

Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**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** : 30-Jul-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,ph  
**Block** : 518 **Lot** : 30 **BIN** : 4005758

<b>CAPITAL</b>		<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Interior Architecture			\$184,400
Electrical		\$43,600	\$70,800
<b>Total</b>		<b>\$43,600</b>	<b>\$255,200</b>
Priority B		\$43,600	\$70,800
Priority C			\$184,400
<b>Total</b>		<b>\$43,600</b>	<b>\$255,200</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$18,000	\$4,100		
Interior Architecture	\$2,500		\$400	\$2,500
Electrical	\$31,100	\$9,700	\$100	
Mechanical	\$20,400	\$28,400	\$5,300	\$4,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$76,000</b>	<b>\$46,100</b>	<b>\$9,700</b>	<b>\$10,500</b>
Priority A	\$18,000	\$4,100		
Priority B	\$55,500	\$42,000	\$9,300	\$8,000
Priority C	\$2,500		\$400	\$2,500
<b>Total</b>	<b>\$76,000</b>	<b>\$46,100</b>	<b>\$9,700</b>	<b>\$10,500</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**  
**ASTORIA DISTRICT HEALTH CENTER**  
**Asset # : 132**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Copper/Terne	3%			2064	* *	10	\$2,200	A
			Recent Replace Evident, Extent : Light, Area Affected : 100%					
			Location : Cornices					
Masonry: Brick	67%			LIFE	* *	5	\$21,200	A
			Recent Repair Evident, Extent : Light, Area Affected : 25%					
			Location : Throughout					
Pre-Cast Concrete	25%			LIFE	* *	5	\$25,700	A
			Recent Repair Evident, Extent : Light, Area Affected : 25%					
			Location : Throughout					
Stucco Cement	5%			2033	* *	5	\$3,900	A
Windows								
Aluminum	95%			2045	* *	5	\$8,200	A
			Recent Replace Evident, Extent : Light, Area Affected : 100%					
			Location : Throughout					
Steel	5%			2028	* *	5	\$5,400	A
			Recent Repair Evident, Extent : Light, Area Affected : 25%					
			Location : Penthouse					
Parapets								
Masonry: Brick	85%			LIFE	* *	5	\$3,700	A
			Recent Replace Evident, Extent : Light, Area Affected : 100%					
			Location : Throughout					
Metal Security Bars	10%			2060	* *			A
			Recent Replace Evident, Extent : Light, Area Affected : 100%					
			Location : First Floor Parapet					
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,400	A
			Recent Repair Evident, Extent : Light, Area Affected : 15%					
			Location : Coping					
Roof								
Modified Bitumen	95%			2030	* *	10	\$22,900	A
			Recent Replace Evident, Extent : Light, Area Affected : 100%					
			Location : Throughout					
Skylight, Metal/Glass	5%	Now	\$15,800	2050	* *			A
			Recent Replace Evident, Extent : Light, Area Affected : 100%					
			Location : Over Bulkhead					
			Water Penetration, Extent : Moderate, Area Affected : 10%					
			Location : Over Stair					
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$3,300	C
Ceramic Tile	5%			2023	\$33,000	5	\$1,500	C
Terrazzo	15%			LIFE	* *	5	\$3,600	C
Vinyl Tile	65%			2020	\$184,400	3	\$9,900	C
Vinyl Tile	10%			2025	* *	3	\$1,100	C

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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**  
**ASTORIA DISTRICT HEALTH CENTER**  
**Asset # : 132**

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

## Interior

## Interior Walls

Gypsum Board	15%			LIFE	**	5	\$3,400	C
Metal Panel	5%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Plaster	60%			LIFE	**	5	\$6,900	C

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

*Location : Roof Stair*

SGFT/Glazed Masonry	15%			LIFE	**			C
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## Ceilings

AcousTileSusp.Lay-In	20%			2033	**	5	\$6,100	B
Exposed Concrete	5%			LIFE	**	5	\$200	B
Plaster	75%			LIFE	**	5	\$14,300	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2020	\$3,000	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- Electrical Service Rated @ 600a*

## Switchgear / Switchboard

Fused Knife Sw	100%	2-4	\$43,600	2050	**	5	\$100	B
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*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Basement Boiler Room*

## Raceway

Conduit	90%			2020	\$21,400	1		B
Conduit	10%			2040	**	1		B

## Panelboards

Fused Toggle Switch	60%	2-4	\$13,200	2045	**	5	\$200	B
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*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Upper Floor*

Molded Case Bkrs	20%			2019	\$4,400	5	\$100	B
Molded Case Bkrs	20%			2036	**	5	\$100	B

## Wiring

Braided Cloth	70%	2-4	\$17,800	2045	**	1		B
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic	30%			2040	**	1		B
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## Motor Controllers

Locally Mounted	50%			2025	**	5	\$100	B
Locally Mounted	50%			2018	\$7,600	5	\$100	B

## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$300	B
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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>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 Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	60%			2020	\$70,800	10	\$11,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T12 Lamps</i>							
Fluorescent	38%			2025	* *	10	\$7,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T8 Lamps</i>							
HID	2%			2020	\$1,700	10		B
<b>Egress Lighting</b>								
Emergency, Battery	50%			2025	* *	10	\$2,500	B
Exit, Service	50%			2025	* *	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2040	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2033	* *	1	\$20,200	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 2 Units							
Distribution								
Steam Piping/Pump	100%	0-2	\$15,800	2030	* *	4	\$1,000	B
	Broken, Extent : Moderate, Area Affected : 10%							
	Location : Condensate Return And Boiler Feed Line							
Terminal Devices								
Air Handler	10%			2020	\$12,200	1	\$1,300	B
Convactor/Radiator	90%			2025	* *	1	\$5,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		B
Conversion Equipment								
Reciprocating	10%			2025	* *	1	\$1,000	B
Compr/Chiller								
Window/Wall Unit	30%			2018	\$14,000	1		B
No Component	60%							D
Terminal Devices								
Direct Expansion	10%			2025	* *	1		B
No Component	90%							D

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Heat Rejection								
	Remote Air Cond	10%			2025	* *	2	\$1,400	B
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : North East Corner							
		Explanation : Split System							
	No Component	90%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,400	B
	Exhaust Fans								
	Interior	100%			2015	\$25,100	2	\$600	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2025	* *	1		B
	Water Heater								
	Gas Fired	100%			2018	\$5,300	2	\$300	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%	Now	\$1,600	LIFE	* *	1		B
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Window Well In Rear Of Bldg							
	Sump Pump(s)								
	Rigid Piping	100%			2020	\$10,100	4	\$1,300	B
	Sewage Ejector(s)								
	Electric	100%			2025	* *	4	\$1,300	B
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$1,300	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1 Fl. Storage Room							
		Explanation : Prz							
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : 1 Unit							

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Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**Asset Name** : BAINBRIDGE FACILITY  
**Address** : 2556 BAINBRIDGE AVE.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HEA0031.000 / 4223 **Yr Built/Renovated** : 1923 / 2002  
**Area Sq Ft** : 36,688 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 07-Aug-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3286 **Lot** : 14 **BIN** : 2016589

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$397,200	\$87,600
Interior Architecture	\$369,800	
Electrical	\$139,100	\$61,000
Mechanical		\$221,000
<b>Total</b>	<b>\$906,100</b>	<b>\$369,600</b>
Priority A	\$397,200	\$87,600
Priority B	\$258,100	\$282,000
Priority C	\$250,800	
<b>Total</b>	<b>\$906,100</b>	<b>\$369,600</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$61,100		\$24,000	
Interior Architecture	\$88,000	\$3,100		\$7,900
Electrical	\$13,900	\$300	\$36,400	\$100
Mechanical	\$37,400	\$8,700	\$14,100	\$8,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$204,300</b>	<b>\$16,100</b>	<b>\$78,500</b>	<b>\$20,600</b>
Priority A	\$61,100		\$24,000	
Priority B	\$68,400	\$12,900	\$54,500	\$12,700
Priority C	\$74,800	\$3,100		\$7,900
<b>Total</b>	<b>\$204,300</b>	<b>\$16,100</b>	<b>\$78,500</b>	<b>\$20,600</b>



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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$44,400	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Entire Building Is Currently Unoccupied								
Explanation : Building Formerly Used As Fordham / Bronx Reference Library								
Masonry: Limestone	10%	Now	\$33,600	LIFE	* *	5	\$3,700	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : At Window Sills								
Windows								
Glass Block	2%	Now	\$500	LIFE	* *	5	\$100	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Wall Facing Lower Roof								
Metal Clad	5%	Now	\$26,900	2046	* *	5	\$1,500	A
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Wood	30%	Now	\$34,100	2029	* *	5	\$13,900	A
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	63%	2-4	\$179,100	2046	* *	5	\$29,200	A
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	Now	\$57,200	LIFE	* *	5	\$4,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	* *	5	\$600	A
Roof								
Built-Up (BUR)	100%			2016	\$126,700	10	\$24,000	A
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

**Interior**

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

<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 Code</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%	Now	\$51,800	2023	\$51,800	3	\$13,500	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$9,800	C
Ceramic Tile	5%			2030	**	5	\$2,200	C
Terrazzo	5%			LIFE	**	5	\$1,800	C
Vinyl Tile	60%	Now	\$250,800	2031	**	3	\$10,100	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2030	**	5	\$4,000	C
Gypsum Board	15%			LIFE	**	5	\$7,200	C
Plaster	80%	Now	\$23,000	LIFE	**	5	\$19,300	C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Workroom / Librarian Office</i>								
<b>Ceilings</b>								
AcousTile,Adhered	45%	Now	\$119,000	2041	**	5	\$10,100	B
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%			LIFE	**	5	\$1,400	B
Plaster	35%	Now	\$13,200	LIFE	**	5	\$9,800	B
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Workroom And Throughout</i>								

<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 Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2021	\$3,000	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 700 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2021	\$43,600	5	\$800	B
<b>Raceway</b>								
Conduit	100%			2021	\$23,700	1		B
<b>Panelboards</b>								
Molded Case Bkrs	40%			2029	**	5	\$300	B
Molded Case Bkrs	60%			2020	\$19,800	5	\$500	B
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$12,700	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Thermoplastic	50%			2031	**	1		B

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

<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 Code</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2019	\$20,200	5	\$200	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Exit	5%			2021	\$900	2	\$300	B
Fluorescent	10%			2021	\$17,400	10	\$2,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First And Second Floors</i>								
<i>Explanation : Using T8 Lamps</i>								
Fluorescent	80%			2016	\$139,100	10	\$22,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T12 Lamps</i>								
Incandescent	5%			2016	\$8,700	2		B
Egress Lighting								
Exit, Service	100%			2016	\$4,900	1		B

<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 Code</b>
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2026	* *	1	\$29,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 1 Unit. This Building Is Vacant And Not Being Used</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$23,300	2031	* *	4	\$1,500	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2026	* *	1	\$9,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		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**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Cooling	100%			2021	\$154,200	2	\$1,900	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Units							
	Heat Rejection								
	Air Condenser Unit	100%			2021	\$66,800	2	\$20,900	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,700	B
	Exhaust Fans								
	Roof	100%			2021	\$26,600	2	\$900	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	0-2	\$10,000	2026	* *	1		B
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Water Heater								
	Gas Fired	100%			2016	\$7,800	2	\$500	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Not Accessible	100%							D

*Note : 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 : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

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

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$35,700	\$35,700
Electrical		\$15,700
Mechanical		\$87,200
<b>Total</b>	<b>\$35,700</b>	<b>\$138,700</b>
Priority A	\$35,700	\$35,700
Priority B		\$102,900
<b>Total</b>	<b>\$35,700</b>	<b>\$138,700</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$39,900		\$12,200	
Interior Architecture	\$91,400		\$7,900	
Electrical	\$22,700	\$4,000	\$4,600	\$4,200
Mechanical	\$13,800	\$5,300	\$5,400	\$4,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$171,600</b>	<b>\$13,200</b>	<b>\$34,000</b>	<b>\$12,100</b>
Priority A	\$39,900		\$12,200	
Priority B	\$79,200	\$13,200	\$18,000	\$12,100
Priority C	\$52,600		\$3,800	
<b>Total</b>	<b>\$171,600</b>	<b>\$13,200</b>	<b>\$34,000</b>	<b>\$12,100</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	0-2	\$4,000	LIFE	**	5	\$6,300	A
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Window Sills								
Masonry: Brick	85%			LIFE	**	5	\$71,500	A
Masonry: Limestone	10%			LIFE	**	5	\$6,300	A
Granite Panels	2%			LIFE	**	5	\$1,300	A
Windows								
Aluminum	100%			2031	**	5	\$11,500	A
Parapets								
Masonry: Brick	75%			LIFE	**	5-10	\$30,100	A
Masonry: Limestone	10%			LIFE	**	5-10	\$7,200	A
Metal Panel	5%			2033	**	5	\$1,100	A
Metal Rail	10%			2036	**	5-10	\$10,600	A
Roof								
Modified Bitumen	95%			2028	**	10	\$30,400	A
Skylight, Metal/Glass	5%			2033	**	10	\$5,300	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$8,900	C
Ceramic Tile	5%	2-4	\$2,200	2032	**	5	\$1,000	C
Worn/Eroded, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Terrazzo	15%			LIFE	**	5	\$9,500	C
Vinyl Tile	75%			2028	**	3	\$11,400	C
Interior Walls								
Ceramic Tile	5%	2-4	\$3,700	2032	**	5	\$1,300	C
Worn/Eroded, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Gypsum Board	40%			LIFE	**	5-10	\$34,600	C
Metal Panel	5%			LIFE	**	10	\$1,100	C
Marble Panels	5%			LIFE	**	10	\$1,000	C
Plaster	20%			LIFE	**	5-10	\$8,700	C
Plaster	5%	Now	\$2,300	LIFE	**	5	\$800	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairwell Y								
SGFT/Glazed Masonry	20%			LIFE	**	10	\$5,100	C
Ceilings								
AcousTileSusp.Lay-In	20%			2036	**	5	\$8,100	B
AcousTileSusp.Lay-In	20%	0-2	\$2,600	2028	**	5	\$4,100	B
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Lobby								
Gypsum Board	20%			LIFE	**	5-10	\$27,900	B
Metal Panel	10%			LIFE	**	5	\$10,100	B
Plaster	30%			LIFE	**	5-10	\$20,900	B

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1600 Amps Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	90%			2043	* *	5	\$100	B
	Molded Case Bkrs	10%			2023	\$4,400	5	\$100	B
	Raceway								
	Conduit	90%			2023	\$21,400	1		B
	Conduit	10%			2043	* *	1		B
	Panelboards								
	Fused Disc Sw	10%			2022	\$3,300	5	\$100	B
	Molded Case Bkrs	70%			2022	\$23,100	5	\$600	B
	Molded Case Bkrs	20%			2045	* *	5	\$200	B
	Wiring								
	Braided Cloth	60%	2-4	\$15,300	2048	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2043	* *	1		B
	Thermoplastic	10%			2049	* *	1		B
	Motor Controllers								
	Locally Mounted	100%			2021	\$20,200	5	\$200	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$900	B
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2040	* *	1	\$9,500	B
	Generators								
	Diesel	100%			2036	* *	1	\$12,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 800 Kw							
	Batteries								
	Lead/Acid	100%			2018	\$600	5	\$1,100	B
	Fuel Storage								
	Main Tank	100%			2058	* *	5	\$800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 400 Gals							
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	80%			2028	* *	10	\$19,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	10%			2028	* *	10	\$2,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-5 Lamps							
Fluorescent	10%			2018	\$15,700	10	\$2,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-12 Lamps							
Egress Lighting								
Emergency, Service	40%			2028	* *	1		B
Emergency, Battery	10%			2023	\$1,100	10	\$700	B
Exit, LED	45%			2051	* *	1		B
Exit, Service	5%			2023	\$200	1		B
Exterior Lighting								
HID	100%			2023	\$12,600	10	\$100	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2031	* *	1-3	\$19,100	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2028	* *	1	\$13,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 2 Units							
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$2,000	B
Terminal Devices								
Air Handler	25%			2023	\$40,700	1	\$4,200	B
Convactor/Radiator	75%			2036	* *	1	\$6,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Cooling	25%	Now	\$700	2028	* *	2	\$300	B
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Temp. Control System							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Chillers, Roof							
	Window/Wall Unit	75%			2018	\$46,500	1		B
Terminal Devices									
	Air Handler/Cool/Ht	25%			2028	* *	1	\$4,200	B
	No Component	75%							D
Heat Rejection									
	Air Condenser Unit	25%			2023	\$15,100	2	\$4,700	B
	No Component	75%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,900	B
Exhaust Fans									
	Roof	100%	Now	\$1,200	2023	\$24,000	2	\$700	B
		Noisy/Vibrating, Extent : Moderate, Area Affected : 10%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2036	* *	1		B
Water Heater									
	Gas Fired	100%			2018	\$7,000	2	\$400	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One Tank Of 70 Gallon Capacity							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)									
	Rigid Piping	100%			2023	\$10,100	4	\$2,000	B
Backflow Preventer									
	Generic	100%			2028	* *	1	\$1,700	B
Fixtures									
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : 1 Unit							

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

Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**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** : **07-Jun-2011** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1**  
**Block** : **4363** **Lot** : **1** **BIN** : **3097756**

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$106,300	
<b>Total</b>	<b>\$106,300</b>	
Priority A	\$106,300	
<b>Total</b>	<b>\$106,300</b>	

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$9,900			
Interior Architecture	\$53,700	\$200	\$400	
Electrical	\$1,400	\$1,700	\$2,200	\$10,500
Mechanical	\$2,000	\$2,000	\$6,700	\$2,000
<b>Total</b>	<b>\$66,900</b>	<b>\$3,900</b>	<b>\$9,200</b>	<b>\$12,500</b>
Priority A	\$9,900			
Priority B	\$22,600	\$3,800	\$8,900	\$12,500
Priority C	\$34,400	\$200	\$400	
<b>Total</b>	<b>\$66,900</b>	<b>\$3,900</b>	<b>\$9,200</b>	<b>\$12,500</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.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$4,800	LIFE	**	5	\$3,800	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Fiberglass Panel	5%	Now	\$600	2025	**	5	\$1,400	A
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Coiling Doors	5%	Now	\$4,500	2035	**	5	\$1,200	A
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Stucco Cement	85%	Now	\$39,500	2035	**	5	\$16,100	A
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Roof								
Plaza Roof: Stone Panels	100%	Now	\$66,800	2032	**			A
	Miss/Damaged Flashings, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	**	5	\$27,400	C
Ceramic Tile	5%			2031	**	5	\$700	C
Vinyl Tile	10%			2027	**	3	\$600	C
Interior Walls								
Concrete Masonry Unit	100%	4+	\$34,400	LIFE	**	5	\$7,500	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$19,200	2027	**	5	\$7,400	B
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	* *	5		

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

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

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

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

<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 Code</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2042	* *	1		B
Panelboards								
Fused Disc Sw	15%			2038	* *	5		B
Molded Case Bkrs	85%			2038	* *	5	\$200	B
Wiring								
Thermoplastic	100%			2042	* *	1		B
Motor Controllers								
Locally Mounted	100%			2035	* *	5	\$100	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	B
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2035	* *	1	\$3,000	B
Generators								
Diesel	100%			2031	* *	1	\$3,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 265 Kw</i>								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$400	B
Fuel Storage								
Main Tank	100%			2050	* *	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 400 Gals</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2027	* *	10	\$9,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2027	* *	1		B
Exit, Service	50%			2027	* *	1		B
Exterior Lighting								
HID	100%			2027	* *	10		B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2027	* *	1	\$1,100	B
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$6,100	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.

