

Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Interior Architecture		\$195,200
Electrical	\$45,400	\$204,200
Total	\$45,400	\$399,400
Priority B	\$45,400	\$204,200
Priority C		\$195,200
Total	\$45,400	\$399,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$5,000	\$5,700		\$2,700
Interior Architecture	\$7,000	\$5,100	\$3,000	
Electrical	\$30,400	\$3,300	\$2,800	\$2,800
Mechanical	\$11,400	\$5,200	\$6,600	\$36,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$57,700	\$23,300	\$16,400	\$45,800
Priority A	\$5,000	\$5,700		\$2,700
Priority B	\$52,600	\$16,200	\$13,400	\$43,000
Priority C		\$1,400	\$3,000	
Total	\$57,700	\$23,300	\$16,400	\$45,800



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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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%			2059	**	10	\$2,700	A
Masonry: Brick	67%			LIFE	**	5	\$25,900	A
Pre-Cast Concrete	25%			LIFE	**	5	\$31,400	A
Stucco Cement	5%			2037	**	5	\$4,800	A

Windows

Aluminum	95%			2046	**	5	\$10,000	A
Steel	5%			2032	**	5	\$6,600	A

Parapets

Masonry: Brick	85%			LIFE	**	5	\$4,600	A
Metal Security Bars	10%			2059	**			A
Pre-Cast Concrete	5%			LIFE	**	5	\$1,700	A

Roof

Modified Bitumen	95%			2032	**	10	\$27,900	A
Skylight, Metal/Glass	5%			2034	**	10	\$4,900	A

Interior

Floors

Cast in Place Concrete	5%			LIFE	**	5	\$4,100	C
Ceramic Tile	5%			2027	**	5	\$1,900	C
Terrazzo	15%			LIFE	**	5	\$4,400	C
Vinyl Tile	65%			2024	\$195,200	3	\$9,100	C
Vinyl Tile	10%			2029	**	3	\$1,400	C

Interior Walls

Gypsum Board	15%			LIFE	**	5	\$4,200	C
Metal Panel	5%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Plaster	60%			LIFE	**	5	\$8,400	C
SGFT/Glazed Masonry	15%			LIFE	**			C

Ceilings

AcousTileSusp.Lay-In	20%			2037	**	5	\$7,500	B
Exposed Concrete	5%			LIFE	**	5	\$300	B
Plaster	60%			LIFE	**	5	\$14,000	B
Plaster	15%	Now	\$7,000	LIFE	**	5	\$3,500	B

Paint Peeling, Extent : Moderate, Area Affected : 25%

Location : Third 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%			2024	\$3,100	5	\$100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 600 Amperes

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

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								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$45,400	2054	* *	5	\$100	B
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Obsolete Equipment</i>							
Raceway								
Conduit	90%			2024	\$22,200	1		B
Conduit	10%			2034	* *	1		B
Panelboards								
Fused Toggle Switch	40%	2-4	\$9,200	2049	* *	5	\$100	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Molded Case Bkrs	40%			2023	\$9,200	5	\$300	B
Molded Case Bkrs	20%			2032	* *	5	\$200	B
Wiring								
Braided Cloth	70%	2-4	\$18,600	2049	* *	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	30%			2034	* *	1		B
Motor Controllers								
Locally Mounted	50%			2029	* *	5	\$100	B
Locally Mounted	50%			2022	\$7,900	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	B
Lighting								
Interior Lighting								
Fluorescent	60%			2024	\$73,700	10	\$13,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	2%			2024	\$2,500	10	\$500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Stair Cases</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
Fluorescent	38%			2024	\$46,700	10	\$8,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T8 Lamps</i>							
Egress Lighting								
Emergency, Battery	50%			2024	\$4,300	10	\$3,000	B
Exit, Service	50%			2024	\$1,700	1		B
Exterior Lighting								
HID	100%			2024	\$9,800	10	\$100	B

Alarm

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

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

Alarm

Security System

Generic

100%

2024

\$81,400

1

\$10,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm Only, Motion Sensors And Panic Doors*

Fire/Smoke Detection

Generic

100%

2029

* *

1-3

\$17,500

B

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

Mechanical	Current Repair			Future Replacement		Maintenance		
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%

