting</b>								
HID	10%			2034	**	10		
No Component	90%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2034	**	1	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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

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

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

## Alarm

Fire/Smoke Detection  
Generic, Analog

100%

2034

\* \*

1-3

\$23,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors*

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

## Heating

Energy Source  
Plant Campus Steam /  
PRV

100%

2049

\* \*

1

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Q H C**Explanation : From Queens Hospital Center*

## Conversion Equipment

Heat Exchanger, Plate &  
Frame  
Pres. Reducing  
Valve/LP Steam

10%

2038

\* \*

1

\$1,900

90%

2038

\* \*

5

\$2,000

## Distribution

Hot Wtr Piping/Pump  
Steam Piping/Pump

10%

2045

\* \*

4

\$300

90%

2049

\* \*

## Terminal Devices

Air Handler  
Fan Coil Unit/Heat

90%

2034

\* \*

1

\$21,000

10%

2034

\* \*

1

\$1,200

## Air Conditioning

Energy Source  
Steam/HW System

100%

2049

\* \*

1

## Conversion Equipment

Absorption  
Chiller/Steam/HW

100%

2038

\* \*

1

\$40,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units, Using Lithium Bromide Refrigerant*

## Distribution

CW & CHW Wtr  
Pipe/Pump

100%

2049

\* \*

4

\$2,800

## Terminal Devices

Air Handler/Cool/Ht

100%

2034

\* \*

1

\$23,300

## Heat Rejection

Water Cooling Tower

100%

2030

\* \*

2

\$38,000

## Ventilation

## 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.

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Roof	100%			2034	**	2	\$1,200
<b>Plumbing</b>								
	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%						
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
<b>Fire Suppression</b>								
	Sprinkler							
	Generic	100%			2049	**	1-2	\$10,600
	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** : RIVERSIDE HEALTH CENTER  
**Address** : 160 WEST 100TH STREET @AMSTERDAM AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0014.000 / 1984 **Yr Built/Renovated** : 1960 / 2014  
**Area Sq Ft** : 34,000 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 18-Jun-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1852 **Lot** : 49 **BIN** : 1055906

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$252,900	\$61,800
Interior Architecture		\$36,400
<b>Total</b>	<b>\$252,900</b>	<b>\$98,200</b>
Importance Code A	\$252,900	\$61,800
Importance Code C		\$36,400
<b>Total</b>	<b>\$252,900</b>	<b>\$98,200</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
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
<b>Total</b>	<b>\$19,200</b>	<b>\$60,400</b>	<b>\$21,200</b>	<b>\$18,700</b>
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		
<b>Total</b>	<b>\$19,200</b>	<b>\$60,400</b>	<b>\$21,200</b>	<b>\$18,700</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Glazed Ceramic Panel	5%			LIFE	**	5	\$15,300	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	95%			LIFE	**	5	\$61,800	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
<b>Windows</b>								
Aluminum	100%			2051	**	5	\$14,000	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<b>Parapets</b>								
Masonry: Brick	95%			LIFE	**	5	\$4,000	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
<b>Roof</b>								
Modified Bitumen	100%	Now	\$252,900	2036	**			
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Sheet Vinyl/Rubber	5%			2036	**	5	\$3,100	
Terrazzo	25%			LIFE	**	5	\$8,100	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Wood	65%			2066	**	5	\$50,400	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Ceramic Tile	5%			2041	**	5	\$3,400	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Gypsum Board	90%			LIFE	**	5	\$36,400	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**RIVERSIDE HEALTH CENTER**  
**Asset # : 1984**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2046	**	5	\$2,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	65%			LIFE	**	5	\$4,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Gypsum Board	30%			LIFE	**	5	\$15,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2056	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2056	**	5	\$900	
Raceway								
Conduit	100%			2056	**	1		
Panelboards								
Molded Case Bkrs	100%			2051	**	5	\$900	
Wiring								
Thermoplastic	100%			2056	**	1		
Motor Controllers								
Locally Mounted	100%			2046	**	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Water Main</i>								
<hr/>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2046	**	1	\$10,500	
Generators								
Diesel	100%			2041	**	1	\$13,200	
Batteries								
Not Accessible	100%							