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**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>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 Code</b>
<b>Heating</b>								
Energy Source								
Electricity	100%			2042	* *	1		B
Conversion Equipment								
Furnace	100%			2027	* *	1	\$4,900	B
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,500	B
Terminal Devices								
Air Handler	100%			2027	* *	1	\$6,100	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2027	* *	2	\$600	B
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$12,800	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	* *	1	\$6,100	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,500	B
Exhaust Fans								
Roof	100%			2027	* *	2	\$300	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	70%			2042	* *	1		B
Galv Iron/Steel	30%			2027	* *	1		B
Water Heater								
Gas Fired	100%			2020	\$2,600	2	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Two 100 Gals</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2022	\$1,100	1	\$600	B
Fixtures								
Generic	100%							B
<b>Fire Suppression</b>								
Sprinkler								
No Component	50%							D
Generic	50%			2032	* *	1-2	\$1,400	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.*

Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

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

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Interior Architecture			\$162,300
Electrical			\$132,300
Mechanical			\$100,300
<b>Total</b>			<b>\$395,000</b>
Priority B			\$232,600
Priority C			\$162,300
<b>Total</b>			<b>\$395,000</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$10,700			
Interior Architecture	\$13,800	\$3,500	\$900	\$2,200
Electrical	\$7,700	\$100	\$200	
Mechanical	\$3,300	\$8,900	\$5,600	\$4,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$39,400</b>	<b>\$16,500</b>	<b>\$10,700</b>	<b>\$11,100</b>
Priority A	\$10,700			
Priority B	\$17,900	\$16,500	\$9,800	\$8,900
Priority C	\$10,900		\$900	\$2,200
<b>Total</b>	<b>\$39,400</b>	<b>\$16,500</b>	<b>\$10,700</b>	<b>\$11,100</b>



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**  
**BROWNSVILLE DISTRICT HEALTH CTR.**  
**Asset # : 1985**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$30,700	A
Repairs in Progress, Extent : Light, Area Affected : 25%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	**	5	\$2,700	A
Granite Panels	5%	Now	\$10,700	LIFE	**	5	\$1,400	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : West Facade Near Ramp								
Windows								
Aluminum	100%			2028	**	5	\$9,900	A
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$4,800	A
Masonry: Limestone	5%			LIFE	**	5	\$300	A
Roof								
Under Construction	100%							D
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,600	C
Ceramic Tile	5%			2029	**	5	\$1,700	C
Terrazzo	15%			LIFE	**	5	\$4,100	C
Vinyl Tile	50%			2020	\$162,300	3	\$8,700	C
Vinyl Tile	20%			2025	**	3	\$2,600	C
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$900	C
Glazed Ceramic Panel	10%			LIFE	**			C
Gypsum Board	15%			LIFE	**	5	\$3,900	C
Metal Panel	15%			LIFE	**			C
Plaster	45%			LIFE	**	5	\$5,900	C
Plaster	10%	Now	\$7,800	LIFE	**	5	\$1,300	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Bulkhead								
Ceilings								
AcousTileSusp.Lay-In	20%			2025	**	5	\$7,000	B
AcousTileSusp.Lay-In	20%			2033	**	5	\$7,000	B
Exposed Concrete	15%			LIFE	**	5	\$800	B
Plaster	5%	Now	\$2,900	LIFE	**	5	\$1,100	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead								
Plaster	40%			LIFE	**	5	\$8,700	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 1600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	* *	5	\$100	B
Raceway								
Conduit	50%			2040	* *	1		B
Conduit	50%			2020	\$11,900	1		B
Panelboards								
Fused Disc Sw	10%			2036	* *	5	\$100	B
Molded Case Bkrs	30%			2019	\$9,900	5	\$200	B
Molded Case Bkrs	60%			2036	* *	5	\$400	B
Wiring								
Braided Cloth	30%	2-4	\$7,600	2045	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	70%			2040	* *	1		B
Motor Controllers								
Locally Mounted	70%			2033	* *	5	\$100	B
Locally Mounted	30%			2018	\$6,100	5	\$100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	98%			2020	\$132,300	10	\$21,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T12 Lamps								
HID	2%			2020	\$1,900	10		B
Egress Lighting								
Emergency, Battery	50%			2020	\$4,700	10	\$2,800	B
Exit, Service	50%			2020	\$1,900	1		B

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		B

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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>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 Code</b>
<b>Heating</b>								
Conversion Equipment								
Furnace	20%			2025	* *	1	\$2,300	B
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Roof Mounted</i>						
		<i>Explanation : 2 Units</i>						
Steam Boiler	80%			2033	* *	1	\$18,500	B
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Steam Piping/Pump	100%			2040	* *	4	\$1,200	B
Terminal Devices								
Air Handler	30%			2025	* *	1	\$4,300	B
Convactor/Radiator	70%			2033	* *	1	\$5,300	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2036	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	30%			2021	\$100,300	2	\$400	B
Ext Pkg Unit -	60%			2025	* *	2	\$900	B
Heating/Cooling								
Window/Wall Unit	10%			2015	\$5,300	1		B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,000	B
Exhaust Fans								
Interior	100%			2025	* *	2	\$700	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2033	* *	1		B
Water Heater								
Gas Fired	100%			2018	\$6,000	2	\$400	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	* *	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2025	* *	4	\$1,300	B
Backflow Preventer								
Generic	100%			2025	* *	1	\$1,400	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								

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

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

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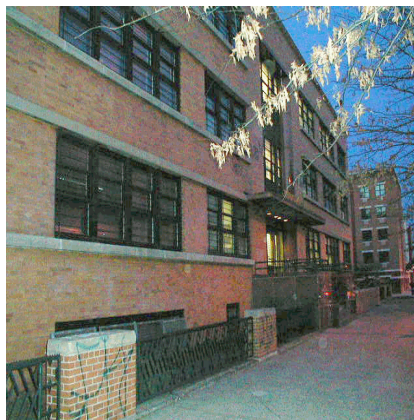
Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

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

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$701,500	
Electrical		\$484,400
Mechanical		\$351,400
<b>Total</b>	<b>\$701,500</b>	<b>\$835,800</b>
Priority A	\$701,500	
Priority B		\$835,800
<b>Total</b>	<b>\$701,500</b>	<b>\$835,800</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$100,500		\$6,100	
Interior Architecture	\$56,400		\$15,300	\$2,400
Electrical	\$2,900	\$2,000	\$2,400	\$2,500
Mechanical	\$20,700	\$10,300	\$7,600	\$9,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$188,400</b>	<b>\$20,100</b>	<b>\$39,300</b>	<b>\$21,800</b>
Priority A	\$100,500		\$6,100	
Priority B	\$44,100	\$20,100	\$33,200	\$19,400
Priority C	\$43,800			\$2,400
<b>Total</b>	<b>\$188,400</b>	<b>\$20,100</b>	<b>\$39,300</b>	<b>\$21,800</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Bronze/Brass	3%			LIFE	**	10	\$18,600	A
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : West Facade, Curtain Wall Above Main Entrance							
	Explanation : Bird Droppings							
Cast in Place Concrete	5%	Now	\$25,000	LIFE	**	5	\$9,900	A
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
	Location : Spandrels							
	Paint Peeling, Extent : Moderate, Area Affected : 50%							
	Location : Underside Of Canopy At South Facade							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Spandrels							
Masonry: Brick	79%	Now	\$308,400	LIFE	**	5	\$31,300	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : South Facade							
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Corners, Mechanical Bulkhead							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Chimney, Bulkheads,Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
	Location : At Bulkhead Doors							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Ground Level							
	Explanation : Graffiti Was Removed.							
Masonry: Brick	5%	Now	\$6,500	LIFE	**	5	\$2,000	A
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%							
	Location : East Stair							
Granite Panels	3%			LIFE	**	5	\$1,800	A
Pre-Cast Concrete	5%			LIFE	**	5	\$12,900	A

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Windows								
Aluminum	90%			2039	* *	5	\$9,800	A
	Unit Inoperable, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : All Windows Are Bolted							
Aluminum	5%	Now	\$25,500	2048	* *	5	\$300	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Basement, North Stair							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Basement, North Stair							
Glass Block	5%	Now	\$6,200	LIFE	* *	5	\$300	A
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
	Location : North Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : North Facade, North Stair							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : North Stairway							
Parapets								
Masonry: Brick	80%	Now	\$173,100	LIFE	* *	5	\$4,400	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : East Parapet Near South Side							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Third Floor							
Masonry: Limestone	10%	Now	\$13,000	LIFE	* *	5	\$700	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
Metal Rail	10%			2036	* *	5-10	\$10,000	A
Roof								
Modified Bitumen	100%	Now	\$213,400	2033	* *			A
	Blisters, Extent : Light, Area Affected : 20%							
	Location : North Side							
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
	Location : Third Floor Roof							
	Vegetation Growth, Extent : Moderate, Area Affected : 10%							
	Location : Drain At Chillers Roof, Canopy Roof							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Third Floor And Stairs							

## 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**  
**BUSHWICK DISTRICT HEALTH CTR.**  
**Asset # : 1986**

<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 Code</b>
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2032	**	5	\$1,900	C
Sheet Vinyl/Rubber	85%			2028	**	5	\$48,800	C
Terrazzo	5%			LIFE	**	5	\$3,000	C
Vinyl Tile	5%			2023	\$17,800	3	\$1,000	C
<b>Interior Walls</b>								
Ceramic Tile	5%			2032	**	5	\$2,400	C
Concrete Masonry Unit	5%	Now	\$4,400	LIFE	**	5	\$1,000	C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Stair</i>								
Glass: Single Pane	2%			LIFE	**	5	\$1,400	C
Gypsum Board	50%			LIFE	**	5-10	\$40,800	C
Plaster	5%	Now	\$2,200	LIFE	**	5	\$700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs</i>								
Plaster	18%			LIFE	**	5-10	\$7,300	C
SGFT/Glazed Masonry	15%			LIFE	**	10	\$3,600	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	80%			2036	**	5	\$30,600	B
Exposed Concrete	10%			LIFE	**	5-10	\$4,800	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse</i>								
Gypsum Board	10%			LIFE	**	5-10	\$13,200	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor</i>								

<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 Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2033	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Disconnect Switches Rated At 2500 And 1200 Amps</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2033	**	5	\$100	B
<b>Raceway</b>								
Conduit	100%			2033	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	3%			2031	**	5		B
Molded Case Bkrs	97%			2031	**	5	\$800	B
<b>Wiring</b>								
Thermoplastic	100%			2033	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2028	**	5	\$200	B

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected With Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	98%			2023	\$145,300	10	\$23,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	1%			2023	\$1,500	10	\$200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : T-12 Lamps							
	Fluorescent	1%			2023	\$1,500	10	\$200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Toilets							
		Explanation : Compact Fluorescent Lamps							
	Egress Lighting								
	Emergency, Service	50%			2023	\$2,100	1		B
	Exit, LED	50%			2038	* *	1		B
	Exterior Lighting								
	HID	100%			2023	\$11,900	10	\$100	B
Alarm									
	Security System								
	No Component	70%							D
	Generic	30%			2023	\$29,500	1	\$3,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : C C T V Camera And Intrusion Alarm System							
	Fire/Smoke Detection								
	Generic	100%			2023	\$336,200	1-3	\$18,600	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station And Horns							

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

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

<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 Code</b>
<b>Heating</b>								
Conversion Equipment								
Hot Water Boiler	100%			2036	* *	1	\$12,700	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$1,900	B
Terminal Devices								
Air Handler	50%			2023	\$76,800	1	\$7,900	B
Convactor/Radiator	35%			2028	* *	1	\$2,900	B
Induction Unit	15%			2026	* *	1	\$1,200	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2023	\$96,700	1	\$11,900	B
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$2,800	2033	* *	4	\$1,300	B
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$121,000	1	\$15,900	B
Heat Rejection								
Air Condenser Unit	100%			2023	\$56,900	2	\$17,800	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	0-2	\$12,300	LIFE	* *	2-5	\$14,300	B
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Ceiling Of Room 1-43</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Cleaning Needed</i>						
Exhaust Fans								
Roof	100%			2028	* *	2	\$800	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Gas Fired	100%			2022	\$6,600	2	\$400	B
		<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		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2023	\$10,100	4	\$2,000	B
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$1,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : 2 Units							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**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 / 2009  
**Area Sq Ft** : 31,180 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 08-Jul-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1734 **Lot** : 34 **BIN** : 1053900

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$613,500	\$257,700
Interior Architecture		\$81,600	\$145,400
Electrical			\$103,700
<b>Total</b>		<b>\$695,200</b>	<b>\$506,800</b>
Priority A		\$613,500	\$257,700
Priority B		\$50,500	\$103,700
Priority C		\$31,200	\$145,400
<b>Total</b>		<b>\$695,200</b>	<b>\$506,800</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$33,300			
Interior Architecture	\$23,300	\$400		\$1,500
Electrical	\$29,700			
Mechanical	\$10,800	\$5,800	\$12,500	\$6,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$101,100</b>	<b>\$10,100</b>	<b>\$16,400</b>	<b>\$11,900</b>
Priority A	\$33,300			
Priority B	\$66,300	\$9,700	\$16,400	\$10,400
Priority C	\$1,500	\$400		\$1,500
<b>Total</b>	<b>\$101,100</b>	<b>\$10,100</b>	<b>\$16,400</b>	<b>\$11,900</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	93%			LIFE	* *	5	\$32,300	A	
Masonry: Limestone	5%	Now	\$21,300	LIFE	* *	5	\$1,300	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%									
Location : Horizontal Bands									
Masonry: Sandstone	2%	Now	\$60,300	LIFE	* *	5	\$500	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Basement Window Sills									
Spalling, Extent : Severe, Area Affected : 50%									
Location : Basement Window Sills									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement Window Sills									
Explanation : This Material Is Actually Bluestone									
Windows									
Steel	70%	Now	\$379,300	2045	* *	5	\$41,500	A	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Basement, Second And Third Floors									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Basement, Second And Third Floors									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Basement, Second And Third Floors									
Under Construction	30%							D	
Parapets									
Masonry: Brick	100%			LIFE	* *	5	\$4,800	A	
Repairs in Progress, Extent : Light, Area Affected : 25%									
Location : Throughout									
Roof									
IRMA/Protected Membrane	90%			2020	\$216,200	10	\$23,800	A	
IRMA/Protected Membrane	5%	Now	\$12,000	2030	* *			A	
Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%									
Location : Bulkhead									
Stone Under Insul, Extent : Moderate, Area Affected : 25%									
Location : Bulkhead									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Bulkhead									
Skylight, Metal/Glass	5%	0-2	\$173,900	2050	* *			A	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Bulkhead									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Bulkhead									

Interior

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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>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 Code</b>
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	* *	5	\$7,300	C
Ceramic Tile	5%			2023	\$36,200	5	\$1,700	C
Terrazzo	10%			LIFE	* *	5	\$2,600	C
Vinyl Tile	35%			2020	\$109,100	3	\$5,900	C
Vinyl Tile	10%			2015	\$31,200	3	\$1,300	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								
<i>Explanation : 9x9 Units</i>								
Under Construction	30%							D
<b>Interior Walls</b>								
Metal Panel	10%			LIFE	* *			C
Plaster	50%			LIFE	* *	5	\$6,300	C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
SGFT/Glazed Masonry	10%			LIFE	* *			C
Under Construction	30%							D
<b>Ceilings</b>								
AcousTileConcealSpLn	20%	0-2	\$50,500	2040	* *	5	\$4,200	B
<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%	0-2	\$21,800	2040	* *	5	\$1,700	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Exposed Concrete	10%			LIFE	* *	5	\$500	B
Plaster	30%			LIFE	* *	5	\$6,300	B
Under Construction	30%							D

<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 Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Under Construction	100%							D
<b>Switchgear / Switchboard</b>								
Under Construction	100%							D
<b>Raceway</b>								
Conduit	90%			2020	\$21,400	1		B
Under Construction	10%							D

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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>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 Code</b>
<b>Under 600 Volts</b>								
Panelboards								
Molded Case Bkrs	90%			2019	\$29,800	5	\$600	B
Under Construction	10%							D
Wiring								
Braided Cloth	90%	2-4	\$22,900	2045	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Under Construction	10%							D
Motor Controllers								
Locally Mounted	10%			2033	* *	5		B
Locally Mounted	10%			2025	* *	5		B
Locally Mounted	50%			2018	\$10,100	5	\$100	B
Locally Mounted	30%	2-4	\$6,100	2040	* *	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Ground</b>								
Grounding Devices								
Generic	50%	2-4	\$400	LIFE	* *	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Generic	50%			LIFE	* *	5	\$200	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	80%			2020	\$103,700	10	\$16,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T12 Lamps</i>								
Under Construction	20%							D
Egress Lighting								
Emergency, Battery	50%			2020	\$4,500	10	\$2,700	B
Exit, Service	50%			2020	\$1,800	1		B

<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 Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2040	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Old Oil Tank Still In Ground</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2033	**	1	\$22,200	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
	Distribution								
	Steam Piping/Pump	100%			2030	**	4	\$1,700	B
	Terminal Devices								
	Air Handler	40%			2025	**	1	\$5,600	B
	Convactor/Radiator	60%			2025	**	1	\$4,400	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		B
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2025	**	1	\$10,400	B
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2040	**	4	\$1,100	B
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2025	**	1	\$13,900	B
	Heat Rejection								
	Water Cool Tower	100%			2024	**	2	\$22,500	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,500	B
	Exhaust Fans								
	Interior	100%			2025	**	2	\$700	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	2%			2040	**	1		B
	Galv Iron/Steel	98%			2033	**	1		B
	Water Heater								
	Gas Fired	100%			2018	\$5,800	2	\$300	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2025	**	4	\$1,300	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : One Unit							

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**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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Maintenance \$ are aggregated over a 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 : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**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** : 14-May-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 724 **Lot** : 82 **BIN** : 1012830

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Interior Architecture		\$13,600
Electrical	\$75,800	
<b>Total</b>	<b>\$75,800</b>	<b>\$13,600</b>
Priority B	\$75,800	
Priority C		\$13,600
<b>Total</b>	<b>\$75,800</b>	<b>\$13,600</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$28,900	\$21,300	\$3,400	
Interior Architecture	\$200		\$2,900	\$200
Electrical	\$12,200	\$27,600	\$100	
Mechanical	\$7,200	\$43,400	\$4,100	\$6,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$52,500</b>	<b>\$96,300</b>	<b>\$14,400</b>	<b>\$10,300</b>
Priority A	\$28,900	\$21,300	\$3,400	
Priority B	\$23,400	\$75,000	\$8,100	\$10,200
Priority C	\$200		\$2,900	\$200
<b>Total</b>	<b>\$52,500</b>	<b>\$96,300</b>	<b>\$14,400</b>	<b>\$10,300</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**  
**CHELSEA DISTRICT HEALTH CENTER**  
**Asset # : 1575**

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

## Exterior

## Exterior Walls

Masonry: Brick	90%			LIFE	**	5	\$32,900	A
Masonry: Granite	8%			LIFE	**	5	\$2,200	A
Pre-Cast Concrete	2%			LIFE	**	5	\$2,400	A

## Windows

Aluminum	80%			2036	**	5	\$6,800	A
Steel	20%	Now	\$28,900	2028	**	5	\$10,600	A

*Corrosion/Rusting, Extent : Moderate, Area Affected : 40%*

*Location : Throughout*

## Parapets

Copper/Terne	5%			2040	**	5	\$900	A
Masonry: Brick	85%			LIFE	**	5	\$3,100	A
Metal Panel	10%			2040	**	5	\$1,400	A

## Roof

Modified Bitumen	95%			2025	**	10	\$20,200	A
Skylight, Metal/Glass	5%			2030	**	10	\$3,500	A

## Interior

## Floors

Cast in Place Concrete	5%			LIFE	**	5	\$3,200	C
Terrazzo	10%			LIFE	**	5	\$2,300	C
Vinyl Tile	80%			2025	**	3	\$8,800	C
Vinyl Tile	5%			2020		3	\$700	C