2044

* *

1

B

Conversion Equipment

Steam Boiler

100%

2029

* *

1

\$24,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

Now

\$3,300

2034

* *

4

\$1,200

B

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Vacuum Condensate Pumps*

Terminal Devices

Air Handler

10%

2024

\$12,700

1

\$1,500

B

Convactor/Radiator

90%

2029

* *

1

\$7,200

B

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

B

Conversion Equipment

Window/Wall Unit

30%

2022

\$14,600

1

B

No Component

70%

D

Terminal Devices

Direct Expansion

10%

2024

\$2,200

1

B

No Component

90%

D

Heat Rejection

Air Condenser Unit

10%

2024

\$1,400

2

\$1,700

B

No Component

90%

D

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$13,900

B

Exhaust Fans

Interior

100%

2019

\$26,100

2

\$800

B

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

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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
Plumbing									
H/C Water Piping	Galv Iron/Steel	100%			2029	* *	1		B
Water Heater	Gas Fired	100%			2022	\$5,500	2	\$400	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 : 100%									
Location : Basement									
Sump Pump(s)	Rigid Piping	100%			2024	\$10,500	4	\$2,500	B
Sewage Ejector(s)	Electric	100%			2029	* *	4	\$2,500	B
Backflow Preventer	Generic	100%			2032	* *	1	\$1,500	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									
Fire Suppression									
Sprinkler	No Component	95%							D
	Generic	5%			2044	* *	1-2	\$300	B
Chemical System	No Component	80%							D
	Generic	20%			2019	\$5,000	1-3	\$11,000	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

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Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$37,200	\$43,700
Electrical	\$16,300	
Mechanical	\$48,400	\$42,300
Total	\$102,000	\$86,000
Priority A	\$37,200	\$43,700
Priority B	\$64,800	\$42,300
Total	\$102,000	\$86,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$19,000		\$700	
Interior Architecture	\$20,900			\$4,700
Electrical	\$21,500	\$5,100	\$37,200	\$5,400
Mechanical	\$5,700	\$4,800	\$13,900	\$6,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$71,100	\$13,900	\$55,800	\$20,500
Priority A	\$19,000		\$700	
Priority B	\$39,900	\$13,900	\$55,100	\$15,900
Priority C	\$12,200			\$4,700
Total	\$71,100	\$13,900	\$55,800	\$20,500



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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	\$4,100	LIFE	**	5	\$7,700	A	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Window Sills								
Masonry: Brick	85%			LIFE	**	5	\$43,700	A	
Masonry: Limestone	10%			LIFE	**	5	\$3,900	A	
Granite Panels	2%			LIFE	**	5	\$800	A	
Windows									
Aluminum	100%			2031	**	5	\$14,100	A	
Parapets									
Masonry: Brick	75%			LIFE	**	5	\$5,400	A	
Masonry: Limestone	10%			LIFE	**	5	\$900	A	
Metal Panel	5%			2033	**	5	\$1,400	A	
Metal Rail	10%			2036	**	5-10	\$12,900	A	
Roof									
Modified Bitumen	95%			2028	**	10	\$37,200	A	
Skylight, Metal/Glass	5%			2033	**	10	\$6,500	A	
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$5,400	C	
Ceramic Tile	5%	2-4	\$2,300	2032	**	5	\$1,200	C	
	Worn/Eroded, Extent : Light, Area Affected : 5%								
	Location : Bathrooms								
Terrazzo	15%			LIFE	**	5	\$5,800	C	
Vinyl Tile	75%			2028	**	3	\$18,600	C	
Interior Walls									
Ceramic Tile	5%	2-4	\$4,100	2032	**	5	\$1,600	C	
	Worn/Eroded, Extent : Moderate, Area Affected : 5%								
	Location : Bathrooms								
Gypsum Board	40%			LIFE	**	5	\$14,900	C	
Metal Panel	5%			LIFE	**			C	
Marble Panels	5%			LIFE	**			C	
Plaster	20%			LIFE	**	5	\$3,700	C	
Plaster	5%	Now	\$1,200	LIFE	**	5	\$900	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Stairwell Y								
SGFT/Glazed Masonry	20%			LIFE	**			C	
Ceilings									
AcousTileSusp.Lay-In	20%			2036	**	5	\$9,900	B	
AcousTileSusp.Lay-In	20%	0-2	\$3,800	2028	**	5	\$5,000	B	
	Misaligned/Bulging, Extent : Light, Area Affected : 5%								
	Location : Lobby								
Gypsum Board	20%			LIFE	**	5	\$12,400	B	
Metal Panel	10%			LIFE	**	5	\$6,200	B	
Plaster	30%			LIFE	**	5	\$9,300	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	\$200	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	\$4,500	5	\$100	B
Raceway									
	Conduit	90%			2023	\$22,200	1		B
	Conduit	10%			2043	* *	1		B
Panelboards									
	Fused Disc Sw	10%			2022	\$3,400	5	\$100	B
	Molded Case Bkrs	70%			2022	\$24,100	5	\$700	B
	Molded Case Bkrs	20%			2045	* *	5	\$200	B
Wiring									
	Braided Cloth	60%	2-4	\$15,900	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	\$21,100	5	\$300	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$600	B
Stand-by Power									
Transfer Switches									
	Automatic	100%			2040	* *	1	\$11,600	B
Generators									
	Diesel	100%			2036	* *	1	\$14,600	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : One 800 Kw									
Batteries									
	Lead/Acid	100%			2018	\$600	5	\$1,400	B
Fuel Storage									
	Main Tank	100%			2058	* *	5	\$1,000	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : One 400 Gals									
Lighting									