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Fuel Storage								
Day Tank	20%			2051	**	5	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 100gal</i>						
Main Tank	80%			2066	**	5	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 275gal</i>						
Lighting								
Interior Lighting								
Fluorescent	100%			2036	**	10	\$31,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T8 And T5 And Compact Lamps</i>						
Egress Lighting								
Exit, LED	100%			2066	**	1		
Exterior Lighting								
HID	20%			2036	**	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2036	**	1	\$2,500	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2036	**	1-3	\$4,200	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Natural Gas	100%			2046	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	**	1	\$16,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2051	**	4	\$1,700	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**RIVERSIDE HEALTH CENTER**  
**Asset # : 1984**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	20%			2036	**	1	\$4,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 11 Units</i>						
Convector/Radiator	50%			2046	**	1	\$5,500	
Fan Coil Unit/Heat	30%			2036	**	1	\$3,300	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2036	**	2	\$2,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	**	1	\$21,000	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,000	
Exhaust Fans								
Roof	100%			2036	**	2	\$1,000	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2056	**	1		
Water Heater								
Gas Fired	100%			2026		2	\$19,800	\$500
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 2 Units</i>						
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2056	**	1-5	\$17,800	
Sprinkler								
Generic	100%			2056	**	1-2	\$9,500	
Chemical System								
Not Accessible	100%							

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Print Date : 20-Sep-2018

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2019**

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

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$199,700	\$190,000
Interior Architecture		\$181,600
Mechanical		\$347,200
<b>Total</b>	<b>\$199,700</b>	<b>\$718,800</b>
Importance Code A	\$199,700	\$190,000
Importance Code B		\$528,700
<b>Total</b>	<b>\$199,700</b>	<b>\$718,800</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
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
<b>Total</b>	<b>\$108,900</b>	<b>\$19,900</b>	<b>\$45,100</b>	<b>\$23,300</b>
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			
<b>Total</b>	<b>\$108,900</b>	<b>\$19,900</b>	<b>\$45,100</b>	<b>\$23,300</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$13,900	LIFE	**	5	\$12,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$118,900	LIFE	**	5	\$38,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$80,800	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%	0-2	\$12,900	2043	**	5	\$1,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel	10%	Now	\$17,900	2052	**	5	\$2,100	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$1,800	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$7,400	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	95%			2027	\$151,400	10	\$10,900	
Skylight, Metal/Glass	5%			2037	**	10	\$1,900	

Interior

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2030	**	5	\$1,000	
Gypsum Board	80%	Now	\$7,000	LIFE	**	5	\$9,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%			LIFE	**			
SGFT/Glazed Masonry	10%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	75%	0-2	\$10,800	2040	**	5	\$13,100	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**	5	\$300	
Gypsum Board	10%			LIFE	**	5	\$4,400	
Plaster	10%			LIFE	**	5	\$2,200	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2047	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
<b>Transformers</b>								
Dry Type	100%			2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 75kva, 208/480/277 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2047	**	5	\$200	
<b>Raceway</b>								
Conduit	100%			2047	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2043	**	5		
Molded Case Bkrs	95%			2043	**	5	\$1,000	
<b>Wiring</b>								
Thermoplastic	100%			2047	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2040	**	5	\$300	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	10%			2032	**	10	\$2,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	90%			2032	**	10	\$19,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2032	**	10	\$2,800	
Exit, LED	50%			2055	**	1		
<b>Exterior Lighting</b>								
HID	20%			2032	**	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2032	**	1	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby, Entry And Exit Doors</i>								
<i>Explanation : CCTV Surveillance Camera And Intrusion Alarm System. Motion Sensors And Panic Bars</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2032	**	1-3	\$26,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors And Strobe Lights</i>								

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

Heating

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$11,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 8 Natural Gas Fired Modular Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$1,100	
Terminal Devices								
Convactor/Radiator	50%			2040	**	1	\$3,800	
Fan Coil Unit/Heat	50%			2027	\$166,800	1	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Air Distribution System</i>								
<i>Explanation : Vav Boxes With Reheat Coils In The Ductwork</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2027	\$180,400	2	\$1,400	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000	
Exhaust Fans								
Interior	40%			2027	\$31,700	2	\$300	
Roof	10%			2027	\$3,700	2	\$100	
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Component Accounted For Under The Cooling Section Of This Report</i>								
<b>Plumbing</b>								
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		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	100%			2027	\$6,100	4	\$900	