*Other Observation, Extent : Moderate, Area Affected : 70%*

*Location : Basement*

*Explanation : 9 X 9 Tiles*

## Interior Walls

Marble Panels	5%			LIFE	**			C
Plaster	95%			LIFE	**	5	\$8,500	C

## Ceilings

AcousTileSusp.Lay-In	30%			2033	**	5	\$8,800	B
Gypsum Board	5%			LIFE	**	5	\$1,800	B
Plaster	65%			LIFE	**	5	\$11,900	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2040	**	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	50%			2040	**	5		B
Molded Case Bkrs	50%			2020		5	\$300	B

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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>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 Code</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	90%			2020	\$21,400	1		B
Conduit	10%			2040	* *	1		B
Panelboards								
Fused Toggle Switch	30%	2-4	\$6,600	2045	* *	5	\$100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	20%			2036	* *	5	\$100	B
Molded Case Bkrs	50%			2019	\$11,000	5	\$300	B
Motor Controllers								
Locally Mounted	20%			2025	* *	5		B
Locally Mounted	50%			2018	\$7,600	5	\$100	B
Locally Mounted	30%	2-4	\$4,600	2040	* *	5		B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room - Basement</i>								
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	20%			2025	* *	10	\$3,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								
<i>Explanation : T8 Lamps</i>								
Fluorescent	10%			2025	* *	10	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Thirid Floor</i>								
<i>Explanation : T5 Lamps</i>								
Fluorescent	67%			2015	\$75,800	10	\$12,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T12 Lamps</i>								
HID	2%			2015	\$1,600	10		B
Incandescent	1%			2015	\$1,100	2		B
Egress Lighting								
Emergency, Battery	50%			2015	\$4,000	10	\$2,400	B
Exit, LED	20%			2048	* *	1		B
Exit, Service	30%			2015	\$900	1		B

<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 Code</b>

**Heating**

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**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>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 Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2040	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2033	* *	1	\$19,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2030	* *	4	\$1,400	B
Terminal Devices								
Convactor/Radiator	100%			2025	* *	1	\$6,300	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2028	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2025	* *	2	\$500	B
Window/Wall Unit	60%	0-2	\$2,700	2015	\$26,800	1		B
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 1st &amp; 2nd Floors</i>								
Heat Rejection								
Air Condenser Unit	100%			2025	* *	2	\$13,600	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,900	B
Exhaust Fans								
Interior	25%	Now	\$600	2015	\$6,000	2	\$100	B
<i>Not in Service, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 2 Units In Penthouse</i>								
Roof	75%			2025	* *	2	\$500	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	30%			2040	* *	1		B
Galv Iron/Steel	70%	2-4	\$900	2025	* *	1		B
<i>Corroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater								
Gas Fired	100%			2015	\$5,100	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	* *	4	\$1,300	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		C
Other Observation, Extent : Light, Area Affected : 100%									
Location : B, 1, 2, 3									
Explanation : 1 Unit									

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Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**Asset Name** : CHIEF MEDICAL EXAMINERS BUILDING  
**Address** : 520 FIRST AVENUE  
**Borough** : MANHATTAN **Agency's Number** : 312-139  
**Program / Asset #** : DGS0012.000 / 1572 **Yr Built/Renovated** : 1960 / 1992  
**Area Sq Ft** : 91,000 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 03-Jun-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : 962 **Lot** : 1 **BIN** : 1022053

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$332,300	\$227,500
Interior Architecture	\$356,300	\$40,300
Electrical	\$123,200	\$1,519,300
Mechanical	\$144,400	\$830,200
<b>Total</b>	<b>\$956,200</b>	<b>\$2,617,200</b>
Priority A	\$332,300	\$227,500
Priority B	\$373,100	\$2,349,400
Priority C	\$250,800	\$40,300
<b>Total</b>	<b>\$956,200</b>	<b>\$2,617,200</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$29,700		\$45,000	
Interior Architecture	\$41,400	\$15,000	\$18,900	\$12,800
Electrical	\$15,400	\$13,400	\$25,000	\$9,900
Mechanical	\$45,500	\$20,200	\$73,500	\$25,400
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
<b>Total</b>	<b>\$163,500</b>	<b>\$80,100</b>	<b>\$194,000</b>	<b>\$79,700</b>
Priority A	\$29,700		\$45,000	
Priority B	\$100,500	\$65,100	\$149,000	\$66,900
Priority C	\$33,300	\$15,000		\$12,800
<b>Total</b>	<b>\$163,500</b>	<b>\$80,100</b>	<b>\$194,000</b>	<b>\$79,700</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$217,500	LIFE	* *	5	\$66,300	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%							
	Location : West And South Facades							
Metal/Glass Curt Wall	45%			LIFE	* *	5	\$124,300	A
Metal Panel	5%			2051	* *	5-10	\$50,700	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Water Tower							
Window Wall	5%	Now	\$19,800	2041	* *	5	\$13,800	A
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
	Location : West Facade							
Windows								
Aluminum	95%	Now	\$114,800	2037	* *	5	\$12,200	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Metal Louvers	5%			2030	* *	10	\$8,000	A
Parapets								
Masonry: Brick	50%			LIFE	* *	5	\$3,800	A
Metal/Glass Curt Wall	45%			2041	* *	5	\$13,100	A
Metal Panel	5%			2041	* *	5	\$1,500	A
Roof								
Modified Bitumen	95%			2026	* *	10	\$24,000	A
Skylight, Metal/Glass	3%	Now	\$10,000	2031	* *			A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Over Stair							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
	Location : Over Stair							
Skylight, Plastic	2%			2034	* *	1		A

**Interior**

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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>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 Code</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2020	\$62,200	3	\$21,600	C
Cast in Place Concrete	10%			LIFE	**	5	\$23,600	C
Ceramic Tile	10%			2030	**	5	\$10,800	C
Quarry Tile	10%			2034	**	5	\$16,200	C
Terrazzo	5%	Now	\$15,800	LIFE	**	5	\$4,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	25%	Now	\$250,800	2031	**	3	\$10,100	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Second And Third Floors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								
Vinyl Tile	30%			2026	**	3	\$16,200	C
<b>Interior Walls</b>								
Ceramic Tile	10%			2030	**	5	\$19,200	C
Concrete Masonry Unit	15%			LIFE	**	5	\$11,500	C
Glass: Single Pane	2%			LIFE	**	5	\$2,900	C
Gypsum Board	35%			LIFE	**	5	\$40,300	C
Marble Panels	3%			LIFE	**			C
Plaster	20%			LIFE	**	5	\$11,500	C
SGFT/Glazed Masonry	15%			LIFE	**			C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%	Now	\$105,500	2041	**	5	\$8,100	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
AcousTileSusp.Lay-In	15%			2034	**	5	\$16,200	B
AcousTileSusp.Lay-In	35%			2026	**	5	\$37,700	B
Exposed Concrete	15%			LIFE	**	5	\$2,500	B
Plaster	20%			LIFE	**	5	\$13,500	B

<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 Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2021	\$28,000	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated @ 2000 Amperes Each</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2019	\$13,600	5	\$300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 500 Kva							
Switchgear / Switchboard								
Fused Disc Sw	10%			2031	* *	5		B
Molded Case Bkrs	90%			2021	\$65,500	5	\$1,800	B
Raceway								
Conduit	70%			2021	\$46,700	1		B
Conduit	30%			2031	* *	1		B
Panelboards								
Fused Disc Sw	5%			2029	* *	5	\$100	B
Molded Case Bkrs	55%			2029	* *	5	\$1,100	B
Molded Case Bkrs	40%			2020	\$26,500	5	\$800	B
Wiring								
Braided Cloth	60%	2-4	\$45,600	2046	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	40%			2031	* *	1		B
Motor Controllers								
Locally Mounted	5%			2019	\$4,700	5		B
Locally Mounted	25%			2026	* *	5	\$100	B
Motor Control Center	20%			2026	* *	5	\$400	B
Motor Control Center	50%			2019	\$46,700	5	\$1,000	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,100	B
Stand-by Power								
Transfer Switches								
Automatic	50%			2019	\$5,300	1	\$11,500	B
Automatic	50%			2026	* *	1	\$11,500	B
Generators								
Diesel	50%			2017	\$35,800	1	\$14,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 205 Kw							
Diesel	50%			2024	* *	1	\$14,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : 225 Kw							
Batteries								
Lead/Acid	100%			2014	\$600	5	\$2,800	B
Fuel Storage								
Day Tank	25%			2020	\$1,500	5	\$3,300	B
Day Tank	25%			2029	* *	5	\$3,300	B
Main Tank	50%			2024	* *	5	\$1,100	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	10%			2016	\$41,700	10	\$6,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Upper Floors							
	Explanation : T-12 Lamps							
Fluorescent	78%			2021	\$325,500	10	\$51,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	10%			2021	\$41,700	10	\$6,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor							
	Explanation : Compact Fluorescent Lamps							
HID	1%			2016	\$2,900	10		B
Incandescent	1%			2016	\$4,200	2		B
Egress Lighting								
Emergency, Battery	10%			2021	\$2,900	10	\$1,700	B
Exit, LED	50%			2049	* *	1		B
Exit, Battery	40%			2021	\$23,300	10	\$1,900	B
Exterior Lighting								
HID	100%			2021	\$30,300	10	\$200	B
Alarm								
Security System								
No Component	80%							D
Generic	20%			2021	\$50,200	1	\$5,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor							
	Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection								
Generic	100%			2021	\$858,400	1-3	\$46,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor							
	Explanation : Addressable Main Control Panel							

<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 Code</b>
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2031	* *	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Steam From Con Ed</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	50%			2024	* *	1	\$17,900	B
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : 6th Floor East M. E. R.							
	Explanation : 2 Units							
Pres. Reducing Valve/LP Steam	50%			2024	* *	5	\$2,100	B
Distribution								
Hot Wtr Piping/Pump	50%			2029	* *	4	\$1,800	B
Steam Piping/Pump	50%			2031	* *	4	\$2,700	B
Terminal Devices								
Air Handler	40%	Now	\$3,500	2021	\$173,000	1	\$16,100	B
	Leak Evident, Extent : Moderate, Area Affected : 20%							
	Location : Air Leaking From Ext. Ahu's On The Roof							
Air Handler	20%	0-2	\$86,500	2031	* *	1	\$8,000	B
	On Extended Life, Extent : Moderate, Area Affected : 20%							
	Location : 2nd Floor M. E. R. #3							
Convactor/Radiator	20%			2019	\$151,500	1	\$4,700	B
Fan Coil Unit/Heat	20%			2021	\$240,200	1	\$4,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	60%			2024	* *	1	\$46,800	B
Window/Wall Unit	20%			2016	\$33,000	1		B
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	60%			2031	* *	4	\$3,200	B
No Component	40%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2021	\$109,000	1	\$17,800	B
Air Handler/Cool/Ht	20%	0-2	\$54,500	2031	* *	1	\$8,000	B
	On Extended Life, Extent : Moderate, Area Affected : 20%							
	Location : 2nd Floor M. E. R. #3							
No Component	40%							D
Heat Rejection								
Water Cool Tower	60%	Now	\$29,800	2019	\$99,300	2	\$34,800	B
	Corroded, Extent : Severe, Area Affected : 30%							
	Location : Suporting Beams @ Roof							
No Component	40%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$40,200	B
Exhaust Fans								
Interior	80%			2021	\$57,200	2	\$1,800	B
Roof	20%			2021	\$12,800	2	\$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**  
**CHIEF MEDICAL EXAMINERS BUILDING**  
**Asset # : 1572**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	H/C Water Piping Brass/Copper	100%			2031	* *	1		B
	HW Heat Exchanger Low Temp	100%			2021	\$24,900	4	\$7,100	B
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s) Rigid Piping	100%			2021	\$10,100	4	\$1,300	B
	Sewage Ejector(s) Electric	100%			2021	\$10,100	4	\$1,300	B
	Backflow Preventer Generic	100%			2026	* *	1	\$4,500	B
	Fixtures Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 90% Location : (1) C, B-6 (2) 1-6 Explanation : 3 Units							
	Hydraulic	10%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 10% Location : B-1 Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$37,700	B
	Sprinkler								
	No Component	30%							D
	Generic	70%			2041	* *	1-2	\$14,100	B
	Fire Pump								
	Generic	100%			2030	* *	1	\$13,500	B

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

Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**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** : 29-Jul-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1729 **Lot** : 27 **BIN** : 4042887

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$134,800	
Electrical			\$15,500
<b>Total</b>		<b>\$134,800</b>	<b>\$15,500</b>
Priority A		\$134,800	
Priority B			\$15,500
<b>Total</b>		<b>\$134,800</b>	<b>\$15,500</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$29,200	\$9,000	\$4,100	
Interior Architecture	\$20,400	\$3,100	\$2,300	\$3,100
Electrical	\$2,600	\$18,400	\$200	
Mechanical	\$5,500	\$13,100	\$7,100	\$9,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$61,600</b>	<b>\$47,400</b>	<b>\$17,700</b>	<b>\$16,100</b>
Priority A	\$29,200	\$9,000	\$4,100	
Priority B	\$17,100	\$37,700	\$11,200	\$16,100
Priority C	\$15,200	\$800	\$2,300	
<b>Total</b>	<b>\$61,600</b>	<b>\$47,400</b>	<b>\$17,700</b>	<b>\$16,100</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**  
**CORONA DISTRICT HEALTH CENTER**  
**Asset # : 133**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$5,000	LIFE	**	5	\$8,000	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : West Facade							
Masonry: Brick	75%	Now	\$78,300	LIFE	**	5	\$23,900	A
	Horizontal Cracks, Extent : Light, Area Affected : 5%							
	Location : North And South Facades							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
	Location : North And South Facades							
Masonry: Granite	5%			LIFE	**	5	\$1,200	A
Masonry: Marble	5%			LIFE	**	5	\$1,200	A
Metal Panel	10%			2040	**	5-10	\$21,900	A
Windows								
Aluminum	95%			2036	**	5	\$8,300	A
Bronze/Brass	5%	Now	\$56,500	2045	**	5	\$1,400	A
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Bulkheads							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%							
	Location : Bulkheads							
	Thermally Inefficient, Extent : Severe, Area Affected : 100%							
	Location : Bulkheads							
Parapets								
Masonry: Brick	55%			LIFE	**	5	\$2,400	A
Masonry: Marble	25%	Now	\$8,300	LIFE	**	5	\$1,400	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
Metal Rail	5%			2033	**	5-10	\$4,000	A
Metal: Cage/Fence	15%			2025	**	5-10	\$5,200	A
Roof								
Modified Bitumen	95%			2028	**	10	\$23,000	A
Skylight, Metal/Glass	5%	Now	\$16,000	2030	**			A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Over Stair							
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%							
	Location : Over Stair							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Over Stair							

**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**  
**CORONA DISTRICT HEALTH CENTER**  
**Asset # : 133**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Ceramic Tile	5%			2029	**	5	\$1,500	C	
Terrazzo	15%	Now	\$13,500	LIFE	**	5	\$3,600	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Front And East Stairs									
Vinyl Tile	35%			2028	**	3	\$4,000	C	
Vinyl Tile	25%			2025	**	3	\$2,900	C	
Vinyl Tile	20%			2030	**	3	\$2,300	C	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : First Floor									
Interior Walls									
Ceramic Tile	5%			2029	**	5	\$1,900	C	
Glass: Single Pane	5%			LIFE	**	5	\$1,400	C	
Gypsum Board	30%			LIFE	**	5	\$6,900	C	
Gypsum Board	20%			LIFE	**	5	\$4,600	C	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : First Floor									
Metal Panel	5%			LIFE	**			C	
Plaster	20%			LIFE	**	5	\$2,300	C	
SGFT/Glazed Masonry	15%			LIFE	**			C	
Ceilings									
AcousTileSusp.Lay-In	20%			2037	**	5	\$6,100	B	
AcousTileSusp.Lay-In	15%			2040	**	5	\$4,600	B	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : First Floor									
Gypsum Board	25%			LIFE	**	5	\$9,600	B	
Plaster	10%	Now	\$5,200	LIFE	**	5	\$1,900	B	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Stair On Third Floor									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Stair On Third Floor									
Plaster	30%			LIFE	**	5	\$5,800	B	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1- Electrical Service Rated @ 2000a									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2040	* *	5	\$600	B

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**  
**CORONA DISTRICT HEALTH CENTER**  
**Asset # : 133**

<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 Code</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	10%			2020	\$2,400	1		B
Conduit	80%			2040	* *	1		B
Conduit	10%			2046	* *	1		B
Panelboards								
Molded Case Bkrs	80%			2036	* *	5	\$500	B
Molded Case Bkrs	10%			2019	\$2,200	5	\$100	B
Molded Case Bkrs	10%			2042	* *	5	\$100	B
Wiring								
Braided Cloth	10%	2-4	\$2,500	2045	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	80%			2040	* *	1		B
Thermoplastic	10%			2046	* *	1		B
Motor Controllers								
Locally Mounted	50%			2033	* *	5	\$100	B
Motor Control Center	50%			2033	* *	5	\$300	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	85%			2025	* *	10	\$16,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : T8 Lamps</i>								
Fluorescent	13%			2020	\$15,500	10	\$2,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T12 Lamps</i>								
HID	2%			2025	* *	10		B
Egress Lighting								
Emergency, Battery	40%			2025	* *	10	\$2,000	B
Exit, Service	60%			2025	* *	1		B

<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 Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2030	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2033	* *	1	\$20,400	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								

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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>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 Code</b>
<b>Heating</b>								
Distribution								
Steam Piping/Pump	100%			2030	* *	4	\$1,500	B
Terminal Devices								
Convactor/Radiator	95%			2025	* *	1	\$6,300	B
Fan Coil Unit/Heat	5%			2020	\$17,100	1	\$300	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2036	* *	1		B
Conversion Equipment								
Reciprocating	90%			2025	* *	1	\$8,600	B
Compr/Chiller								
Ext Pkg Unit - Heating/Cooling	10%			2025	* *	2	\$100	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2040	* *	4	\$1,000	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2025	* *	1	\$12,700	B
Heat Rejection								
Remote Air Cond	90%			2025	* *	2	\$12,900	B
No Component	10%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,500	B
Exhaust Fans								
Interior	100%			2025	* *	2	\$600	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		B
Water Heater								
Gas Fired	100%			2015	\$5,300	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	* *	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2025	* *	4	\$1,300	B
Backflow Preventer								
Generic	100%			2030	* *	1	\$1,300	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	* *			C

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

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

Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**Asset Name** : CROWN HEIGHTS HEALTH CENTER  
**Address** : 1218 PROSPECT PLACE  
**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** : 01-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1365 **Lot** : 9 **BIN** : 3036147

**CAPITAL****Total**

Priority

**Total**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$23,100			
Interior Architecture	\$4,200	\$7,700		
Electrical	\$2,600	\$2,600	\$2,300	\$3,200
Mechanical	\$2,600	\$1,600	\$3,200	\$1,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$36,400</b>	<b>\$15,800</b>	<b>\$9,500</b>	<b>\$8,700</b>
Priority A	\$23,100			
Priority B	\$13,300	\$12,800	\$9,500	\$8,700
Priority C		\$3,000		
<b>Total</b>	<b>\$36,400</b>	<b>\$15,800</b>	<b>\$9,500</b>	<b>\$8,700</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.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	15%			LIFE	**	5	\$2,400	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Limestone	32%			LIFE	**	5	\$3,800	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Metal/Glass Curt Wall	45%			LIFE	**	5	\$13,500	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Granite Panels	5%			LIFE	**	5	\$600	A
Window Wall	3%			2048	**	5	\$1,800	A
Windows								
Aluminum	10%			2044	**	5	\$500	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Basement							
Special Gauge/Ballistic	90%			LIFE	**	1		A
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Recent Replacement Evident							
Parapets								
Metal Panel	5%			2048	**	5	\$700	A
Metal Rail	85%			2039	**	5-10	\$55,300	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Metal: Cage/Fence	10%			2039	**	5-10	\$2,800	A
Roof								
Modified Bitumen	100%			2030	**	10	\$19,700	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Covered With Snow							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	C
Ceramic Tile	5%			2035	**	5	\$900	C
Granite Panels	5%			LIFE	**	5	\$700	C
Vinyl Tile	50%			2027	**	3	\$3,500	C
Vinyl Tile	35%			2030	**	3	\$2,500	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : West 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.