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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
Lighting								
Interior Lighting								
Fluorescent	80%			2028	* *	10	\$24,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	10%			2028	* *	10	\$3,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-5 Lamps							
Fluorescent	10%			2018	\$16,300	10	\$3,000	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	\$800	B
Exit, LED	45%			2051	* *	1		B
Exit, Service	5%			2023	\$200	1		B
Exterior Lighting								
HID	100%			2023	\$13,100	10	\$100	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2031	* *	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								
Hot Water Boiler	100%			2028	* *	1	\$16,400	B
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Boiler Room						
		Explanation : 2 Units						
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$1,600	B
Terminal Devices								
Air Handler	25%			2023	\$42,300	1	\$5,100	B
Convactor/Radiator	75%			2036	* *	1	\$8,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B

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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	\$400	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	\$48,400	1		B
Terminal Devices								
Air Handler/Cool/Ht	25%			2028	* *	1	\$5,100	B
No Component	75%							D
Heat Rejection								
Air Condenser Unit	25%			2023	\$15,700	2	\$5,800	B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,500	B
Exhaust Fans								
Roof	100%	Now	\$1,200	2023	\$25,000	2	\$800	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	\$7,300	2	\$500	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	\$10,500	4	\$1,600	B
Backflow Preventer								
Generic	100%			2028	* *	1	\$2,000	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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Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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**

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$113,400	
Total	\$113,400	
Priority A	\$113,400	
Total	\$113,400	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$10,500			
Interior Architecture	\$52,100		\$200	
Electrical	\$2,500	\$12,800	\$2,000	\$1,600
Mechanical	\$2,400	\$2,500	\$8,200	\$2,500
Total	\$67,500	\$15,300	\$10,500	\$4,100
Priority A	\$10,500			
Priority B	\$32,600	\$15,300	\$10,200	\$4,100
Priority C	\$24,400		\$200	
Total	\$67,500	\$15,300	\$10,500	\$4,100



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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	\$4,900	LIFE	* *	5	\$4,600	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Fiberglass Panel	5%	Now	\$600	2025	\$6,400	5	\$1,700	A
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Coiling Doors	5%	Now	\$5,000	2035	* *	5	\$1,400	A
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Stucco Cement	85%	Now	\$43,100	2035	* *	5	\$19,600	A
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Roof								
Plaza Roof: Stone Panels	100%	Now	\$70,300	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	\$33,500	C
Ceramic Tile	5%			2031	* *	5	\$900	C
Vinyl Tile	10%			2027	* *	3	\$700	C
Interior Walls								
Concrete Masonry Unit	100%	4+	\$24,000	LIFE	* *	5	\$9,100	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$27,600	2027	* *	5	\$9,000	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	\$100	B
<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	\$100	B

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

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%			2042	* *	1		B
Panelboards								
Fused Disc Sw	15%			2038	* *	5		B
Molded Case Bkrs	85%			2038	* *	5	\$300	B
Wiring								
Thermoplastic	100%			2042	* *	1		B
Motor Controllers								
Locally Mounted	100%			2035	* *	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$3,700	B
Generators								
Diesel	100%			2031	* *	1	\$4,700	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	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 400 Gals</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2027	* *	10	\$11,000	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
Alarm								
Security System								
No Component	70%							D
Generic	30%			2027	* *	1	\$1,400	B
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$7,400	B