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Backflow Preventer							
	Generic	100%			2032	**	1	\$1,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Rpz</i>					
<hr/>								
	Fixtures							
	Generic	100%						
<hr/>								
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	75%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 5th Floor</i>					
			<i>Explanation : Two Units</i>					
			<i>, One Of Two Units With Defective Elevator Controller</i>					
	Hydraulic	25%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 1st Floor</i>					
			<i>Explanation : 1 Unit</i>					
<hr/>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	No Component	50%						
	Generic	50%			2047	**	1-5	\$6,100
<hr/>								
	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.  
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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** : WASHINGTON HEIGHTS DIST. HEALTH CENTER  
**Address** : 600 WEST 168TH STREET @BROADWAY  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HEA0003.000 / 1999 **Yr Built/Renovated** : 1939 / 2002  
**Area Sq Ft** : 42,000 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 07-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,D  
**Block** : 2138 **Lot** : 24 **BIN** : 1063379

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$1,050,000	\$385,800
Interior Architecture		\$104,400
Electrical	\$29,400	\$482,700
Mechanical	\$23,800	\$1,134,000
<b>Total</b>	<b>\$1,103,200</b>	<b>\$2,106,900</b>
Importance Code A	\$1,050,000	\$385,800
Importance Code B	\$53,200	\$1,721,100
<b>Total</b>	<b>\$1,103,200</b>	<b>\$2,106,900</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$24,200		\$24,300	
Interior Architecture	\$141,000	\$700		\$700
Electrical	\$61,700	\$2,800	\$11,400	\$3,500
Mechanical	\$20,400	\$4,800	\$34,000	\$6,800
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
<b>Total</b>	<b>\$261,200</b>	<b>\$22,100</b>	<b>\$83,500</b>	<b>\$24,700</b>
Importance Code A	\$24,200	\$1,000	\$24,400	
Importance Code B	\$192,900	\$21,100	\$59,100	\$24,700
Importance Code C	\$44,100			
<b>Total</b>	<b>\$261,200</b>	<b>\$22,100</b>	<b>\$83,500</b>	<b>\$24,700</b>



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

**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WASHINGTON HEIGHTS DIST. HEALTH CENTER**  
**Asset # : 1999**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$638,400	LIFE	**	5	\$69,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$96,300	LIFE	**	5	\$3,200	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Window Sills</i>								
Metal Panel	15%			2037	**	5-10	\$89,100	
Windows								
Aluminum	90%	Now	\$152,300	2043	**	5	\$8,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	10%	Now	\$105,500	2052	**	5	\$12,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Parapets								
Masonry: Brick	80%	Now	\$57,400	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$8,700	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	Now	\$3,000	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**WASHINGTON HEIGHTS DIST. HEALTH CENTER**

**Asset # : 1999**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	100%	Now	\$12,600	2027	\$251,900			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,700	
Ceramic Tile	10%	Now	\$5,200	2036	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2040	**	5	\$3,900	
Terrazzo	5%	0-2	\$6,200	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
Vinyl Tile	10%			2027		3	\$2,000	
Vinyl Tile 9" X 9"	10%	Now	\$17,700	2027	\$58,900	3	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	55%			2055	**	5	\$54,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th, 5th, 6th And 7th Floor</i>								
<i>Explanation : Laminated Wood</i>								
Interior Walls								
Concrete Masonry Unit	15%	Now	\$15,100	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%			LIFE	**	5	\$3,300	
Gypsum Board	45%			LIFE	**	5	\$23,900	
Marble Panels	5%			LIFE	**			
Plaster	20%	Now	\$29,000	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%			LIFE	**			

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

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

**Asset # : 1999**

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

## Interior

## Ceilings

AcousTileConcealSpLn	25%	Now	\$10,800	2040	**	5	\$8,200	
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*Cracking/Crumbling, Extent : Light, Area Affected : 20%*

*Location : Throughout*

AcousTileSusp.Lay-In	40%			2040	**	5	\$21,000	
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Gypsum Board	10%			LIFE	**	5	\$6,600	
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Plaster	25%	Now	\$17,600	LIFE	**	5	\$8,200	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : Stairwell*

*Paint Peeling, Extent : Moderate, Area Affected : 30%*

*Location : Stock Room*

*Water Penetration, Extent : Light, Area Affected : 10%*

*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2037	**	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.*

## Switchgear / Switchboard

Fused Disc Sw	100%			2037	**	5	\$200	
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## Raceway