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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>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 Code</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2035	**	5	\$1,200	C
Concrete Masonry Unit	10%			LIFE	**	5	\$900	C
Glass: Single Pane	2%			LIFE	**	5	\$400	C
Gypsum Board	50%			LIFE	**	5	\$7,000	C
Gypsum Board	25%			LIFE	**	5	\$3,500	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Section</i>								
SGFT/Glazed Masonry	8%			LIFE	**			C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	45%			2039	**	5	\$8,400	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout West Section</i>								
AcousTileSusp.Lay-In	50%			2035	**	5	\$9,400	B
Gypsum Board	5%			LIFE	**	5	\$1,200	B
<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 Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2048	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2048	**	5	\$100	B
<b>Raceway</b>								
Conduit	100%			2048	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2044	**	5		B
Molded Case Bkrs	90%			2044	**	5	\$300	B
<b>Wiring</b>								
Thermoplastic	100%			2048	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2039	**	5	\$100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$200	B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2039	**	1	\$4,400	B

*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>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 Code</b>
<b>Stand-by Power</b>								
Generators								
Natural Gas	100%			2035	* *	1	\$5,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Natural Gas Genset Rated @ 25kw</i>								
Batteries								
Lead/Acid	100%			2017	\$600	5	\$500	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2030	* *	10	\$11,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$1,500	B
Exit, LED	50%			2057	* *	1		B
Exterior Lighting								
HID	100%			2030	* *	10		B
<b>Alarm</b>								
Security System								
Generic	100%			2030	* *	1	\$5,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Only. Motion Sensors In The Hallways</i>								
Fire/Smoke Detection								
Generic	100%			2030	* *	1-3	\$8,800	B
<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>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 Code</b>
<b>Heating</b>								
Energy Source								
Electricity	100%			2048	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2039	* *	1	\$6,200	B
<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%			2044	* *	4	\$600	B
Terminal Devices								
Air Handler	50%			2030	* *	1	\$3,900	B
Convactor/Radiator	40%			2039	* *	1	\$1,600	B
Fan Coil Unit/Heat	10%			2030	* *	1	\$400	B

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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**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		B
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	67%			2030	**	2	\$500	B
	No Component	33%							D
	Terminal Devices								
	Direct Expansion	33%			2030	**	1		B
	No Component	67%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,000	B
	Exhaust Fans								
	Roof	100%			2030	**	2	\$400	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	**	1		B
	Water Heater								
	Gas Fired	100%			2021	\$3,200	2	\$200	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2030	**	4	\$2,000	B
	Backflow Preventer								
	Generic	100%			2030	**	1	\$800	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To Second Floor								
	Explanation : 1 Unit - New Doors On Existing Cab								
Fire Suppression									
	Sprinkler								
	Generic	100%			2048	**	1-2	\$3,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Right Side Of Structure								
	Explanation : Siamese Connection Not Readily Accessible By Fire Department								

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

Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

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

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$43,800	\$43,800
Interior Architecture			\$356,000
Electrical			\$58,200
Mechanical			\$104,300
<b>Total</b>		<b>\$43,800</b>	<b>\$562,300</b>
Priority A		\$43,800	\$43,800
Priority B			\$162,500
Priority C			\$356,000
<b>Total</b>		<b>\$43,800</b>	<b>\$562,300</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$38,600	\$7,700		
Interior Architecture	\$109,000		\$1,300	\$4,800
Electrical	\$31,900	\$2,600	\$3,400	\$2,900
Mechanical	\$42,500	\$5,500	\$7,500	\$5,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$226,000</b>	<b>\$19,700</b>	<b>\$16,200</b>	<b>\$17,200</b>
Priority A	\$38,600	\$7,700		
Priority B	\$129,100	\$12,000	\$14,900	\$12,400
Priority C	\$58,300		\$1,300	\$4,800
<b>Total</b>	<b>\$226,000</b>	<b>\$19,700</b>	<b>\$16,200</b>	<b>\$17,200</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	75%			LIFE	* *	5	\$87,600	A	
	Efflorescence, Extent : Moderate, Area Affected : 5%								
	Location : Bulkheads								
	Recent Repair Evident, Extent : Light, Area Affected : 50%								
	Location : Repointing Throughout								
Masonry: Granite	5%			LIFE	* *	5	\$4,400	A	
Masonry: Limestone	5%			LIFE	* *	5	\$4,400	A	
	Recent Repair Evident, Extent : Light, Area Affected : 50%								
	Location : Repointing Throughout								
Stucco Cement	15%			2028	* *	5	\$21,900	A	
Windows									
Aluminum	100%			2045	* *	5	\$15,400	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Parapets									
Masonry: Brick	90%			LIFE	* *	5-10	\$36,300	A	
	Recent Repair Evident, Extent : Light, Area Affected : 30%								
	Location : Repointing Throughout								
Masonry: Limestone	5%			LIFE	* *	5-10	\$3,600	A	
Metal Rail	5%			2028	* *	5-10	\$5,300	A	
Roof									
Modified Bitumen	95%			2031	* *	10	\$30,600	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Skylight, Metal/Glass	5%			2049	* *	10	\$5,400	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Main Roof								
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$22,300	C	
Ceramic Tile	5%			2026	* *	5	\$2,600	C	
Terrazzo	10%	4+	\$7,500	LIFE	* *	5	\$4,000	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Stairwell And Lobby								
Vinyl Tile	45%			2023	\$213,600	3	\$11,500	C	
	Other Observation, Extent : Moderate, Area Affected : 40%								
	Location : 1st And 3rd Floors								
	Explanation : 9 X 9 Tiles								
Vinyl Tile	30%			2023	\$142,400	3	\$7,700	C	
Interior Walls									
Glass: Single Pane	3%			LIFE	* *	5	\$2,900	C	
Marble Panels	2%			LIFE	* *	10	\$500	C	
Plaster	80%			LIFE	* *	5-10	\$43,500	C	
SGFT/Glazed Masonry	15%			LIFE	* *	10	\$4,800	C	

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	2%				2028	**	5	\$1,000	B
Exposed Concrete	15%				LIFE	**	5-10	\$9,600	B
Gypsum Board	10%				LIFE	**	5-10	\$17,500	B
Plaster	73%	0-2		\$31,200	LIFE	**	5	\$23,300	B

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

*Location : Stairwell Y*

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

## Under 600 Volts

## Service Equipment

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

*Location : Electrical Room*

*Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%				2023	\$58,200	5	\$1,000	B
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## Raceway

Conduit	75%				2023	\$25,900	1		B
Conduit	20%				2033	**	1		B
Conduit	5%				2053	**	1		B

## Panelboards

Fused Disc Sw	10%				2022	\$3,300	5	\$100	B
Fused Toggle Switch	30%	2-4		\$9,900	2048	**	5	\$100	B

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

*Location : Throughout*

Molded Case Bkrs	5%				2048	**	5	\$100	B
Molded Case Bkrs	55%				2022	\$18,200	5	\$600	B

## Wiring

Braided Cloth	35%	2-4		\$13,400	2048	**	1		B
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic	10%				2033	**	1		B
Thermoplastic	50%				2023	\$19,200	1		B
Thermoplastic	5%				2053	**	1		B

## Motor Controllers

Locally Mounted	80%				2021	\$20,200	5	\$200	B
Locally Mounted	20%	2-4		\$5,100	2043	**	5		B

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

*Location : Mechanical Room*

## Ground

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$900	LIFE	* *	5	\$600	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2028	* *	10	\$3,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : T-8 Lamps							
	Fluorescent	90%			2033	* *	10	\$28,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Emergency, Battery	40%			2023	\$5,500	10	\$3,300	B
	Emergency, Battery	10%			2033	* *	10	\$800	B
	Exit, Service	30%			2023	\$1,700	1		B
	Exit, Service	20%			2033	* *	1		B
	Exterior Lighting								
	HID	100%			2033	* *	10	\$100	B
Alarm									
	Security System								
	No Component	70%							D
	Generic	30%			2028	* *	1	\$4,400	B
	Fire/Smoke Detection								
	Generic	100%			2028	* *	1-3	\$24,000	B

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		B
Conversion Equipment									
	Steam Boiler	100%			2036	* *	1	\$33,800	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Natural Gas Fired Steam Boilers							
Distribution									
	Steam Piping/Pump	90%			2033	* *	4	\$1,500	B
	Steam Piping/Pump	10%	0-2	\$26,500	2053	* *	4	\$200	B
		Steam Traps Faulty, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Terminal Devices								
	Convector/Radiator	100%			2028	* *	1	\$11,000	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	80%			2022	\$62,400	1		B
	No Component	20%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,100	B
	Exhaust Fans								
	Interior	100%			2018	\$41,900	2	\$1,100	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Water Heater								
	Gas Fired	100%			2021	\$8,800	2	\$500	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$10,100	4	\$2,000	B
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$2,100	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-3								
	Explanation : 1 Unit								

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 : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**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** : 29-May-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2079 **Lot** : 21 **BIN** : 3058406

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$43,800	\$54,500
Electrical		\$66,100	\$49,600
Mechanical			\$178,900
<b>Total</b>		<b>\$109,900</b>	<b>\$283,000</b>
Priority A		\$43,800	\$54,500
Priority B		\$66,100	\$228,500
<b>Total</b>		<b>\$109,900</b>	<b>\$283,000</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$8,600	\$7,800	
Interior Architecture	\$6,400		\$3,600	
Electrical	\$7,900	\$16,000	\$100	
Mechanical	\$12,100	\$19,700	\$8,200	\$6,700
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
<b>Total</b>	<b>\$41,100</b>	<b>\$59,100</b>	<b>\$34,500</b>	<b>\$21,500</b>
Priority A		\$8,600	\$7,800	
Priority B	\$34,700	\$50,500	\$23,100	\$21,500
Priority C	\$6,400		\$3,600	
<b>Total</b>	<b>\$41,100</b>	<b>\$59,100</b>	<b>\$34,500</b>	<b>\$21,500</b>



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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**  
**FORT GREENE DISTRICT HEALTH CTR.**  
**Asset # : 1981**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	83%			LIFE	**	5	\$54,500	A
Masonry: Limestone	5%			LIFE	**	5	\$2,500	A
Metal Panel	7%			2040	**	5-10	\$31,600	A
Granite Panels	5%			LIFE	**	5	\$2,500	A
Windows								
Aluminum	90%			2036	**	5	\$13,800	A
Metal Louvers	5%			2029	**	10	\$4,800	A
Steel	5%	Now	\$43,800	2045	**	5	\$4,800	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Penthouse								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Penthouse								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$3,500	A
Masonry: Limestone	5%			LIFE	**	5	\$300	A
Metal Panel	10%			2046	**	5	\$1,700	A
Metal Rail	5%			2033	**	5-10	\$4,000	A
Roof								
Modified Bitumen	100%			2028	**	10	\$19,700	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,300	C
Ceramic Tile	13%			2029	**	5	\$5,600	C
Terrazzo	10%			LIFE	**	5	\$3,300	C
Vinyl Tile	67%			2025	**	3	\$10,700	C
Interior Walls								
Ceramic Tile	10%			2029	**	5	\$7,200	C
Concrete Masonry Unit	10%			LIFE	**	5	\$2,900	C
Gypsum Board	40%			LIFE	**	5	\$17,300	C
Plaster	25%			LIFE	**	5	\$5,400	C
SGFT/Glazed Masonry	15%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	65%			2033	**	5	\$27,800	B
Exposed Concrete	10%			LIFE	**	5	\$700	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$5,300	B
Plaster	10%			LIFE	**	5	\$2,700	B
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								

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

Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2030	* *	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2000 Amps Main Disconnect Switch									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2040	* *	5	\$200	B
Raceway									
	Conduit	90%			2020	\$31,100	1		B
	Conduit	10%			2040	* *	1		B
Panelboards									
	Molded Case Bkrs	40%			2028	* *	5	\$400	B
	Molded Case Bkrs	40%			2019	\$13,200	5	\$400	B
	Molded Case Bkrs	20%			2036	* *	5	\$200	B
Wiring									
	Braided Cloth	20%	2-4	\$7,700	2045	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Thermoplastic	60%			2030	* *	1		B
	Thermoplastic	20%			2040	* *	1		B
Motor Controllers									
	Locally Mounted	85%			2025	* *	5	\$200	B
	Locally Mounted	15%			2018	\$3,800	5		B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$500	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Explanation : Connected With Main Water Pipe									
Lighting									
Interior Lighting									
	Fluorescent	20%			2025	* *	10	\$5,200	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	40%			2015	\$66,100	10	\$10,500	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	30%			2020	\$49,600	10	\$7,900	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	HID	2%			2020	\$2,300	10		B
	Incandescent	8%			2020	\$13,200	2	\$100	B

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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>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 Code</b>

## Lighting

## Egress Lighting

Emergency, Service	20%			2025	* *	1		B
Emergency, Battery	30%			2020	\$3,500	10	\$2,100	B
Exit, LED	40%			2055	* *	1		B
Exit, Service	10%			2020	\$500	1		B

<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 Code</b>

## Heating

## Energy Source

Natural Gas	100%			2040	* *	1		B
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## Conversion Equipment

Steam Boiler	75%			2033	* *	1	\$21,200	B
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Sub Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Steam Boiler	25%			2025	* *	1	\$7,100	B
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Sub Basement Boiler Room</i>								
<i>Explanation : 2 Units ( Summer Boiler )</i>								

## Distribution

Steam Piping/Pump	100%			2030	* *	4	\$2,100	B
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## Terminal Devices

Air Handler	25%			2020	\$42,800	1	\$4,400	B
Convactor/Radiator	75%			2025	* *	1	\$6,900	B

## Air Conditioning

## Energy Source

Electricity	100%			2028	* *	1		B
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## Conversion Equipment

Int Pkg Unit - Heating/Cooling	10%	Now	\$6,300	2021	\$63,300	2	\$100	B
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 4th Floor X - Ray Room</i>								

Ext Pkg Unit - Cooling	40%			2025	* *	2	\$700	B
Window/Wall Unit	20%			2015	\$13,100	1		B
No Component	30%							D

*Other Observation, Extent : Light, Area Affected : 0%*

*Location :*

*Explanation : 3rd And Half Of The 4th Floor A/c System Is Responsibility Of Another Tenant*

## Distribution

Chilled Wtr Pipe/Pump	40%			2040	* *	4	\$600	B
No Component	60%							D

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*\*\* 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>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 Code</b>
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	40%			2020	\$37,800	1	\$7,100	B
No Component	60%							D
Heat Rejection								
Remote Air Cond	40%			2025	* *	2	\$8,000	B
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,900	B
Exhaust Fans								
Interior	100%			2020	\$35,100	2	\$900	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		B
Water Heater								
Gas Fired	100%			2019	\$7,400	2	\$400	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$1,300	B
Backflow Preventer								
Generic	100%			2025	* *	1	\$1,800	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : (2) B-5 (1) B-1								
Explanation : 3 Units								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**Asset Name** : HOMECREST DIST. HEALTH CTR.  
**Address** : 1601 AVENUE S  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HEA0022.000 / 13729 **Yr Built/Renovated** : 1950 /  
**Area Sq Ft** : 16,684 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 04-Aug-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 6821 **Lot** : 142 **BIN** : 3184035

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$412,500	
Interior Architecture	\$19,000	\$104,600
Electrical	\$47,400	\$23,700
<b>Total</b>	<b>\$479,000</b>	<b>\$128,300</b>
Priority A	\$412,500	
Priority B	\$47,400	\$23,700
Priority C	\$19,000	\$104,600
<b>Total</b>	<b>\$479,000</b>	<b>\$128,300</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$36,600			\$700
Interior Architecture	\$28,500	\$2,600	\$800	\$600
Electrical	\$1,400	\$100	\$15,400	
Mechanical	\$2,000	\$2,000	\$33,800	\$3,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$72,500</b>	<b>\$8,600</b>	<b>\$53,900</b>	<b>\$8,200</b>
Priority A	\$36,600			\$700
Priority B	\$8,900	\$6,000	\$53,200	\$6,900
Priority C	\$27,000	\$2,600	\$800	\$600
<b>Total</b>	<b>\$72,500</b>	<b>\$8,600</b>	<b>\$53,900</b>	<b>\$8,200</b>



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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**  
**HOMECREST DIST. HEALTH CTR.**  
**Asset # : 13729**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls									
	Masonry: Brick	95%	Now	\$92,400	LIFE	* *	5	\$14,100	A
Diagonal Cracks, Extent : Moderate, Area Affected : 40%									
Location : Southwest Corner									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
	Masonry: Limestone	5%			LIFE	* *	5	\$600	A
Windows									
	Aluminum	25%			2037	* *	5	\$1,300	A
	Glass Block	3%			LIFE	* *	5	\$100	A
	Steel	72%	Now	\$220,600	2046	* *	5	\$24,200	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Parapets									
	Masonry: Brick	95%	Now	\$23,000	LIFE	* *	5	\$3,500	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Masonry: Limestone	5%	Now	\$2,200	LIFE	* *	5	\$200	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Roof									
	Modified Bitumen	97%	Now	\$99,500	2031	* *			A
Blisters, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Second Floor, Stair									
	Skylight, Metal/Glass	3%	Now	\$11,500	2031	* *			A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Over Stair									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over Stair									

## 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**  
**HOMECREST DIST. HEALTH CTR.**  
**Asset # : 13729**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Floors									
	Cast in Place Concrete	7%			LIFE	**	5	\$3,100	C
	Ceramic Tile	5%			2030	**	5	\$1,000	C
	Mosaic Tile	3%			2026	**	5	\$1,500	C
	Terrazzo	5%			LIFE	**	5	\$800	C
	Vinyl Tile	10%	Now	\$1,900	2016	\$19,000	3	\$800	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout Basement									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement Corridor									
Explanation : 9x9 Units									
	Vinyl Tile	15%			2026	**	3	\$1,500	C
	Vinyl Tile	55%			2021	\$104,600	3	\$4,200	C
Interior Walls									
	Ceramic Tile	7%			2030	**	5	\$1,300	C
	Glass Block	3%			LIFE	**			C
	Gypsum Board	15%			LIFE	**	5	\$1,700	C
	Plaster	75%	Now	\$24,700	LIFE	**	5	\$4,100	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Staircase									
Ceilings									
	AcousTileSusp.Lay-In	15%			2034	**	5	\$3,100	B
	Gypsum Board	10%			LIFE	**	5	\$2,600	B
	Plaster	75%			LIFE	**	5	\$9,600	B
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Second Floor									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2021	\$1,600	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Amp Rating Not Available									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2021	\$29,100	5	\$400	B
Raceway									
	Conduit	70%			2021	\$6,500	1		B
	Conduit	30%			2031	* *	1		B
Panelboards									
	Molded Case Bkrs	70%			2020	\$15,400	5	\$300	B
	Molded Case Bkrs	30%			2029	* *	5	\$100	B

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



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

<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 Code</b>
Under 600 Volts								
Wiring								
Braided Cloth	15%	2-4	\$1,300	2046	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	20%			2031	* *	1		B
Thermoplastic	65%			2021	\$5,700	1		B
Motor Controllers								
Locally Mounted	100%			2019	\$10,100	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2016	\$47,400	10	\$7,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	30%			2021	\$23,700	10	\$3,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	3%			2016	\$1,700	10		B
Incandescent	7%			2016	\$5,500	2		B
Egress Lighting								
Emergency, Service	50%			2021	\$1,100	1		B
Exit, LED	30%			2049	* *	1		B
Exit, Service	20%			2016	\$400	1		B