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

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								
	Electricity	100%			2042	**	1		B
	Conversion Equipment								
	Furnace	100%			2027	**	1	\$6,000	B
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	B
	Terminal Devices								
	Air Handler	100%			2027	**	1	\$7,500	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		B
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2027	**	2	\$700	B
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$15,700	B
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	**	1	\$7,500	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	B
	Exhaust Fans								
	Roof	100%			2027	**	2	\$400	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2042	**	1		B
	Galv Iron/Steel	30%			2027	**	1		B
	Water Heater								
	Gas Fired	100%			2020	\$2,700	2	\$200	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : Two 100 Gals								
	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	\$700	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	No Component	50%							D
	Generic	50%			2032	**	1-2	\$1,700	B

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Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$123,100
Mechanical		\$102,600
Total		\$225,700
Priority A		\$123,100
Priority B		\$102,600
Total		\$225,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$36,000	\$3,900		
Interior Architecture	\$15,500	\$12,600		\$4,200
Electrical	\$7,600	\$5,900	\$5,200	\$10,300
Mechanical	\$14,800	\$19,700	\$17,900	\$26,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,800	\$46,000	\$27,000	\$44,400
Priority A	\$36,000	\$3,900		
Priority B	\$37,600	\$29,500	\$27,000	\$40,200
Priority C	\$4,200	\$12,600		\$4,200
Total	\$77,800	\$46,000	\$27,000	\$44,400



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

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	50%			LIFE	**	5	\$29,600	A
		Recent Construction, Extent : Light, Area Affected : 100%							
		Location : Throughout, New Building Completed In 2008							
	Metal Panel	20%			2050	**	5-10	\$81,500	A
	Metal Panel	7%	Now	\$5,700	2050	**	5	\$7,800	A
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : West Facade							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : West Facade							
	Metal Coiling Doors	3%			2041	**	5	\$5,600	A
	Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	A
	Window Wall	15%			2050	**	5	\$33,300	A
Windows									
	Aluminum	95%			2046	**	5	\$11,900	A
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fixed Windows							
	Metal Louvers	5%			2037	**	10	\$3,900	A
Parapets									
	Masonry: Brick	35%			LIFE	**	5	\$2,700	A
	Metal Panel	25%			2050	**	5	\$7,400	A
	Metal Rail	15%			2041	**	5-10	\$20,700	A
	Metal Rail	20%			2041	**	5-10	\$27,600	A
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Over Second Floor At South Facade							
		Explanation : Metal Rail With Glass							
	Pre-Cast Concrete	5%	Now	\$2,600	LIFE	**	5	\$2,400	A
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
Roof									
	Single Ply Membrane	100%			2032	**	10	\$63,800	A
Interior									
Floors									
	Carpet	15%			2025	\$102,500	3	\$16,900	C
	Cast in Place Concrete	5%			LIFE	**	5	\$6,200	C
	Ceramic Tile	5%			2037	**	5	\$2,800	C
	Granite Panels	20%			LIFE	**	5	\$8,500	C
	Traffic Topping	25%			2032	**	5	\$17,600	C
	Vinyl Tile	30%			2032	**	3	\$6,400	C
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$400	C
	Concrete Masonry Unit	20%			LIFE	**	5	\$700	C
	Gypsum Board	50%			LIFE	**	5	\$2,700	C
	SGFT/Glazed Masonry	25%			LIFE	**			C

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

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	40%			2041	**	5	\$22,600	B
Exposed Struc: Steel	20%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$3,500	B
Metal Panel	35%			LIFE	**	5	\$24,700	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%			2050	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>								

Transformers

Dry Type	100%			2041	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kva, 480/277/120 Volts</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$200	B
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Raceway

Conduit	100%			2050	**	1		B
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Panelboards

Fused Disc Sw	30%			2046	**	5	\$300	B
Molded Case Bkrs	70%			2046	**	5	\$700	B

Wiring

Thermoplastic	100%			2050	**	1		B
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Motor Controllers

Locally Mounted	100%			2041	**	5	\$300	B
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$600	B
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Stand-by Power

Transfer Switches

Automatic	100%			2041	**	1	\$11,600	B
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Generators

Diesel	100%			2037	**	1	\$14,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Generator Rated @ 500 Kw</i>								

Batteries

Nickel Cadmium	100%			2019		5	\$8,400	B
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
BROOKLYN OCME
Asset # : 14653