Conduit	30%			2037	**	1		
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Conduit	65%			2027	\$34,100	1		
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Conduit	5%			2053	**	1		
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## Panelboards

Fused Toggle Switch	35%	2-4	\$16,000	2052	**	5	\$200	
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*On Extended Life, Extent : Severe, Area Affected : 100%*

*Location : Basement 1,2,3,4 Stairway*

Molded Case Bkrs	30%			2026	\$13,700	5	\$300	
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Molded Case Bkrs	5%			2049	**	5	\$100	
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Molded Case Bkrs	30%			2035	**	5	\$300	
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## Wiring

Braided Cloth	35%	2-4	\$27,500	2052	**	1		
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*Insulation Aged, Extent : Severe, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic	30%			2027	\$23,600	1		
---------------	-----	--	--	------	----------	---	--	--

Thermoplastic	5%			2053	**	1		
---------------	----	--	--	------	----	---	--	--

Thermoplastic	30%			2037	**	1		
---------------	-----	--	--	------	----	---	--	--

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

**Asset # : 1999**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Motor Controllers</b>								
Locally Mounted	45%			2025	\$43,000	5	\$100	
Locally Mounted	5%	Now	\$4,800	2047	**	5		
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Variable Frequency Drive	50%			2032	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	0-2	\$9,700	LIFE	**	5	\$600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	30%			2035	**	10	\$9,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	50%			2027	\$293,900	10	\$16,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2022	\$29,400	10	\$1,600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor Office</i>								
Fluorescent	15%			2027	\$88,200	10	\$4,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Staircase</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2032	**	10	\$4,200	
Exit, LED	10%			2055	**	1		
Exit, Service	40%			2032	**	1		
<b>Exterior Lighting</b>								
Fluorescent	3%			2027	\$4,100	10	\$100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
HID	15%			2027	\$24,300	10		
Incandescent	2%			2022	\$2,700	2		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2035	**	1	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor, 4th Floor, Hallways</i>								
<i>Explanation : CCTV Surveillance Camera</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 1999**

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

**Alarm**

Fire/Smoke Detection  
Generic, Digital

100%

2032

\*\*

1-3

\$26,700

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

*Location : Throughout The Building*

*Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

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

**Heating**

Energy Source  
Plant Campus Steam /  
PRV

100%

2037

\*\*

1

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

*Location : Columbia University - Adjacent Building*

*Explanation : From Outside Source*

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, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

**Terminal Devices**

Air Handler  
Convactor/Radiator

40%

2032

\*\*

1

\$8,700

60%

2025

\$107,600

1

\$6,800

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

*Location : Throughout*

**Air Conditioning**

Energy Source  
Electricity

100%

2043

\*\*

1

Conversion Equipment  
Int Pkg Unit -  
Heating/Cooling

20%

2025

\$142,400

2

\$400

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

*Location : First Floor*

*Explanation : This Unit Serves The First Floor*

Reciprocating  
Compr/Chiller

40%

2027

\$113,700

1

\$6,500

Window/Wall Unit

40%

Now

\$2,800

2022

\$27,900

1

*Loose, Extent : Moderate, Area Affected : 15%*

*Location : 1st And 2nd Floors*

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

**Asset # : 1999**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Distribution</b>								
	CW & CHW Wtr	40%			2037	**	4	\$1,000
	Pipe/Pump							
	No Component	60%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	40%			2027	\$150,200	1	\$8,700
	No Component	60%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,500
<b>Exhaust Fans</b>								
	Interior	10%	0-2	\$11,900	2037	**	2	\$100
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Penthouse Mechanical Equipment Room, House General Exhaust Fan Multiple Mechanical And Or Electrical Defects</i>							
	Interior	20%			2022	\$23,800	2	\$200
	Roof	30%			2027	\$16,700	2	\$300
	No Component	40%						
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : 1st, 4th Floor And Penthouse Mechanical Equipment Room</i>							
	<i>Explanation : These Components Are Accounted For Under The Cooling Section Of This Report</i>							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2037	**	1	
<b>HW Heat Exchanger</b>								
	Steam Fired	100%			2027	\$53,300	4	\$3,500
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<b>Sump Pump(s)</b>								
	Submersible	100%			2020	\$1,400	4	\$1,300
<b>Sewage Ejector(s)</b>								
	Electric	95%			2027	\$11,000	4	\$1,600
	Electric	5%	Now	\$600	2037	**	4	\$100
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement, Malfunctioning Pump Controls</i>							
<b>Backflow Preventer</b>								
	Generic	100%			2027	\$8,500	1	\$2,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Item Located In Water Meter Room</i>							