<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 Code</b>
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2034	* *	1	\$13,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2041	* *	4	\$700	B
Terminal Devices								
Convactor/Radiator	100%			2026	* *	1	\$4,400	B

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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>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 Code</b>
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2021	\$14,000	2	\$200	B
Window/Wall Unit	60%			2016	\$18,700	1		B
No Component	20%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,600	B
Exhaust Fans								
Roof	100%			2016	\$12,100	2	\$400	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2034	* *	1		B
Water Heater								
Gas Fired	100%			2019	\$3,500	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$1,300	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$800	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-2</i>								
<i>Explanation : One Unit</i>								

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Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$40,100	\$220,200
Interior Architecture	\$35,700	\$210,000
Electrical		\$20,800
Mechanical		\$263,700
<b>Total</b>	<b>\$75,800</b>	<b>\$714,800</b>
Priority A	\$40,100	\$220,200
Priority B		\$284,500
Priority C	\$35,700	\$210,000
<b>Total</b>	<b>\$75,800</b>	<b>\$714,800</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$73,600			
Interior Architecture	\$71,500	\$1,800		\$5,600
Electrical	\$8,900	\$3,400	\$2,500	\$2,500
Mechanical	\$27,500	\$11,700	\$18,000	\$10,600
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$197,300</b>	<b>\$32,600</b>	<b>\$36,400</b>	<b>\$34,500</b>
Priority A	\$73,600			
Priority B	\$73,800	\$30,900	\$36,400	\$28,800
Priority C	\$49,900	\$1,800		\$5,600
<b>Total</b>	<b>\$197,300</b>	<b>\$32,600</b>	<b>\$36,400</b>	<b>\$34,500</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**  
**JAMAICA DISTRICT HEALTH CENTER**  
**Asset # : 1979**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls									
	Glazed Ceramic Panel	5%			LIFE	**	5	\$20,900	A
	Masonry: Brick	90%			LIFE	**	5	\$80,100	A
	Granite Panels	5%	0-2	\$13,200	LIFE	**	5	\$1,700	A
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
	Location : Front Facade								
Windows									
	Aluminum	95%			2039	**	5	\$14,300	A
	Glass Block	5%	Now	\$4,300	LIFE	**	5	\$500	A
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
Parapets									
	Concrete Masonry Unit	10%			LIFE	**	5-10	\$3,700	A
	Masonry: Brick	80%			LIFE	**	5-10	\$37,300	A
	Masonry: Limestone	5%			LIFE	**	5-10	\$4,200	A
	Metal Rail	5%			2028	**	5-10	\$6,200	A
Roof									
	Single Ply Membrane	100%			2023	\$139,900	10	\$40,300	A
Interior									
Floors									
	Carpet	5%			2019	\$16,300	3	\$5,600	C
	Cast in Place Concrete	10%			LIFE	**	5	\$24,700	C
	Ceramic Tile	5%			2032	**	5	\$2,800	C
	Terrazzo	10%			LIFE	**	5	\$8,800	C
	Terrazzo	5%			LIFE	**	5	\$4,400	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Annex Building								
	Vinyl Tile	40%			2023	\$210,000	3	\$11,300	C
	Vinyl Tile	25%			2033	**	3	\$5,300	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Annex Building								
Interior Walls									
	Glazed Ceramic Panel	10%			LIFE	**	10	\$5,300	C
	Gypsum Board	25%			LIFE	**	5-10	\$25,100	C
	Gypsum Board	30%			LIFE	**	5-10	\$30,100	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Annex Building								
	Plaster	25%			LIFE	**	5-10	\$12,600	C
	SGFT/Glazed Masonry	10%	4+	\$13,300	LIFE	**			C
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Worn/Eroded, Extent : Light, Area Affected : 5%								
	Location : Basement								

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	50%	2-4	\$9,200	2036	* *	5	\$14,100	B
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*Misaligned/Bulging, Extent : Moderate, Area Affected : 5%**Location : Throughout**Staining/Discoloring, Extent : Light, Area Affected : 5%**Location : Throughout*

AcousTileSusp.Lay-In	30%			2043	* *	5	\$16,900	B
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*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Annex Building*

Exposed Concrete	10%			LIFE	* *	5-10	\$7,100	B
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Plaster	10%			LIFE	* *	5-10	\$9,700	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	50%			2043	* *	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch For Main Building*

Air Circuit Breaker	50%			2043	* *	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Main Building**Explanation : One 400 Amps Main Disconnect Switch For The Annex Building*

## Transformers

Dry Type	100%			2036	* *	5	\$200	B
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 112 Kva 480hv-208/120lv*

## Switchgear / Switchboard

Molded Case Bkrs	70%			2043	* *	5	\$800	B
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Molded Case Bkrs	30%			2053	* *	5	\$300	B
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## Raceway

Conduit	30%			2049	* *	1		B
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Conduit	50%			2043	* *	1		B
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Conduit	20%			2023	\$6,900	1		B
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## Panelboards

Fused Disc Sw	10%			2039	* *	5	\$100	B
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Fused Disc Sw	5%			2045	* *	5	\$100	B
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Molded Case Bkrs	20%			2022	\$9,900	5	\$200	B
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Molded Case Bkrs	35%			2039	* *	5	\$400	B
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Molded Case Bkrs	30%			2045	* *	5	\$300	B
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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>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 Code</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	10%	2-4	\$3,800	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	30%			2049	* *	1		B
Thermoplastic	20%			2023	\$7,700	1		B
Thermoplastic	40%			2043	* *	1		B
<b>Motor Controllers</b>								
Locally Mounted	50%			2036	* *	5	\$100	B
Locally Mounted	20%			2021	\$6,200	5	\$100	B
Locally Mounted	30%			2040	* *	5	\$100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	* *	5	\$1,200	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	55%			2028	* *	10	\$19,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2018	\$10,900	10	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2028	* *	10	\$3,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	5%			2033	* *	10	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	25%			2033	* *	10	\$8,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Annex Building</i>								
<i>Explanation : T-5 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Battery	35%			2028	* *	10	\$3,200	B
Emergency, Battery	15%			2033	* *	10	\$1,400	B
Exit, LED	15%			2063	* *	1		B
Exit, Service	35%			2028	* *	1		B
<b>Exterior Lighting</b>								
HID	30%			2033	* *	10		B
HID	70%			2018	\$12,100	10	\$100	B
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2033	* *	1-3	\$26,100	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		B
Conversion Equipment								
Heat Exchanger	10%			2026	**	1	\$1,900	B
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Boiler Room							
	Explanation : 2 Units For Heating							
Steam Boiler	90%			2028	**	1	\$33,600	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 2 Units							
Distribution								
Hot Wtr Piping/Pump	40%			2039	**	4	\$1,100	B
Steam Piping/Pump	60%			2033	**	4	\$1,100	B
Terminal Devices								
Air Handler	60%			2028	**	1	\$14,000	B
Convactor/Radiator	40%			2036	**	1	\$4,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	60%	Now	\$1,700	2023	\$85,500	1	\$9,400	B
	Broken, Extent : Moderate, Area Affected : 10%							
	Location : Chiller Compressor							
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Chillers							
Ext Pkg Unit - Cooling	40%			2031	**	2	\$900	B
Distribution								
Chilled Wtr Pipe/Pump	60%			2033	**	4	\$1,100	B
No Component	40%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$178,200	1	\$23,300	B
Heat Rejection								
Air Condenser Unit	100%			2028	**	2	\$26,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,300	B
Exhaust Fans								
Interior	60%			2028	**	2	\$700	B
Roof	40%			2023	\$23,100	2	\$500	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	**	1		B

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Water Heater								
	Gas Fired	100%			2021	\$9,800	2	\$600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 2 Units							
	HW Heat Exchanger								
	Low Temp	100%			2043	* *	4	\$5,600	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2028	* *	4	\$1,300	B
	Backflow Preventer								
	Generic	100%	Now	\$400	2028	* *	1	\$2,100	B
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Installed Incorrectly							
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : B-4							
		Explanation : Two Passenger Units							
	Hydraulic	20%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : B-1, 1-2							
		Explanation : One Freight Unit - Not In Service And 1 Passenger Elevator In The Annex							

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Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**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** : 28-May-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1681 **Lot** : 37 **BIN** : 1052845

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Interior Architecture		\$37,000
<b>Total</b>		<b>\$37,000</b>
Priority C		\$37,000
<b>Total</b>		<b>\$37,000</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$2,200	\$19,800	\$300	
Interior Architecture		\$1,400		
Electrical		\$11,500	\$200	
Mechanical	\$800	\$4,200	\$2,800	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$7,000</b>	<b>\$40,800</b>	<b>\$7,200</b>	<b>\$4,900</b>
Priority A	\$2,200	\$19,800	\$300	
Priority B	\$4,800	\$19,600	\$6,900	\$4,900
Priority C		\$1,400		
<b>Total</b>	<b>\$7,000</b>	<b>\$40,800</b>	<b>\$7,200</b>	<b>\$4,900</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	95%			LIFE	* *	5	\$13,300	A
	Horizontal Cracks, Extent : Light, Area Affected : 15% Location : Throughout							
Masonry: Brick	3%	Now	\$2,200	LIFE	* *	5	\$700	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40% Location : Throughout Garage, North And South Facade							
Metal Coiling Doors	2%			2025	* *	5	\$1,400	A
Windows								
Aluminum	88%			2036	* *	5	\$600	A
Glass Block	10%			LIFE	* *	5		A
Metal Louvers	2%			2023	\$500	10	\$100	A
Parapets								
Concrete Masonry Unit	40%			LIFE	* *	5	\$600	A
Metal Rail	50%			2033	* *	5-10	\$11,500	A
Metal: Cage/Fence	5%			2025	* *	5-10	\$500	A
Pre-Cast Concrete	5%			LIFE	* *	5	\$400	A
Roof								
Modified Bitumen	20%			2025	* *	10	\$4,000	A
Single Ply Membrane	73%			2025	* *	10	\$14,800	A
Skylight, Metal/Glass	5%			2030	* *	10	\$3,400	A
Sloped Glazing	2%			LIFE	* *	5	\$5,400	A
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	\$37,000	C
Quarry Tile	10%			2025	* *	5	\$2,800	C
Interior Walls								
Concrete Masonry Unit	95%			LIFE	* *	5	\$7,800	C
Plaster	5%			LIFE	* *	5	\$300	C
Ceilings								
Exposed Concrete	70%			LIFE	* *	5	\$2,100	B
Gypsum Board	10%			LIFE	* *	5	\$2,300	B
Plaster	20%			LIFE	* *	5	\$2,300	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room And Garage Basement								
Explanation : Two Electrical Services - One Rated At 800 Amps And Another Rated At 100 Amps								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	* *	5	\$100	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2040	**	1		B
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$300	B
Wiring								
Thermoplastic	100%			2040	**	1		B
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement, 109th Street								
Explanation : Connected With Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	98%			2025	**	10	\$11,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 50% T-12 & 50% T-8								
HID	2%			2025	**	10		B
Egress Lighting								
Exit, Service	85%			2025	**	1		B
Exit, Battery	15%			2025	**	10	\$100	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2030	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2018	\$31,400	1	\$6,200	B
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$600	B
Terminal Devices								
Convactor/Radiator	45%			2025	**	1	\$1,800	B
Fan Coil Unit/Heat	10%			2025	**	1	\$400	B
Under Construction	45%							D
Other Observation, Extent : Light, Area Affected : 0%								
Location : Roof								
Explanation : 2 New Air Handler Units - Installation Is In Progress								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Conversion Equipment								
	Under Construction	100%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Roof							
		Explanation : 2 New Exterior Package Units - Installation Is In Progress							
Heat Rejection									
	Under Construction	100%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,000	B
	Exhaust Fans								
	Roof	100%			2025	* *	2	\$400	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		B
	Water Heater								
	Gas Fired	100%			2015	\$3,300	2	\$200	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2020	\$10,100	4	\$1,300	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1-2							
		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 : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**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** : 09-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1983 **Lot** : 3 **BIN** : 1059720

**CAPITAL****Total**

Priority

**Total**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				\$11,900
Interior Architecture	\$8,700	\$1,500	\$800	\$7,600
Electrical	\$400	\$300	\$200	\$300
Mechanical	\$2,200	\$9,500	\$2,100	\$2,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$15,300</b>	<b>\$15,200</b>	<b>\$7,100</b>	<b>\$26,400</b>
Priority A				\$11,900
Priority B	\$6,600	\$13,700	\$6,300	\$14,400
Priority C	\$8,700	\$1,500	\$800	\$100
<b>Total</b>	<b>\$15,300</b>	<b>\$15,200</b>	<b>\$7,100</b>	<b>\$26,400</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.

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

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

## Exterior

Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$17,700	A
Windows								
Aluminum	100%			2038	* *	5		A
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$1,900	A
Masonry: Brick	90%			LIFE	* *	5	\$2,200	A
Roof								
Single Ply Membrane	100%			2027	* *	10	\$11,900	A

## Interior

Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$8,200	C
Ceramic Tile	5%			2031	* *	5	\$900	C
Terrazzo	5%			LIFE	* *	5	\$700	C
Vinyl Tile	65%			2027	* *	3	\$4,600	C
Vinyl Tile	5%	Now	\$8,700	2032	* *	3	\$400	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
Interior Walls								
Cast in Place Concrete	25%			LIFE	* *			C
Ceramic Tile	5%			2031	* *	5	\$700	C
Gypsum Board	50%			LIFE	* *	5	\$4,100	C
Metal Panel	20%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	80%			2042	* *	5	\$14,900	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%			LIFE	* *	5	\$600	B

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

## Under 600 Volts

Service Equipment								
Fused Disc Sw	100%			2032	* *	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	* *	5	\$100	B
Raceway								
Conduit	100%			2048	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2044	* *	5	\$300	B
Wiring								
Thermoplastic	100%			2048	* *	1		B

*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**  
**MANHATTANVILLE DIST. HEALTH CTR.**  
**Asset # : 13728**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5	\$100	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	B
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Basement						
			Explanation : Water Main						
Lighting									
	Interior Lighting								
	Fluorescent	100%			2030	* *	10	\$11,500	B
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Throughout						
			Explanation : T-8 & Compact						
	Egress Lighting								
	Exit, LED	100%			2057	* *	1		B
	Exterior Lighting								
	HID	100%			2030	* *	10		B
Alarm									
	Security System								
	No Component	80%							D
	Generic	20%			2027	* *	1	\$900	B
	Fire/Smoke Detection								
	No Component	80%							D
	Generic	20%			2030	* *	1-3	\$1,500	B
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		B
	Conversion Equipment								
	Steam Boiler	100%			2035	* *	1	\$12,400	B
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 2 Units						
	Distribution								
	Steam Piping/Pump	100%			2042	* *	4	\$900	B
	Terminal Devices								
	Convactor/Radiator	100%			2035	* *	1	\$4,000	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	50%			2020	\$14,300	1		B
	No Component	50%							D

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Terminal Devices								
	Fan Coil - Cooling	50%			2027	* *	1	\$2,000	B
			Other Observation, Extent : Light, Area Affected : 50%						
			Location : 2nd Floor						
			Explanation : 9 Split Dx System Units						
	No Component	50%							D
Heat Rejection									
	Air Condenser Unit	50%			2027	* *	2	\$4,400	B
			Other Observation, Extent : Light, Area Affected : 50%						
			Location : Roof						
			Explanation : 9 Condenser Units Part Of Split System						
	No Component	50%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$1,400	B
	No Component	80%							D
	Exhaust Fans								
	Roof	20%			2022	\$2,200	2	\$100	B
	No Component	80%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2042	* *	1		B
	Galv Iron/Steel	80%			2035	* *	1		B
	Water Heater								
	Gas Fired	100%			2020	\$3,200	2	\$200	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Submersible	100%			2015	\$6,100	4	\$2,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement : 2nd Floor						
			Explanation : One Unit						

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Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

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

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$50,500	\$53,800
Interior Architecture			\$77,100
Electrical			\$98,900
Mechanical			\$103,700
<b>Total</b>		<b>\$50,500</b>	<b>\$333,500</b>
Priority A		\$50,500	\$53,800
Priority B			\$202,500
Priority C			\$77,100
<b>Total</b>		<b>\$50,500</b>	<b>\$333,500</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$94,600			
Interior Architecture	\$118,300	\$1,400	\$7,300	\$1,000
Electrical	\$22,900	\$3,000	\$3,700	\$3,300
Mechanical	\$19,400	\$7,200	\$10,200	\$5,300
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$265,100</b>	<b>\$21,500</b>	<b>\$31,000</b>	<b>\$19,500</b>
Priority A	\$94,600			
Priority B	\$112,300	\$21,500	\$23,800	\$18,500
Priority C	\$58,200		\$7,300	\$1,000
<b>Total</b>	<b>\$265,100</b>	<b>\$21,500</b>	<b>\$31,000</b>	<b>\$19,500</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	75%			LIFE	**	5	\$100,900	A	
	Efflorescence, Extent : Moderate, Area Affected : 10%								
	Location : East Facade Of Bulkhead								
Masonry: Brick	5%	Now	\$22,100	LIFE	**	5	\$3,400	A	
	Diagonal Cracks, Extent : Severe, Area Affected : 5%								
	Location : Base Of Column By Main Driveway								
Masonry: Granite	5%			LIFE	**	5	\$5,000	A	
Masonry: Limestone	10%			LIFE	**	5	\$10,100	A	
Window Wall	5%			2033	**	5	\$12,600	A	
Windows									
Aluminum	88%			2039	**	5	\$15,300	A	
Aluminum	10%	0-2	\$16,400	2039	**	5	\$900	A	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : 2nd Floor Counseling Offices And Throughout First Floor								
Metal Louvers	2%			2032	**	10	\$2,200	A	
Parapets									
Masonry: Brick	80%			LIFE	**	5-10	\$29,100	A	
Masonry: Limestone	10%			LIFE	**	5-10	\$6,500	A	
Metal Rail	10%			2028	**	5-10	\$9,600	A	
Roof									
Modified Bitumen	100%	0-2	\$10,300	2028	**			A	
	Blisters, Extent : Moderate, Area Affected : 5%								
	Location : North And South Ends								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : North And South Ends Of Main Roof								
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$24,200	C	
Ceramic Tile	5%			2026	**	5	\$2,800	C	
Terrazzo	10%			LIFE	**	5	\$8,600	C	
Vinyl Tile	55%			2028	**	3	\$11,400	C	
Vinyl Tile	15%			2018	\$77,100	3	\$4,100	C	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : 3rd Floor								
	Explanation : 9x9 Tiles								
Vinyl Tile	5%			2031	**	3	\$1,000	C	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout 4th Floor								

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

<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 Code</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2026	**	5	\$3,500	C
Gypsum Board	10%			LIFE	**	5-10	\$11,800	C
Gypsum Board	5%			LIFE	**	5-10	\$5,900	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								
Marble Panels	5%			LIFE	**	10	\$1,400	C
Plaster	50%			LIFE	**	5-10	\$29,400	C
Plaster	5%			LIFE	**	5-10	\$2,900	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								
SGFT/Glazed Masonry	20%			LIFE	**	10	\$6,900	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%	0-2	\$27,000	2036	**	5	\$6,900	B
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 1st, 2nd And 3rd Floors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 1st, 2nd And 3rd Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Eip Lobby On 5th Floor</i>								
AcousTileSusp.Lay-In	5%			2040	**	5	\$2,800	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								
Plaster	65%	0-2	\$30,100	LIFE	**	5	\$22,500	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 522 And 523</i>								
Plaster	5%			LIFE	**	5-10	\$4,700	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								

<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 Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2049	**	5	\$200	B
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	90%			2049	**	5	\$200	B
Molded Case Bkrs	10%			2049	**	5	\$100	B
<b>Raceway</b>								
Conduit	80%			2023		1		B
Conduit	20%			2049	**	1		B

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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>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 Code</b>
<b>Under 600 Volts</b>								
Panelboards								
Fused Disc Sw	10%			2022	\$5,000	5	\$100	B
Molded Case Bkrs	20%			2045	* *	5	\$200	B
Molded Case Bkrs	70%			2022	\$34,700	5	\$800	B
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$19,200	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2049	* *	1		B
Thermoplastic	30%			2023	\$11,500	1		B
<b>Motor Controllers</b>								
Locally Mounted	50%			2021	\$15,600	5	\$100	B
Locally Mounted	50%			2040	* *	5	\$100	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,200	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2031	* *	10	\$3,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	60%			2031	* *	10	\$20,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	30%			2023	\$64,200	10	\$10,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2028	* *	10	\$4,500	B
Exit, LED	10%			2058	* *	1		B
Exit, Service	40%			2028	* *	1		B
<b>Exterior Lighting</b>								
HID	90%			2023	\$15,400	10	\$100	B
Incandescent	10%			2023	\$2,400	2		B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2031	* *	1	\$4,700	B
<b>Fire/Smoke Detection</b>								
Generic	100%			2028	* *	1-3	\$26,000	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2036	**	1	\$18,300	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Natural Gas Fired Hot Water Boilers								
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$2,700	B
Terminal Devices								
Air Handler	40%			2028	**	1	\$9,200	B
Convactor/Radiator	60%			2028	**	1	\$7,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2021	\$52,900	2	\$200	B
Reciprocating	30%			2028	**	1	\$5,100	B
Compr/Chiller								
Window/Wall Unit	60%			2018	\$50,700	1		B
Distribution								
Chilled Wtr Pipe/Pump	30%			2043	**	4	\$800	B
No Component	70%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2028	**	1	\$9,200	B
No Component	60%							D
Heat Rejection								
Remote Air Cond	40%			2028	**	2	\$10,300	B
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,600	B
Exhaust Fans								
Interior	70%			2023	\$31,800	2	\$800	B
Roof	30%			2028	**	2	\$300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
Water Heater								
Gas Fired	100%			2022	\$9,600	2	\$600	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		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.

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$10,100	4	\$2,000	B
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boiler Pit Only							
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$2,300	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-5							
		Explanation : Two Units							

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

Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**Asset Name** : OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL  
**Address** : 421 E. 26TH STREET  
**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** : 09-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,5,6,9,10,14,15  
**Block** : 962 **Lot** : 100 **BIN** : 1087242

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$473,100	\$1,167,900
Interior Architecture	\$69,500	\$903,400
Electrical		\$184,500
Mechanical	\$40,500	\$117,200
<b>Total</b>	<b>\$583,000</b>	<b>\$2,373,000</b>
Priority A	\$473,100	\$1,167,900
Priority B	\$40,500	\$811,100
Priority C	\$69,500	\$394,000
<b>Total</b>	<b>\$583,000</b>	<b>\$2,373,000</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$10,100			\$23,400
Interior Architecture	\$111,100			\$92,600
Electrical	\$61,300	\$56,800	\$59,200	\$57,700
Mechanical	\$114,300	\$134,000	\$160,100	\$110,500
Elevators/Escalators	\$148,000	\$148,000	\$148,000	\$148,000
<b>Total</b>	<b>\$444,800</b>	<b>\$338,800</b>	<b>\$367,300</b>	<b>\$432,200</b>
Priority A	\$10,100			\$23,400
Priority B	\$323,700	\$338,800	\$367,300	\$316,200
Priority C	\$111,100			\$92,600
<b>Total</b>	<b>\$444,800</b>	<b>\$338,800</b>	<b>\$367,300</b>	<b>\$432,200</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**  
**OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL**  
**Asset # : 14212**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Granite	5%			LIFE	**	5	\$17,700	A
Metal/Glass Curt Wall	25%			LIFE	**	5	\$221,800	A
Metal Panel	20%			2047	**	5-10	\$650,500	A
Pre-Cast Concrete	50%			LIFE	**	5	\$768,700	A
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5	\$5,900	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Various Locations.								
Explanation : Rubber Membrane Ran All The Way Up This Portion Of Parapet.								
Metal/Glass Curt Wall	30%			2047	**	5	\$20,100	A
Metal Panel	40%			2047	**	5	\$26,800	A
Roof								
IRMA/Protected Membrane	100%	Now	\$10,100	2029	**			A
Other Observation, Extent : Light, Area Affected : 100%								
Location : Under Cooling Tower.								
Explanation : Drain Basket Missing On One Drain, Also Clogged With Drinking Cans.								
Interior								
Floors								
Carpet	40%			2020	\$1,068,900	3	\$370,500	C
Cast in Place Concrete	5%	Now	\$6,900	LIFE	**	5	\$50,600	C
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : 14th Floor Mechanical Room.								
Ceramic Tile	5%			2034	**	5	\$23,200	C
Sheet Vinyl/Rubber	20%			2026	**	5	\$138,900	C
Terrazzo	30%			LIFE	**	5	\$108,500	C
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,200	C
Glass: Special Gauge	15%			LIFE	**	1		C
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Various Locations.								
Explanation : This Component Referrs To Mtl/glass Curtain Wall.								
Gypsum Board	55%			LIFE	**	5	\$103,000	C
Repairs in Progress, Extent : Light, Area Affected : 2%								
Location : Staircase C								
Masonry: Limestone	15%			LIFE	**			C
Metal Panel	5%			LIFE	**			C
Wood	5%			LIFE	**	5	\$62,400	C
Ceilings								
AcousTileSusp.Lay-In	60%			2038	**	5	\$277,800	B
Gypsum Board	20%			LIFE	**	5	\$115,800	B
Metal Panel	20%			LIFE	**	5	\$115,800	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**  
**OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL**  
**Asset # : 14212**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	2%			2047	**	5		B
Fused Disc Sw	98%			2047	**	5	\$1,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Switchgear Room								
Explanation : One 6000 Amps East								
one 6000 Amps. North								
five 6000 Amps.								
1200 Amps. Fire Pump.								
1600 Amps. For 9th Floor								
Transformers								
Dry Type	100%			2038	**	5	\$1,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Switchgear Room, 15, 14, 9 Floors And Sub 2 Electrical Closet.								
Explanation : 500 Kva, 225 Kva, 45 Kva, 30 Kva And 15 Kva.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$1,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Switchgear Room								
Explanation : One 6000 Amps East								
one 6000 Amps. North								
five 6000 Amps.								
1200 Amps. Fire Pump.								
1600 Amps.								
Raceway								
Conduit	100%			2047	**	1		B
Panelboards								
Fused Disc Sw	30%			2043	**	5	\$2,200	B
Molded Case Bkrs	70%			2043	**	5	\$5,800	B
Wiring								
Thermoplastic	100%			2047	**	1		B
Motor Controllers								
Locally Mounted	70%			2038	**	5	\$1,500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Spaces.								
Explanation : Variable Frequency Drive Controllers.								
Motor Control Center	30%			2038	**	5	\$2,500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 15, 14,9 Floors And Sub 2.								
Explanation : Normal Motor Control Center And Emergency Motor Control Center @ 14a								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,600	B
Stand-by Power								

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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>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 Code</b>
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	95%			2038	* *	1	\$90,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Transfer Switch Room</i> <i>Explanation : A. T. S. -1 1000 Amps.</i> <i>ats -2 2000 Amps.</i> <i>ats - 3 800 Amps.</i> <i>ats - 4 260 Amps.</i> <i>ats - 5 260 Amps.</i>								
Automatic	5%			2038	* *	1	\$4,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : 15 Floor (equipment Room)</i> <i>Explanation : 2 Ats 15 A/b @ 260 Amps.</i>								
<b>Generators</b>								
Diesel	100%			2034	* *	1	\$119,800	B
<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%			2015	\$600	5	\$11,500	B
<b>Fuel Storage</b>								
Day Tank	10%			2043	* *	5	\$5,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Generator Room</i> <i>Explanation : 200 Gallons.</i>								
Main Tank	90%			2056	* *	5	\$8,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Underground</i> <i>Explanation : 2000 Gallons.</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	65%			2029	* *	10	\$184,500	B
HID	34%			2029	* *	10	\$3,400	B
HID	1%	Now	\$5,000	2026	* *			B
<i>Other Observation, Extent : Severe, Area Affected : 10%</i> <i>Location : Main Entrance Lobby.</i> <i>Explanation : 46 Defective Lighting Ballasts.</i>								
<b>Egress Lighting</b>								
Emergency, Service	35%			2029	* *	1		B
Exit, LED	15%			2056	* *	1		B
Exit, Service	5%			2029	* *	1		B
Exit, Battery	45%			2029	* *	10	\$9,400	B
<b>Exterior Lighting</b>								
HID	100%			2029	* *	10	\$1,000	B
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2056	* *	5	\$9,100	B

**Alarm**

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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>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 Code</b>

**Alarm**

Security System								
Generic	100%			2029	* *	1	\$115,800	B
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$196,800	B

<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 Code</b>

**Heating**

Energy Source								
Utility Steam	100%			2047	* *	1		B
Conversion Equipment								
Heat Exchanger	30%			2034	* *	1	\$46,000	B
<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	70%			2034	* *	5	\$12,900	B
Distribution								
Hot Wtr Piping/Pump	30%			2043	* *	4	\$6,900	B
Steam Piping/Pump	70%			2047	* *	4	\$16,000	B
Terminal Devices								
Air Handler	70%			2029	* *	1	\$134,100	B
Convactor/Radiator	15%			2038	* *	1	\$15,000	B
Fan Coil Unit/Heat	15%			2029	* *	1	\$15,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reheat System</i>								

**Air Conditioning**

Energy Source								
Electricity	100%			2043	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2034	* *	1	\$268,100	B
<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	20%			2025	* *	2	\$3,800	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2047	* *	4	\$22,900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	* *	1	\$191,600	B

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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Heat Rejection								
Evap Condenser	20%			2029	* *	2	\$43,100	B
Water Cool Tower	80%	Now	\$15,800	2025	* *	2	\$199,300	B
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Basin Leak Evident</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$172,600	B
Exhaust Fans								
Interior	100%			2029	* *	2	\$9,600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	* *	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub Basement 1</i>						
		<i>Explanation : Triplex House Pumps</i>						
HW Heat Exchanger								
Low Temp	100%			2047	* *	4	\$46,000	B
		<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		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$1,300	B
		<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%			2029	* *	4	\$1,300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : S B 2</i>						
		<i>Explanation : Duplex Unit</i>						
Backflow Preventer								
Generic	100%			2029	* *	1	\$19,100	B
		<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%							B
Vertical Transport								

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**  
**OFFICE OF CHIEF MEDICAL EXAMINER DNA LAB. @BELLEVUE HOSPITAL**  
**Asset # : 14212**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport								
Elevators								
Geared Traction	70%		LIFE		* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : (1) S-2 To 15. (6) S-1 To 13							
	Explanation : 7 Units							
Hydraulic	30%		LIFE		* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : (2) G To 2, (1) S-2 To 2							
	Explanation : 3 Units							
Fire Suppression								
Standpipe								
Generic	100%		2047		* *	1-5	\$162,100	B
Sprinkler								
Generic	100%		2047		* *	1-2	\$86,800	B
Fire Pump								
Generic	100%		2034		* *	1	\$57,900	B

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

Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**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 /  
**Area Sq Ft** : 13,550 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 08-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 791 **Lot** : 16 **BIN** : 4015250

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$135,800	\$75,900
Interior Architecture		\$65,300	\$95,700
<b>Total</b>		<b>\$201,200</b>	<b>\$171,600</b>
Priority A		\$135,800	\$75,900
Priority B			\$95,700
Priority C		\$65,300	
<b>Total</b>		<b>\$201,200</b>	<b>\$171,600</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$31,700			
Interior Architecture		\$12,100		
Electrical	\$800	\$800	\$600	\$600
Mechanical	\$1,300	\$900	\$1,800	\$900
<b>Total</b>	<b>\$33,800</b>	<b>\$13,800</b>	<b>\$2,400</b>	<b>\$1,500</b>
Priority A	\$31,700			
Priority B	\$2,100	\$3,700	\$2,400	\$1,500
Priority C		\$10,100		
<b>Total</b>	<b>\$33,800</b>	<b>\$13,800</b>	<b>\$2,400</b>	<b>\$1,500</b>



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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**  
**PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY**  
**Asset # : 13730**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$75,900	A
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 30%								
Location : Along Front Sidewalk								
Windows								
Aluminum	100%	Now	\$31,700	2038	* *	5	\$6,700	A
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2027	* *	10	\$135,800	A
Interior								
Floors								
Carpet	25%			2021	\$116,200	3	\$30,200	C
Ceramic Tile	75%	Now	\$65,300	2031	* *	5	\$30,200	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			C
Concrete Masonry Unit	90%			LIFE	* *	5	\$14,300	C
Gypsum Board	5%			LIFE	* *	5	\$1,200	C
Ceilings								
AcousTileSusp.Lay-In	5%			2035	* *	5	\$4,000	B
Metal Panel	95%			LIFE	* *	5	\$95,700	B
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	* *	5	\$100	B
Raceway								
Conduit	100%			2048	* *	1		B
Panelboards								
Fused Disc Sw	10%			2044	* *	5		B
Molded Case Bkrs	90%			2044	* *	5	\$300	B
Wiring								
Thermoplastic	100%			2048	* *	1		B
Motor Controllers								
Locally Mounted	100%			2039	* *	5	\$100	B

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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**  
**PRISON HEALTH WAREHOUSE CENTRAL MEDICAL SUPPLY**  
**Asset # : 13730**

<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 Code</b>
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	B
Stand-by Power								
Transfer Switches								
Under Construction	100%							D
Generators								
Under Construction	100%							D
Batteries								
Under Construction	100%							D
Fuel Storage								
Under Construction	100%							D
Lighting								
Interior Lighting								
Fluorescent	100%			2030	* *	10	\$10,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$1,300	B
Exit, Service	50%			2030	* *	1		B
Exterior Lighting								
HID	100%			2030	* *	10		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2030	* *	1-3	\$6,800	B

<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 Code</b>
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		B
Conversion Equipment								
Furnace	100%			2027	* *	1	\$5,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 - Gas Fired Packaged Air Conditioning Units, Gas Fired Space Heater Serving Warehouse Space</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	50%			2027	* *	2	\$300	B
No Component	50%							D
Ventilation								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,200	B
	Exhaust Fans								
	Roof	100%			2027	* *	2	\$300	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		B
	Water Heater								
	Electric	100%			2021	\$1,900	4	\$100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$300	LIFE	* *	1		B
	Leak Evident, Extent : Light, Area Affected : 5%								
	Location : Warehouse Roof, Possible Leak From Roof Drain Pipe								
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$3,100	B

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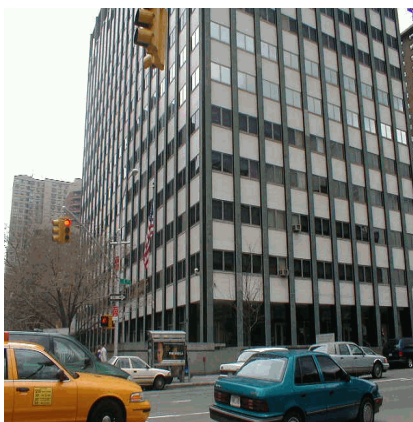
Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**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** : 06-Aug-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,6,10,11,13,14,ph  
**Block** : 932 **Lot** : 17 **BIN** : 1020610

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$2,786,500	\$325,500
Interior Architecture	\$2,952,400	\$1,233,900
Electrical	\$671,700	\$649,900
Mechanical	\$2,028,700	\$3,840,800
<b>Total</b>	<b>\$8,439,200</b>	<b>\$6,050,100</b>
Priority A	\$2,786,500	\$325,500
Priority B	\$3,742,100	\$4,683,200
Priority C	\$1,910,700	\$1,041,400
<b>Total</b>	<b>\$8,439,200</b>	<b>\$6,050,100</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$27,000		\$25,000	
Interior Architecture	\$12,800	\$10,300	\$25,700	\$2,600
Electrical	\$22,500	\$22,900	\$44,100	\$21,000
Mechanical	\$105,200	\$83,900	\$140,300	\$76,300
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
<b>Total</b>	<b>\$250,500</b>	<b>\$199,900</b>	<b>\$317,900</b>	<b>\$182,800</b>
Priority A	\$27,000		\$25,000	
Priority B	\$210,600	\$189,700	\$267,300	\$180,200
Priority C	\$12,800	\$10,300	\$25,700	\$2,600
<b>Total</b>	<b>\$250,500</b>	<b>\$199,900</b>	<b>\$317,900</b>	<b>\$182,800</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$38,600	A
Masonry: Brick	87%			LIFE	**	5	\$223,900	A
Granite Panels	5%			LIFE	**	5	\$9,700	A
Window Wall	5%			2041	**	5	\$48,300	A
Windows								
Aluminum	15%			2043	**	5	\$10,300	A
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Second Floor							
Aluminum	85%	Now	\$2,744,500	2046	**	5	\$29,200	A
	Air Infiltration, Extent : Moderate, Area Affected : 25% Location : Throughout Thermally Inefficient, Extent : Moderate, Area Affected : 50% Location : Throughout Water Penetration, Extent : Light, Area Affected : 10% Location : Throughout							
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$6,800	A
Metal Panel	5%			2041	**	5	\$1,800	A
Metal: Cage/Fence	20%			2034	**	5-10	\$14,000	A
Roof								
Asphalt Macadam	10%	Now	\$2,900	2026	**	5	\$2,700	A
	Water Penetration, Extent : Moderate, Area Affected : 5% Location : Over Loading Dock							
Built-Up (BUR)	10%	Now	\$42,000	2031	**			A
	Blisters, Extent : Moderate, Area Affected : 10% Location : Over Second Floor Worn/Eroded, Extent : Moderate, Area Affected : 50% Location : Over Second Floor							
Built-Up (BUR)	15%			2021	\$63,000	10	\$11,900	A
Modified Bitumen	30%			2029	**	10	\$23,900	A
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Over Fourteen Floor And Penthouses							
Skylight, Metal/Glass	5%			2031	**	10	\$13,300	A
Spray-on Foam	30%			2029	**	5	\$31,800	A
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Over Penthouse							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$134,800	C
Ceramic Tile	5%			2024	**	5	\$20,500	C
Terrazzo	5%			LIFE	**	5	\$16,000	C
Vinyl Tile	20%			2021	\$764,300	3	\$30,800	C
Vinyl Tile	5%			2029	**	3	\$10,300	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
Vinyl Tile	50%			2016	\$1,910,700	3	\$77,000	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Units</i>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$48,300	C
Gypsum Board	5%			LIFE	**	5	\$14,500	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
Metal Panel	5%			LIFE	**			C
Plaster	65%			LIFE	**	5	\$94,100	C
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Windows Throughout</i>								
Ceilings								
AcousTileConcealSpLn	25%			2026	**	5	\$128,300	B
AcousTileSusp.Lay-In	5%			2038	**	5	\$20,500	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
Exposed Concrete	35%			LIFE	**	5	\$22,500	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
Metal Panel	15%	Now	\$977,600	LIFE	**	5	\$77,000	B
<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%			LIFE	**	5	\$51,300	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	**	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Recently Installed; 2- Main Service Protectors Rated @ 5000 Amperes Each.</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2041	**	5	\$1,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Recently Installed; 500kva							
Switchgear / Switchboard								
Fused Disc Sw	80%			2051	**	5	\$1,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Recently Installed							
Molded Case Bkrs	20%			2051	**	5	\$1,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Recently Installed							
Raceway								
Busway	20%			2019	\$58,000	1		B
Conduit	60%			2021	\$173,900	1		B
Conduit	20%			2047	**	1		B
Panelboards								
Fused Disc Sw	15%			2020	\$49,600	5	\$1,000	B
Fused Disc Sw	10%			2037	**	5	\$700	B
Molded Case Bkrs	60%			2020	\$198,400	5	\$4,600	B
Molded Case Bkrs	15%			2037	**	5	\$1,200	B
Wiring								
Braided Cloth	50%	2-4	\$232,500	2046	**	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	50%			2047	**	1		B
Motor Controllers								
Locally Mounted	20%			2034	**	5	\$400	B
Locally Mounted	5%			2019	\$2,600	5	\$100	B
Motor Control Center	15%			2034	**	5	\$1,200	B
Motor Control Center	20%			2026	**	5	\$1,600	B
Motor Control Center	40%			2019	\$165,600	5	\$3,200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,300	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$89,200	B
Generators								
Diesel	100%			2036	**	1	\$111,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Cummins Diesel Genset Rated @ 2000kw							
Batteries								
Lead/Acid	100%			2016	\$600	5	\$10,700	B