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

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

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

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

**Asset # : 1999**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE				**
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 7th Floor</i>						
		<i>Explanation : Two Units, Maintained By Columbia University</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** : WESTCHESTER DISTRICT HEALTH CTR  
**Address** : 2527 GLEBE AVENUE @OVERING STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HEA0006.000 / 1978 **Yr Built/Renovated** : 1955 / 2011  
**Area Sq Ft** : 35,461 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 10-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,p  
**Block** : 3986 **Lot** : 34 **BIN** : 2041911

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

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
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
<b>Total</b>	<b>\$155,100</b>	<b>\$32,100</b>	<b>\$53,500</b>	<b>\$18,400</b>
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			
<b>Total</b>	<b>\$155,100</b>	<b>\$32,100</b>	<b>\$53,500</b>	<b>\$18,400</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$197,200	LIFE	**	5	\$32,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$135,100	2035	**	5	\$7,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$11,800	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$48,200	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	5%	Now	\$8,600	2027	\$17,300			
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roll Roofing	95%			2026	\$99,800	5	\$39,500	
Interior								
Floors								
Carpet	15%			2026	\$103,700	3	\$15,900	
Cast in Place Concrete	5%			LIFE	**	5	\$5,800	
Ceramic Tile	5%			2030	**	5	\$2,700	
Quarry Tile	5%			2032	**	5	\$4,000	
Terrazzo	15%	0-2	\$18,900	LIFE	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
Vinyl Tile	45%			2032	**	3	\$11,900	
Vinyl Tile	10%			2027	\$46,100	3	\$2,000	

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$8,100	2030	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$3,400	
Plaster	35%	Now	\$16,400	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	35%			LIFE	**			
Wood	10%			LIFE	**	5	\$22,900	
<b>Ceilings</b>								
AcousTile,Adhered	10%			2032	**	5	\$5,300	
AcousTileSusp.Lay-In	25%			2040	**	5	\$13,300	
Plaster	65%	Now	\$23,100	LIFE	**	5	\$21,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2047	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2047	**	5	\$900	
<b>Raceway</b>								
Conduit	90%			2027	\$32,400	1		
Conduit	10%			2047	**	1		
<b>Panelboards</b>								
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	
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$26,300	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2047	**	1		

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Motor Controllers</b>								
Locally Mounted	50%			2040	**	5	\$100	
Locally Mounted	40%			2032	**	5	\$100	
Locally Mounted	10%			2025	\$7,600	5		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$500	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	50%			2032	**	10	\$16,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	40%			2022	\$238,000	10	\$13,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	9%			2035	**	10	\$2,900	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Fluorescent	1%			2032	**	10	\$300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Cars</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2032	**	10	\$4,300	
Exit, Service	50%			2032	**	1		
<b>Exterior Lighting</b>								
HID	20%			2032	**	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2032	**	1	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Staircases, Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2032	**	1-3	\$22,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns And Strobe Lights</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2037	**	1		