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2046	* *	5	\$25,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Recently Installed							
	Main Tank	50%			2061	* *	5	\$4,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Recently Installed							
Lighting									
	Interior Lighting								
	Fluorescent	57%			2026	* *	10	\$143,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Lamp T-8							
	Fluorescent	40%			2016	\$163,900	10	\$100,700	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Lamp T-12							
	HID	3%			2021	\$16,100	10	\$300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Exterior, Roof							
		Explanation : Type Sodium							
Egress Lighting									
	Emergency, Service	20%			2021	\$8,900	1		B
	Exit, Service	10%			2021	\$4,400	1		B
	Exit, Service	70%			2016	\$31,100	1		B

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Utility Steam	100%			2031	* *	1		B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam From Con Edison							
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2030	* *	5	\$16,300	B
Distribution									
	Hot Wtr Piping/Pump	40%			2029	* *	4	\$5,400	B
	Steam Piping/Pump	60%			2021	\$1,279,700	4	\$8,100	B
Terminal Devices									
	Air Handler	80%			2016	\$1,317,600	1	\$135,900	B
	Convactor/Radiator	20%			2026	* *	1	\$17,800	B

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

<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 Code</b>
<b>Air Conditioning</b>								
Energy Source								
Electricity	80%			2037	**	1		B
Steam/HW System	20%			2031	**	1		B
Conversion Equipment								
Absorption	20%			2030	**	1	\$59,500	B
Chiller/Steam/HW								
Centrifugal, Elec Chiller	80%			2030	**	1	\$237,800	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2041	**	4	\$13,600	B
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$129,700	2021	\$1,297,500	1	\$152,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 14th Floor, Basement</i>								
<i>Explanation : Unit Are Cross Connected Between Different Areas Making Balancing Almost Impossible</i>								
Heat Rejection								
Water Cool Tower	100%			2022	\$876,800	2	\$276,200	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$527,300	LIFE	**	2-5	\$153,000	B
<i>Noxious Fumes, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement. Interior Exhausts Into Building</i>								
Exhaust Fans								
Interior	80%	Now	\$54,000	2021	\$270,200	2	\$5,400	B
<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	\$4,900	2021	\$48,600	2	\$1,400	B
<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>								
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2034	**	1		B
HW Heat Exchanger								
Low Temp	100%			2031	**	4	\$40,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sewage Ejector(s)								
Compressed Air	100%			2041	**	4	\$1,300	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		C
Other Observation, Extent : Light, Area Affected : 100%									
Location : C-14									
Explanation : 4 Pass, 2 Freight									

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Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**Asset Name** : RICHMOND DISTRICT HEALTH CENTER  
**Address** : 51 STUYVESANT PLACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HEA0011.000 / 1983 **Yr Built/Renovated** : 1937 / 2004  
**Area Sq Ft** : 35,813 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 18-Jun-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,5  
**Block** : 9 **Lot** : 9 **BIN** : 5000089

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$663,900	\$280,100
Interior Architecture	\$365,600	\$41,600
Electrical	\$173,200	\$14,900
Mechanical	\$50,000	
<b>Total</b>	<b>\$1,252,700</b>	<b>\$336,600</b>
Priority A	\$663,900	\$280,100
Priority B	\$223,200	\$14,900
Priority C	\$365,600	\$41,600
<b>Total</b>	<b>\$1,252,700</b>	<b>\$336,600</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$29,500			
Interior Architecture	\$27,700			\$3,400
Electrical	\$54,800	\$24,600		
Mechanical	\$16,100	\$8,000	\$4,500	\$3,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$136,100</b>	<b>\$40,400</b>	<b>\$12,400</b>	<b>\$14,700</b>
Priority A	\$29,500			
Priority B	\$78,800	\$40,400	\$12,400	\$11,300
Priority C	\$27,700			\$3,400
<b>Total</b>	<b>\$136,100</b>	<b>\$40,400</b>	<b>\$12,400</b>	<b>\$14,700</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**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	\$30,800	A
	Efflorescence, Extent : Light, Area Affected : 30%							
	Location : North Facade							
Masonry: Granite	5%			LIFE	* *	5	\$1,700	A
Pre-Cast Concrete	25%			LIFE	* *	5	\$35,800	A
Windows								
Steel	100%	Now	\$663,900	2045	* *	5	\$72,700	A
	Air Infiltration, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : At Fifth Floor							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
Parapets								
Masonry: Brick	85%	Now	\$12,300	LIFE	* *	5	\$3,800	A
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Pre-Cast Concrete	15%			LIFE	* *	5	\$4,200	A
Roof								
Modified Bitumen	100%	Now	\$17,200	2020	\$171,600			A
	Blisters, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Ridging, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Seams Open/Split, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$8,400	C
Ceramic Tile	5%	Now	\$20,800	2023	\$41,600	5	\$1,000	C
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Bathrooms							
Terrazzo	15%			LIFE	* *	5	\$4,500	C
Vinyl Tile	70%	Now	\$50,100	2015	\$250,700	3	\$10,100	C
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : 9 X 9 Tiles							

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

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**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$6,900	2029	**	5	\$1,200	C
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20% Location : Throughout							
Marble Panels	5%			LIFE	**			C
Plaster	75%	Now	\$64,800	LIFE	**	5	\$10,900	C
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10% Location : Throughout							
SGFT/Glazed Masonry	15%			LIFE	**			C
Ceilings								
Plaster	100%			LIFE	**	5	\$24,100	B
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	0-2	\$3,000	2050	**	5	\$100	B
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Boiler Room Other Observation, Extent : Moderate, Area Affected : 100% Location : Boiler Room Explanation : One 800 Amps Main Disconnect Switch							
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	\$43,600	2050	**	5	\$100	B
	Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Boiler Room							
Raceway								
Conduit	95%			2020	\$22,500	1		B
Conduit	5%			2030	**	1		B
Panelboards								
Fused Toggle Switch	85%	0-2	\$28,100	2045	**	5	\$300	B
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
Molded Case Bkrs	10%			2019	\$3,300	5	\$100	B
Molded Case Bkrs	5%			2028	**	5		B
Wiring								
Braided Cloth	85%	2-4	\$21,700	2045	**	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout							
Thermoplastic	10%			2030	**	1		B
Thermoplastic	5%			2030	**	1		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**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	90%			2018	\$18,200	5	\$200	B
	Locally Mounted	10%	0-2	\$2,000	2040	* *	5		B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Mech Room							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	B
		Other Observation, Extent : Moderate, Area Affected : 75%							
		Location : Mech Room							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	87%			2015	\$129,600	10	\$20,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T12 Lamps							
	Fluorescent	10%			2020	\$14,900	10	\$2,400	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T8 Lamps							
	HID	1%			2015	\$1,000	10		B
	Incandescent	2%			2015	\$3,000	2		B
Egress Lighting									
	Emergency, Battery	50%			2020	\$5,200	10	\$3,100	B
	Exit, Service	50%			2020	\$2,100	1		B

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		B
Conversion Equipment									
	Steam Boiler	100%			2033	* *	1	\$25,500	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Boiler Room									
Explanation : 2 Units									
Distribution									
	Steam Piping/Pump	100%			2040	* *	4	\$1,300	B
Terminal Devices									
	Convactor/Radiator	100%	0-2	\$13,500	2025	* *	1	\$7,500	B
Malfunctioning, Extent : Moderate, Area Affected : 25%									
Location : Regulating Valves									

**Air Conditioning**

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

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

<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 Code</b>
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2028	* *	1		B
Conversion Equipment								
Window/Wall Unit	85%			2015	\$50,000	1		B
No Component	15%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location : Communication Room</i> <i>Explanation : Installation Of Air Conditioning Unit In Communication Room Is Recommended</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,900	B
No Component	80%							D
Exhaust Fans								
Roof	20%			2015	\$4,600	2	\$200	B
No Component	80%							D
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		B
Water Heater								
Gas Fired	100%			2018	\$6,700	2	\$400	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : (1) B-4 (1) B-3</i> <i>Explanation : 2 Units</i>								

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

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

Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**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 / 2004  
**Area Sq Ft** : 34,000 **Project Type** : HEALTH AND MENTAL HYGIENE  
**Date of Survey** : 07-May-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1852 **Lot** : 49 **BIN** : 1055906

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$808,400	\$35,900
Interior Architecture	\$126,300	\$119,000
Electrical	\$110,300	\$71,900
Mechanical	\$53,100	\$250,400
<b>Total</b>	<b>\$1,098,100</b>	<b>\$477,300</b>
Priority A	\$808,400	\$35,900
Priority B	\$204,600	\$322,300
Priority C	\$85,000	\$119,000
<b>Total</b>	<b>\$1,098,100</b>	<b>\$477,300</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$40,300			
Interior Architecture	\$3,700	\$1,100	\$1,800	\$1,600
Electrical	\$15,600	\$30,200		
Mechanical	\$3,700	\$31,500	\$6,800	\$3,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$67,200</b>	<b>\$66,800</b>	<b>\$12,600</b>	<b>\$9,100</b>
Priority A	\$40,300			
Priority B	\$23,200	\$65,700	\$10,800	\$7,500
Priority C	\$3,700	\$1,100	\$1,800	\$1,600
<b>Total</b>	<b>\$67,200</b>	<b>\$66,800</b>	<b>\$12,600</b>	<b>\$9,100</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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls									
	Glazed Ceramic Panel	5%	Now	\$6,600	LIFE	* *	5	\$8,900	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : North Facade									
	Masonry: Brick	95%	Now	\$117,900	LIFE	* *	5	\$35,900	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Bulkheads,Throughout									
Windows									
	Aluminum	100%	Now	\$486,900	2045	* *	5	\$5,200	A
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Bulkhead									
Parapets									
	Masonry: Brick	95%	Now	\$32,700	LIFE	* *	5	\$5,000	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Pre-Cast Concrete	5%	Now	\$1,000	LIFE	* *	5	\$1,700	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Roof									
	Modified Bitumen	100%	Now	\$203,600	2030	* *			A
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Over Third Floor									
Seams Open/Split, Extent : Moderate, Area Affected : 20%									
Location : Over Third Floor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Bulkheads									
Interior									
Floors									
	Carpet	10%			2019	\$21,100	3	\$5,500	C
	Cast in Place Concrete	10%			LIFE	* *	5	\$8,000	C
	Ceramic Tile	5%			2029	* *	5	\$1,800	C
	Terrazzo	15%			LIFE	* *	5	\$4,300	C
	Vinyl Tile	35%			2020	\$119,000	3	\$6,400	C
	Vinyl Tile	25%			2015	\$85,000	3	\$3,400	C
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Various Locations Throughout									
Explanation : 9x9 Units									

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

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

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

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

## Interior

## Interior Walls

Ceramic Tile	5%			2029	**	5	\$2,300	C
Gypsum Board	10%			LIFE	**	5	\$2,700	C
Metal Panel	10%			LIFE	**			C
Plaster	55%			LIFE	**	5	\$7,600	C
SGFT/Glazed Masonry	20%			LIFE	**			C

## Ceilings

AcousTileConcealSpLn	15%	Now	\$41,300	2040	**	5	\$3,400	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	45%			2033	**	5	\$16,400	B
Exposed Concrete	10%			LIFE	**	5	\$600	B
Plaster	30%			LIFE	**	5	\$6,900	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2020	\$3,000	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Amps Main Disconnect Switch</i>								

## Switchgear / Switchboard

Molded Case Bkrs	100%			2020	\$43,600	5	\$700	B
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## Raceway

Conduit	95%			2020	\$22,500	1		B
Conduit	5%			2040	**	1		B

## Panelboards

Molded Case Bkrs	90%			2019	\$29,800	5	\$700	B
Molded Case Bkrs	10%			2036	**	5	\$100	B

## Wiring

Braided Cloth	60%	2-4	\$15,300	2045	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2040	**	1		B
Thermoplastic	30%			2020	\$7,600	1		B

## Motor Controllers

Locally Mounted	80%			2018	\$16,200	5	\$200	B
Locally Mounted	20%			2025	**	5		B

## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$400	B
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## Lighting

*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>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 Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	20%			2020	\$28,300	10	\$4,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T12 Lamps</i>							
Fluorescent	78%			2015	\$110,300	10	\$17,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T12 Lamps</i>							
HID	1%			2015	\$1,000	10		B
Incandescent	1%			2015	\$1,400	2		B
<b>Egress Lighting</b>								
Emergency, Battery	50%			2015	\$4,900	10	\$2,900	B
Exit, Service	50%			2015	\$2,000	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2040	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2025	* *	1	\$24,200	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	50%			2028	* *	4	\$600	B
Steam Piping/Pump	50%			2030	* *	4	\$900	B
Terminal Devices								
Air Handler	20%			2020	\$29,300	1	\$3,000	B
Convactor/Radiator	50%			2018	\$128,300	1	\$4,000	B
Fan Coil Unit/Heat	30%			2020	\$122,100	1	\$2,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	5%			2020	\$6,300	2	\$100	B
Window/Wall Unit	95%			2015	\$53,100	1		B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,600	B
Exhaust Fans								
Roof	100%			2015	\$21,600	2	\$800	B

*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**  
**RIVERSIDE HEALTH CENTER**  
**Asset # : 1984**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2025	* *	1		B
	Water Heater								
	Gas Fired	100%			2015	\$6,300	2	\$400	B
	HW Heat Exchanger								
	High Temp	100%			2020	\$16,900	4	\$2,400	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : For Generating Hot Water For Heating								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-3								
	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.*

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

Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

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

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$105,200	\$231,900
Interior Architecture		\$49,700	\$272,300
<b>Total</b>		<b>\$154,900</b>	<b>\$504,200</b>
Priority A		\$105,200	\$231,900
Priority C		\$49,700	\$272,300
<b>Total</b>		<b>\$154,900</b>	<b>\$504,200</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$56,800			
Interior Architecture	\$60,400		\$1,400	\$4,800
Electrical	\$3,000	\$2,900	\$3,000	\$2,300
Mechanical	\$13,900	\$5,500	\$6,800	\$4,100
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$145,900</b>	<b>\$20,300</b>	<b>\$23,000</b>	<b>\$23,000</b>
Priority A	\$56,800			
Priority B	\$68,000	\$20,300	\$21,500	\$18,200
Priority C	\$21,100		\$1,400	\$4,800
<b>Total</b>	<b>\$145,900</b>	<b>\$20,300</b>	<b>\$23,000</b>	<b>\$23,000</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$25,800	A
Masonry: Brick	80%			LIFE	**	5	\$82,400	A
Masonry: Limestone	15%			LIFE	**	5	\$11,600	A
Windows								
Aluminum	100%	0-2	\$64,000	2039	**	5	\$6,800	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd And 3rd Floor</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$14,800	A
Masonry: Brick	90%			LIFE	**	5-10	\$32,000	A
Roof								
Modified Bitumen	95%			2023	\$190,700	10	\$27,000	A
Skylight, Metal/Glass	5%			2033	**	10	\$4,700	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,800	C
Ceramic Tile	5%			2032	**	5	\$2,300	C
Granite Panels	15%			LIFE	**	5	\$10,100	C
Terrazzo	10%			LIFE	**	5	\$7,000	C
Vinyl Tile	65%			2023	\$272,300	3	\$14,600	C
Interior Walls								
Ceramic Tile	5%			2026	**	5	\$2,800	C
Gypsum Board	80%			LIFE	**	5-10	\$76,800	C
Granite Panels	5%			LIFE	**	10	\$1,100	C
SGFT/Glazed Masonry	10%			LIFE	**	10	\$2,800	C
Ceilings								
AcousTileSusp.Lay-In	75%	0-2	\$22,000	2036	**	5	\$16,900	B
<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	**	5-10	\$2,800	B
Gypsum Board	10%			LIFE	**	5-10	\$15,500	B
Plaster	10%			LIFE	**	5-10	\$7,700	B

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

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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>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 Code</b>
Under 600 Volts								
Transformers								
Dry Type	100%			2040	* *	5	\$100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 75 Kva 480hv-208/120lv</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	* *	5	\$200	B
Raceway								
Conduit	100%			2049	* *	1		B
Panelboards								
Fused Disc Sw	10%			2045	* *	5	\$100	B
Molded Case Bkrs	90%			2045	* *	5	\$800	B
Wiring								
Thermoplastic	100%			2049	* *	1		B
Motor Controllers								
Locally Mounted	100%			2040	* *	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	B
Lighting								
Interior Lighting								
Fluorescent	10%			2031	* *	10	\$2,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	90%			2031	* *	10	\$24,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Service	40%			2031	* *	1		B
Emergency, Battery	10%			2031	* *	10	\$700	B
Exit, Service	50%			2031	* *	1		B
Exterior Lighting								
HID	100%			2031	* *	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2031	* *	1	\$3,900	B
Fire/Smoke Detection								
Generic	100%			2031	* *	1-3	\$21,200	B

<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 Code</b>

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2043	**	1		B
	Conversion Equipment								
	Hot Water Boiler	100%			2036	**	1	\$14,900	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 6 Natural Gas Fired Sectional Hot Water Boilers								
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	**	4	\$2,200	B
	Terminal Devices								
	Convactor/Radiator	50%			2028	**	1	\$4,900	B
	Fan Coil Unit/Heat	50%			2028	**	1	\$4,900	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout Air Distribution System								
	Explanation : Vav Boxes With Reheat Coils In The Ductwork								
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		B
	Conversion Equipment								
	Ext Pkg Unit - Cooling	100%			2028	**	2	\$1,900	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,600	B
	Exhaust Fans								
	Interior	90%			2028	**	2	\$800	B
	Roof	10%			2028	**	2	\$100	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	**	1		B
	Water Heater								
	Gas Fired	100%			2022	\$7,800	2	\$500	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$10,100	4	\$2,000	B
	Backflow Preventer								
	Generic	100%			2028	**	1	\$1,900	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : Rpz								
	Fixtures								
	Generic	100%							B
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	75%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To The 5th Floor							
		Explanation : 2 Units							
	Hydraulic	25%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To The 1st Floor							
		Explanation : 1 Unit							
Fire Suppression									
Standpipe									
	No Component	50%							D
	Generic	50%			2043	* *	1-5	\$7,600	B
Sprinkler									
	Generic	100%			2043	* *	1-2	\$8,400	B

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Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

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

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$367,000	\$217,200
Interior Architecture		\$231,000
Electrical		\$174,700
Mechanical		\$144,000
<b>Total</b>	<b>\$367,000</b>	<b>\$766,900</b>
Priority A	\$367,000	\$217,200
Priority B		\$318,700
Priority C		\$231,000
<b>Total</b>	<b>\$367,000</b>	<b>\$766,900</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$23,100			
Interior Architecture	\$89,700		\$23,700	\$6,500
Electrical	\$47,700	\$2,300	\$3,000	\$2,600
Mechanical	\$28,300	\$5,800	\$5,000	\$7,900
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
<b>Total</b>	<b>\$202,700</b>	<b>\$22,000</b>	<b>\$45,500</b>	<b>\$30,800</b>
Priority A	\$23,100			
Priority B	\$118,600	\$22,000	\$37,900	\$24,300
Priority C	\$60,900		\$7,600	\$6,500
<b>Total</b>	<b>\$202,700</b>	<b>\$22,000</b>	<b>\$45,500</b>	<b>\$30,800</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$154,900	LIFE	* *	5	\$47,200	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Around Windows, Throughout							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%							
	Location : Bulkhead, Throughout							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Bulkhead, Throughout							
Masonry: Limestone	5%	Now	\$36,200	LIFE	* *	5	\$2,200	A
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Window Sills							
Metal Panel	15%			2033	* *	5-10	\$60,900	A
Windows								
Aluminum	95%	Now	\$133,300	2039	* *	5	\$7,100	A
	Air Infiltration, Extent : Severe, Area Affected : 70%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Steel	5%	Now	\$42,600	2048	* *	5	\$4,700	A
	Air Infiltration, Extent : Moderate, Area Affected : 25%							
	Location : Penthouse							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Penthouse							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Penthouse							
Parapets								
Masonry: Brick	80%	Now	\$17,000	LIFE	* *	5	\$2,600	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	10%			LIFE	* *	5-10	\$4,000	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Pre-Cast Concrete	10%	Now	\$2,600	LIFE	* *	5	\$2,100	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Coping							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : Coping							
Roof								
Modified Bitumen	100%			2023	\$125,800	10	\$17,800	A

**Interior**

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	10%			2019	\$26,000	3	\$9,000	C
Cast in Place Concrete	5%			LIFE	**	5	\$9,900	C
Ceramic Tile	5%			2032	**	5	\$2,300	C
Quarry Tile	10%			2036	**	5	\$6,800	C
Terrazzo	5%	0-2	\$3,300	LIFE	**	5	\$1,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
Vinyl Tile	10%	Now	\$4,200	2023	\$42,000	3	\$1,700	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stock Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stock Room</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Vinyl Tile	45%			2023	\$189,000	3	\$10,200	C
Wood	10%			2051	**	5	\$8,500	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th, 5th, 6th And 7th Floor</i>								
<i>Explanation : Laminated Wood</i>								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$6,800	C
Glass: Single Pane	5%			LIFE	**	5	\$4,200	C
Gypsum Board	45%			LIFE	**	5-10	\$43,300	C
Marble Panels	5%			LIFE	**	10	\$1,100	C
Plaster	20%			LIFE	**	5-10	\$9,600	C
SGFT/Glazed Masonry	10%			LIFE	**	10	\$2,800	C
Ceilings								
AcousTileConcealSpLn	25%			2036	**	5	\$14,100	B
AcousTileSusp.Lay-In	40%			2036	**	5	\$18,100	B
Gypsum Board	10%			LIFE	**	5-10	\$15,500	B
Plaster	25%	4+	\$18,900	LIFE	**	5	\$7,100	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stock Room</i>								

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

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

<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 Code</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	* *	5	\$200	B
Raceway								
Conduit	30%			2033	* *	1		B
Conduit	65%			2023	\$22,500	1		B
Conduit	5%			2053	* *	1		B
Panelboards								
Fused Toggle Switch	40%	2-4	\$13,200	2048	* *	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1, 2, 3, 4 Stairway</i>								
Molded Case Bkrs	55%			2022	\$18,200	5	\$500	B
Molded Case Bkrs	5%			2048	* *	5		B
Wiring								
Braided Cloth	55%	2-4	\$21,100	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2023	\$15,300	1		B
Thermoplastic	5%			2053	* *	1		B
Motor Controllers								
Locally Mounted	60%			2028	* *	5	\$100	B
Locally Mounted	40%			2021	\$10,100	5	\$100	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2018	\$52,400	10	\$8,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1, 2, 3 And 4 Floors</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2023	\$87,300	10	\$13,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5, 6 And 7 Floors</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2023	\$34,900	10	\$5,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5, 6 And 7 Floors</i>								
<i>Explanation : T-5 Lamps</i>								
Egress Lighting								
Emergency, Battery	20%			2023	\$2,400	10	\$1,500	B
Emergency, Battery	30%			2018	\$3,700	10	\$2,200	B
Exit, LED	10%			2038	* *	1		B
Exit, Service	30%			2018	\$1,500	1		B
Exit, Service	10%			2023	\$500	1		B
Exterior Lighting								
HID	70%			2018	\$9,800	10	\$100	B
Incandescent	30%			2018	\$6,000	2		B

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

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

**Alarm**

## Security System

No Component

70%

2028

\* \*

1

\$3,900

D

Generic

30%

## Fire/Smoke Detection

Generic

100%

2028

\* \*

1-3

\$21,200

B

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

**Heating**

## Energy Source

Campus Steam

100%

2033

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Columbia University - Adjacent Building**Explanation : From Outside Source*

## Conversion Equipment

Pres. Reducing Valve/LP  
Steam

100%

2032

\* \*

5

\$1,800

B

## Distribution

Steam Piping/Pump

5% Now

\$11,700 2053

\* \*

4

\$100

B

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Basement, Condensate Pumping System Inoperable, Condensate Is Presently  
Being Quenched And Disposed Of*

Steam Piping/Pump

95%

2033

\* \*

4

\$1,400

B

## Terminal Devices

Air Handler

40%

2028

\* \*

1

\$7,500

B

Convactor/Radiator

60%

2028

\* \*

1

\$5,900

B

**Air Conditioning**

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Reciprocating

40%

2023

\$45,600

1

\$5,600

B

Compr/Chiller

Window/Wall Unit

60% Now

\$4,100 2018

\$41,400

1

B

*Loose, Extent : Moderate, Area Affected : 15%**Location : 1st & 2nd Floors*

## Distribution

Chilled Wtr Pipe/Pump

40%

2033

\* \*

4

\$600

B

No Component

60%

D

## Terminal Devices

Air Handler/Cool/Ht

40%

2023

\$57,000

1

\$7,500

B

No Component

60%

D

## Heat Rejection

Air Condenser Unit

40%

2023

\$26,800

2

\$8,400

B

No Component

60%

D

**Ventilation***Note : 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**  
**Asset # : 1999**

<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 Code</b>
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$26,600	B
Exhaust Fans								
Interior	50%			2023	\$18,600	2	\$500	B
Roof	50%			2023	\$13,300	2	\$500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$3,000	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,100	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2023	\$10,100	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : B-7								
Explanation : Two Units, Maintained By Columbia University								

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

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

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

Print Date : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

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

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$276,200	\$89,200
Interior Architecture		\$40,400
Electrical		\$342,900
Mechanical		\$141,000
<b>Total</b>	<b>\$276,200</b>	<b>\$613,500</b>
Priority A	\$276,200	\$89,200
Priority B		\$483,900
Priority C		\$40,400
<b>Total</b>	<b>\$276,200</b>	<b>\$613,500</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$9,000			\$16,200
Interior Architecture	\$61,100	\$8,700	\$4,700	\$500
Electrical	\$20,000	\$2,000	\$2,100	\$2,800
Mechanical	\$14,700	\$3,600	\$6,500	\$9,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$108,800</b>	<b>\$18,300</b>	<b>\$17,200</b>	<b>\$32,500</b>
Priority A	\$9,000			\$16,200
Priority B	\$62,400	\$15,000	\$12,500	\$15,800
Priority C	\$37,400	\$3,300	\$4,700	\$500
<b>Total</b>	<b>\$108,800</b>	<b>\$18,300</b>	<b>\$17,200</b>	<b>\$32,500</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**  
**WESTCHESTER DISTRICT HEALTH CTR**  
**Asset # : 1978**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$171,900	LIFE	* *	5	\$26,200	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Windows								
Aluminum	100%	Now	\$60,700	2031	* *	5	\$6,500	A
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	\$10,600	A
Masonry: Brick	90%	Now	\$43,600	LIFE	* *	5	\$3,300	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Roof								
Roll Roofing	5%	Now	\$1,300	2022	\$4,500	5	\$900	A
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Lower Roof Over Storage Shed								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 3rd Floor Stairwell Y								
Roll Roofing	95%			2022	\$84,700	5	\$32,300	A
Interior								
Floors								
Carpet	15%			2024	* *	3	\$9,800	C
Recent Replace Evident, Extent : Light, Area Affected : 75%								
Location : 1st, 2nd, And 3rd Floor								
Cast in Place Concrete	5%			LIFE	* *	5	\$9,500	C
Ceramic Tile	5%			2026	* *	5	\$2,200	C
Quarry Tile	5%			2028	* *	5	\$3,300	C
Terrazzo	15%	0-2	\$9,500	LIFE	* *	5	\$5,100	C
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairwells								
Vinyl Tile	45%			2031	* *	3	\$7,300	C
Recent Replace Evident, Extent : Light, Area Affected : 75%								
Location : 1st, 2nd And 3rd Floors								
Vinyl Tile	10%			2023	\$40,400	3	\$2,200	C
Interior Walls								
Ceramic Tile	5%			2026	* *	5	\$2,300	C
Concrete Masonry Unit	15%			LIFE	* *	5	\$5,600	C
Plaster	45%			LIFE	* *	5-10	\$17,900	C
Recent Repair Evident, Extent : Light, Area Affected : 75%								
Location : 1st, 2nd, And 3rd Floors								
SGFT/Glazed Masonry	35%			LIFE	* *	10	\$8,200	C

Note : 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Interior

## Ceilings

AcousTile,Adhered	10%			2028	* *	5	\$4,300	B
AcousTileSusp.Lay-In	25%			2040	* *	5	\$10,900	B

*Recent Replace Evident, Extent : Light, Area Affected : 75%*

*Location : 1st, 2nd And 3rd Floors*

Plaster	65%	Now	\$23,700	LIFE	* *	5	\$17,600	B
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*Cracking/Crumbling, Extent : Severe, Area Affected : 5%*

*Location : Stairwell Y*

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

*Location : Stairwell Y*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2049	* *	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2049	* *	5	\$800	B
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*Obsolete Equipment, Extent : Moderate, Area Affected : 80%*

*Location : Electrical Room*

## Raceway

Conduit	90%			2023				B
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Conduit	10%			2049	* *	1		B
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## Panelboards

Fused Disc Sw	10%			2022			\$100	B
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Molded Case Bkrs	70%			2022			\$500	B
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Molded Case Bkrs	20%			2045	* *	5	\$200	B
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## Wiring

Braided Cloth	60%	2-4	\$15,300	2048	* *	1		B
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*Insulation Aged, Extent : Moderate, Area Affected : 80%*

*Location : Throughout*

Thermoplastic	30%			2043	* *	1		B
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Thermoplastic	10%			2049	* *	1		B
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## Motor Controllers

Locally Mounted	100%			2036	* *	5	\$200	B
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$900	B
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## Lighting

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

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

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



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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting									
Interior Lighting	Fluorescent	65%			2031	* *	10	\$17,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
Fluorescent	Fluorescent	5%			2018	\$8,400	10	\$1,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : T-12 Lamps							
Fluorescent	Fluorescent	30%			2028	* *	10	\$8,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
Egress Lighting									
Emergency, Service	Emergency, Service	50%			2028	* *	1		B
	Exit, Service	50%			2028	* *	1		B
Exterior Lighting									
HID	HID	50%			2018	\$5,900	10		B
	HID	50%			2033	* *	10		B
Alarm									
Security System									
No Component	No Component	70%							D
	Generic	30%			2031	* *	1	\$3,300	B
Fire/Smoke Detection									
Generic	Generic	100%			2023	\$334,500	1-3	\$18,500	B
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
Energy Source	Natural Gas	100%			2033	* *	1		B
Conversion Equipment	Hot Water Boiler	100%			2036	* *	1	\$14,400	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units							
Distribution									
Hot Wtr Piping/Pump	Hot Wtr Piping/Pump	100%			2039	* *	4	\$2,100	B
Terminal Devices									
Air Handler	Air Handler	20%			2018	\$34,800	1	\$3,600	B
Convactor/Radiator	Convactor/Radiator	80%			2028	* *	1	\$7,500	B
Air Conditioning									
Energy Source	Electricity	100%			2039	* *	1		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**

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning									
Conversion Equipment									
Window/Wall Unit	100%			2018	\$66,400	1		B	
Terminal Devices									
Fan Coil - Cooling	30%			2023	\$74,600	1	\$2,800	B	
No Component	70%							D	
Heat Rejection									
Air Condenser Unit	30%			2028	* *	2	\$6,100	B	
No Component	70%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%	Now	\$5,600	LIFE	* *	2-5	\$16,200	B	
		Needs Cleaning, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Exhaust Fans									
Interior	100%			2028	* *	2	\$900	B	
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%	Now	\$1,900	2028	* *	1		B	
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : Booster Pump							
Water Heater									
Gas Fired	100%			2021	\$7,500	2	\$400	B	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One Tank Of 70 Gallon Capacity							
Sanitary Piping									
Cast Iron	100%	Now	\$1,400	LIFE	* *	1		B	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
Storm Drain Piping									
Cast Iron	100%	Now	\$900	LIFE	* *	1		B	
		Blockage /Clogged, Extent : Moderate, Area Affected : 2%							
		Location : Backyard Leaders							
Sump Pump(s)									
Submersible	100%			2017	\$6,100	4	\$2,000	B	
Fixtures									
Generic	100%							B	
		Obsolete Fixtures, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	* *			C	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		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 : 22-Oct-2012

**DEPT. OF HEALTH & MENTAL HYGIENE - FY 2013**

**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** : 26-Jun-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2788 **Lot** : 33 **BIN** : 3069604

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Interior Architecture		\$98,300	\$220,100
Electrical		\$79,100	\$43,600
<b>Total</b>		<b>\$177,400</b>	<b>\$263,700</b>
Priority B		\$136,600	\$43,600
Priority C		\$40,800	\$220,100
<b>Total</b>		<b>\$177,400</b>	<b>\$263,700</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$15,500		\$4,100	
Interior Architecture	\$12,500	\$500	\$200	\$1,800
Electrical	\$300	\$17,300		
Mechanical	\$16,800	\$12,600	\$4,800	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$49,000</b>	<b>\$34,400</b>	<b>\$13,100</b>	<b>\$7,600</b>
Priority A	\$15,500		\$4,100	
Priority B	\$21,100	\$33,900	\$8,800	\$5,800
Priority C	\$12,500	\$500	\$200	\$1,800
<b>Total</b>	<b>\$49,000</b>	<b>\$34,400</b>	<b>\$13,100</b>	<b>\$7,600</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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$27,200	A
	Recent Repair Evident, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Granite Panels	2%			LIFE	**	5	\$500	A
Pre-Cast Concrete	8%			LIFE	**	5	\$7,900	A
	Recent Repair Evident, Extent : Light, Area Affected : 10%							
	Location : Main Entrance							
Windows								
Aluminum	100%			2036	**	5	\$8,300	A
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$3,800	A
	Recent Repair Evident, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Metal Rail	3%			2033	**	5-10	\$2,300	A
Pre-Cast Concrete	7%			LIFE	**	5	\$1,900	A
	Recent Repair Evident, Extent : Light, Area Affected : 10%							
	Location : Coping							
Roof								
Modified Bitumen	95%	Now	\$15,500	2028	**			A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Seams Open/Split, Extent : Moderate, Area Affected : 5%							
	Location : Over First Floor							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over First Floor							
Sloped Glazing	5%			LIFE	**	5	\$15,400	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Over Roof Stair							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$6,400	C
Ceramic Tile	5%			2023	\$31,600	5	\$1,500	C
Ceramic Tile	3%			2029	**	5	\$900	C
Terrazzo	12%			LIFE	**	5	\$2,700	C
Vinyl Tile	50%			2020	\$135,900	3	\$7,300	C
Vinyl Tile	5%			2028	**	3	\$500	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Basement							
Vinyl Tile	15%			2015	\$40,800	3	\$1,600	C
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 3rd Floor And Some Sections In Basement							
	Explanation : 9x9 Units							

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

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

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

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

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

## Interior

## Interior Walls

Ceramic Tile	5%			2023	\$52,600	5	\$1,800	C
Ceramic Tile	2%			2029	**	5	\$700	C
Gypsum Board	10%			LIFE	**	5	\$2,200	C
Gypsum Board	5%			LIFE	**	5	\$1,100	C
Marble Panels	5%			LIFE	**			C
Plaster	48%			LIFE	**	5	\$5,300	C
Plaster	15%	Now		LIFE	**	5	\$1,600	C

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Various Locations In Basement

Water Penetration, Extent : Moderate, Area Affected : 25%

Location : Various Locations In Basement

SGFT/Glazed Masonry	10%			LIFE	**			C
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## Ceilings

AcousTileSusp.Lay-In	30%	0-2		\$57,100	2040	**	5	\$4,400	B
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Staining/Discoloring, Extent : Moderate, Area Affected : 50%

Location : Throughout

Worn/Eroded, Extent : Moderate, Area Affected : 50%

Location : Throughout

AcousTileSusp.Lay-In	10%	Now		\$400	2033	**	5	\$1,500	B
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Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Rooms 1, 2, 9, 10 On First Floor

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Rooms 1, 2, 9, 10 On First Floor

Exposed Concrete	10%			LIFE	**	5	\$500	B
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Plaster	50%			LIFE	**	5	\$9,100	B
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2020	\$3,000	5	\$100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch

## Switchgear / Switchboard

Molded Case Bkrs	100%			2020	\$43,600	5	\$600	B
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## Raceway

Conduit	100%			2020	\$23,700	1		B
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## Panelboards

Molded Case Bkrs	100%			2019	\$22,000	5	\$600	B
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## Wiring

Thermoplastic	100%			2020	\$25,500	1		B
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## Motor Controllers

Locally Mounted	100%			2018	\$15,200	5	\$200	B
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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**  
**WILLIAMSBURG DISTRICT HEALTH CTR**  
**Asset # : 1987**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected With Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2015	\$79,100	10	\$12,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-8 Lamps							
	Fluorescent	25%			2025	* *	10	\$4,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-8 Lamps							
	HID	5%			2020	\$4,000	10		B
	Egress Lighting								
	Emergency, Service	50%			2020	\$1,600	1		B
	Exit, Service	50%			2020	\$1,600	1		B
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		B
	Conversion Equipment								
	Hot Water Boiler	100%			2033	* *	1	\$9,700	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
	Distribution								
	Hot Wtr Piping/Pump	100%			2028	* *	4	\$1,000	B
	Terminal Devices								
	Convactor/Radiator	100%			2025	* *	1	\$6,300	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		B
	Conversion Equipment								
	Ext Pkg Unit - Cooling	30%	Now	\$15,000	2025	* *	2	\$300	B
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : One Of Two Pkg Units Not Working							
	Window/Wall Unit	60%			2018	\$26,800	1		B
	No Component	10%							D

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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>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 Code</b>
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,900	B
Exhaust Fans								
Roof	100%			2025	* *	2	\$600	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		B
Water Heater								
Gas Fired	100%			2018	\$5,100	2	\$300	B
HW Heat Exchanger								
Low Temp	100%			2040	* *	4	\$1,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2015	\$10,100	4	\$2,000	B
Backflow Preventer								
Generic	100%			2025	* *	1	\$1,200	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-3</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 2014 - 2017</b>		<b>FY 2018 - 2023</b>
Miscellaneous Buildings		174,700		111,000
<b>EXPENSE</b>		<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>
Miscellaneous Buildings		17,500	9,400	13,900

<b>ASSET #</b>	<b>NAME</b>	<b>SQFT</b>	<b>CAPITAL</b>	<b>EXPENSE</b>
13731	PEST CONTROL	2,185	48,700	9,300
13732	PEST CONTROL	5,700	127,100	24,400
13733	STATEN ISLAND ANIMAL SHELTER	4,927	109,900	21,100

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