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
	Conversion Equipment							
	Hot Water Boiler	100%			2032	**	1	\$17,500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 2 Natural Gas Fired Sectional Hot Water Boilers</i>					
	Distribution							
	Hot Wtr Piping/Pump	20%			2043	**	4	\$400
	Hot Wtr Piping/Pump	80%			2035	**	4	\$1,400
	Terminal Devices							
	Convactor/Radiator	100%			2025	\$181,500	1	\$11,500
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
<b>Air Conditioning</b>								
	Energy Source							
	Electricity	100%			2043	**	1	
	Conversion Equipment							
	Window/Wall Unit	70%			2022	\$49,400	1	
	No Component	30%						
	Terminal Devices							
	Fan Coil - 2 Pipe	30%			2032	**	1	\$3,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : First Floor And Basement Level</i>					
			<i>Explanation : Interior Portion Of Split Unit</i>					
	No Component	70%						
	Heat Rejection							
	Air Cooled Condenser Unit	30%			2032	**	2	\$7,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Court Yard And Roof</i>					
			<i>Explanation : External Portion Of Split Unit</i>					
	No Component	70%						
<b>Ventilation</b>								
	Distribution							
	Ductwork/Diffusers	100%	Now	\$6,200	LIFE	**	2-5	\$19,800
			<i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Mechanical Equipment Room</i>					
	Exhaust Fans							
	Interior	100%			2022	\$120,600	2	\$1,100
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Penthouse Mechanical Equipment Room</i>					
<b>Plumbing</b>								
	H/C Water Piping							
	Galvanized Steel	100%			2032	**	1	
	Water Heater							
	Gas Fired	100%			2026	\$20,700	2	\$500
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Sanitary Piping							
	Cast Iron	2%	Now	\$5,000	LIFE	* *	1	
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Boiler Room</i>						
	Cast Iron	98%			LIFE	* *	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<b>Storm Drain Piping</b>								
	Cast Iron	5%	Now	\$3,500	LIFE	* *	1	
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Backyard Leaders</i>						
	Cast Iron	95%			LIFE	* *	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<b>Sump Pump(s)</b>								
	Submersible	100%			2021	\$1,100	4	\$1,100
<b>Backflow Preventer</b>								
	Generic	100%			2032	* *	1	\$2,200
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
		<i>Explanation : Component Observed In Closet On The First Floor</i>						
<b>Fixtures</b>								
	Generic	100%						
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
		<i>, One Defective Elevator Controller</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** : WILLIAMSBURG DISTRICT HEALTH CTR  
**Address** : 151 MAUJER STREET (NEAR GRAHAM AVE.)  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0019.000 / 1987 **Yr Built/Renovated** : 1936 / 2007  
**Area Sq Ft** : 27,172 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 24-Aug-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2788 **Lot** : 33 **BIN** : 3069604

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$42,100	\$42,100
Interior Architecture	\$181,700	\$48,600
Electrical	\$293,100	\$522,700
Mechanical		\$251,000
<b>Total</b>	<b>\$516,800</b>	<b>\$864,500</b>
Importance Code A	\$42,100	\$42,100
Importance Code B	\$474,800	\$822,400
<b>Total</b>	<b>\$516,800</b>	<b>\$864,500</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$32,300		\$1,500	
Interior Architecture	\$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/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$122,300</b>	<b>\$6,900</b>	<b>\$13,100</b>	<b>\$10,600</b>
Importance Code A	\$33,600	\$1,200	\$2,800	\$1,200
Importance Code B	\$66,100	\$5,600	\$9,400	\$9,400
Importance Code C	\$22,700		\$900	
<b>Total</b>	<b>\$122,300</b>	<b>\$6,900</b>	<b>\$13,100</b>	<b>\$10,600</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%			LIFE	**	5	\$84,200	
Granite Panels	2%			LIFE	**	5	\$1,400	
Pre-Cast Concrete	8%			LIFE	**	5	\$24,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entry</i>								
<hr/>								
<b>Windows</b>								
Aluminum	100%			2045	**	5	\$10,800	
<hr/>								
<b>Parapets</b>								
Masonry: Brick	90%	0-2	\$4,900	LIFE	**	5	\$4,200	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lower Roof</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lower Roof</i>								
<hr/>								
Metal Rail	3%			2042	**	5-10	\$2,500	
Pre-Cast Concrete	7%			LIFE	**	5	\$4,100	
<hr/>								
<b>Roof</b>								
Fiberglass Panel	5%			2042	**	1		
Modified Bitumen	95%	0-2	\$7,100	2034	**			
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 1%</i>								
<i>Location : Upper Roof</i>								
<hr/>								
<b>Soffits</b>								
Cast in Place Concrete	100%			LIFE	**	5		
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$16,300	
Ceramic Tile	8%	4+	\$5,900	2032	**	5	\$1,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mens Bathroom In Basement</i>								
<hr/>								
Terrazzo	12%			LIFE	**	5	\$7,000	
Vinyl Tile	55%	4+	\$53,500	2034	**	3	\$7,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 2nd And 3rd Floor</i>								
<hr/>								
Vinyl Tile	15%	4+	\$4,900	2024	\$48,600	3	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Staircase A</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor And Some Sections In Basement</i>								
<i>Explanation : 9x9 Units</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$1,900	
Gypsum Board	10%	0-2	\$3,200	LIFE	**	5	\$2,300	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd And 3rd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout 2nd And 3rd Floor</i>								
Marble Panels	5%			LIFE	**	10	\$800	
Plaster	63%			LIFE	**	5-10	\$20,300	
Plaster	2%	Now	\$1,900	LIFE	**	5	\$200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								
SGFT/Glazed Masonry	15%			LIFE	**	10	\$2,800	
Ceilings								
AcousTileSusp.Lay-In	40%	Now	\$123,300	2049	**	5	\$7,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$4,700	
Plaster	50%			LIFE	**	5-10	\$32,100	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	100%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : ADA Ramp</i>								
<i>Explanation : Granite Panels</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$500	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$900	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
Service Equipment								
	Fused Disc Sw	100%			2029	\$4,900	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch.</i>								
<hr/>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2029	\$74,800	5	\$700
<hr/>								
Raceway								
	Conduit	100%			2029	\$36,000	1	
<hr/>								
Panelboards								
	Molded Case Bkrs	100%			2028	\$30,500	5	\$700
<hr/>								
Wiring								
	Thermoplastic	100%			2029	\$52,500	1	
<hr/>								
Motor Controllers								
	Locally Mounted	100%			2027	\$57,300	5	\$200
<hr/>								
<b>Ground</b>								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe.</i>								
<hr/>								
<b>Lighting</b>								
Interior Lighting								
	Fluorescent	30%			2024	\$125,600	10	\$6,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Using T-8 Lamps.</i>								
<hr/>								
	Fluorescent	65%	Now	\$272,100	2039	**		
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<hr/>								
	Fluorescent	5%	0-2	\$20,900	2039	**		
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<hr/>								
Egress Lighting								
	Emergency, Service	50%			2024	\$6,300	1	
	Exit, Service	50%			2024	\$4,200	1	
<hr/>								
Exterior Lighting								
	HID	100%			2024	\$104,700	10	\$100
<hr/>								
<b>Alarm</b>								
Security System								
	No Component	80%						
	Generic	20%			2024	\$16,800	1	\$2,000
<hr/>								
Fire/Smoke Detection								
	No Component	75%						
	Generic, Analog	25%			2029	\$71,800	1-3	\$4,300

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	50%			2032	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement - Boiler Room</i>						
		<i>Explanation : 2 Instantaneous Heat Exchanger Convert Steam To Hot Water For Heating.</i>						
Steam Boiler	50%			2034	**	1	\$12,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Gas Fired Steam Boilers</i>						
Distribution								
Hot Wtr Piping/Pump	90%			2028	\$33,500	4	\$1,700	
Steam Piping/Pump	10%			2039	**			
Terminal Devices								
Convactor/Radiator	100%			2027	\$127,700	1	\$8,100	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling Split Unit	15%			2024	\$29,000	2	\$200	
	1%			2029	\$5,100			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Elevator Machine Room</i>						
		<i>Explanation : 1 Unit</i>						
Window/Wall Unit	60%			2027	\$29,800	1		
No Component	24%							
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2	\$6,100	
No Component	85%							
Terminal Devices								
Air Handler/Dir Expansion	15%			2024	\$30,400	1		
		<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Roof</i>						
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2024	\$5,500	2	\$2,600	
		<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Roof</i>						
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,000	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Roof	100%			2029	\$39,600	2	\$800
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	20%			2039	**	1	
	Galvanized Steel	80%			2027	\$83,700	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Beyond The Boiler Room, The Domestic Hot And Cold Water Piping Are Beyond Their Useful Life Cycle Limit</i>				
	Water Heater							
	Gas Fired	100%			2024	\$14,500	2	\$400
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement Boiler Room</i>				
				<i>Explanation : 1 Unit Capacity 100 Gallons</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2034	**	1	\$1,500
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 3rd Floor</i>				
				<i>Explanation : One Unit</i>				

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816****Project : HEALTH AND MENTAL HYGIENE**

<b>CAPITAL</b>		<b>FY 2020 - 2023</b>		<b>FY 2024 - 2029</b>	
Miscellaneous Buildings		164,900		116,900	
<b>EXPENSE</b>		<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Miscellaneous Buildings		13,500	5,200	11,100	6,200

  

<b>ASSET #</b>	<b>NAME</b>	<b>SQFT</b>	<b>CAPITAL</b>	<b>EXPENSE</b>
13731	PEST CONTROL	2,185	86,600	11,100
13733	STATEN ISLAND ANIMAL SHELTER	4,927	195,200	24,900

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