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	\$3,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Capacity							
	Main Tank	50%			2059	* *	5	\$600	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 4000 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2032	* *	10	\$17,300	B
		T-5 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Fluorescent	50%			2032	* *	10	\$17,300	B
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2032	* *	1		B
	Exit, LED	50%			2059	* *	1		B
	Exterior Lighting								
	HID	100%			2032	* *	10	\$100	B
Alarm									
	Security System								
	No Component	70%							D
	Generic	30%			2032	* *	1	\$4,200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : C C T V Surveillance Cameras							
	Fire/Smoke Detection								
	Generic	100%			2032	* *	1-3	\$23,200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Manual Pull Station, Strobe Lights , Alarm Bells And Smoke Detectors							

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								
	Campus Steam	100%			2050	* *	1		B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Entrance At The Basement							
		Explanation : Steam Is Provided From Kings County Hospital							

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

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	10%			2037	**	1	\$1,900	B
Pres. Reducing Valve/LP Steam	90%			2033	**	5	\$2,000	B
Distribution								
Hot Wtr Piping/Pump	10%			2046	**	4	\$200	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Used For Hydronic Loop</i>						
Steam Piping/Pump	90%			2050	**	4	\$1,700	B
Terminal Devices								
Air Handler	90%			2029	**	1	\$21,000	B
Fan Coil Unit/Heat	10%			2032	**	1	\$1,200	B
Air Conditioning								
Energy Source								
Steam/HW System	100%			2050	**	1		B
Conversion Equipment								
Absorption Chiller/Steam/HW	100%			2037	**	1	\$40,800	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Chillers - Lithium- Bromide And Water Used As Refrigerant</i>						
Distribution								
Chilled Wtr Pipe/Pump	100%			2050	**	4	\$1,900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$23,300	B
Heat Rejection								
Water Cool Tower	100%			2025	\$102,600	2	\$38,000	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,000	B
Exhaust Fans								
Roof	100%			2032	**	2	\$1,200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		B
HW Heat Exchanger								
Low Temp	100%			2044	**	4	\$5,600	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2019	\$6,300	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$2,500	B

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

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									
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$2,300	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Travels From Basement : 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2050	* *	1-2	\$10,600	B
		Dry System, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fire Pump								
	Generic	100%			2037	* *	1	\$7,000	B
Chemical System									
	No Component	80%							D
	Generic	20%			2023	\$5,000	1-3	\$10,100	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fire Extinguishers							

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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 : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$37,500
Interior Architecture		\$306,000
Electrical		\$137,700
Mechanical		\$254,900
Total		\$736,200
Priority A		\$37,500
Priority B		\$458,000
Priority C		\$240,600
Total		\$736,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$11,100		\$6,000	
Interior Architecture	\$7,800	\$2,700	\$4,300	\$2,100
Electrical	\$8,200		\$6,400	\$10,500
Mechanical	\$10,200	\$6,000	\$12,500	\$4,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$41,300	\$12,600	\$33,100	\$20,900
Priority A	\$11,100		\$6,000	
Priority B	\$25,100	\$10,000	\$27,100	\$18,800
Priority C	\$5,100	\$2,700		\$2,100
Total	\$41,300	\$12,600	\$33,100	\$20,900



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	\$37,500	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	\$3,300	A	
Granite Panels	5%	Now	\$11,100	LIFE	**	5	\$1,700	A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : West Facade Near Ramp								
Windows									
Aluminum	100%			2028	**	5	\$12,100	A	
Parapets									
Masonry: Brick	95%			LIFE	**	5	\$5,900	A	
Masonry: Limestone	5%			LIFE	**	5	\$400	A	
Roof									
Under Construction	100%							D	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$9,300	C	
Ceramic Tile	5%			2029	**	5	\$2,100	C	
Terrazzo	15%			LIFE	**	5	\$5,000	C	
Vinyl Tile	50%			2020	\$171,900	3	\$8,000	C	
Vinyl Tile	20%			2025	\$68,700	3	\$4,300	C	
Interior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$1,100	C	
Glazed Ceramic Panel	10%			LIFE	**			C	
Gypsum Board	15%			LIFE	**	5	\$4,800	C	
Metal Panel	15%			LIFE	**			C	
Plaster	45%			LIFE	**	5	\$7,200	C	
Plaster	10%	Now	\$4,100	LIFE	**	5	\$1,600	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	\$65,400	5	\$8,500	B	
AcousTileSusp.Lay-In	20%			2033	**	5	\$8,500	B	
Exposed Concrete	15%			LIFE	**	5	\$1,000	B	
Plaster	5%	Now	\$2,700	LIFE	**	5	\$1,300	B	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Bulkhead								
Plaster	40%			LIFE	**	5	\$10,700	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	\$12,400	1		B
	Panelboards								
	Fused Disc Sw	10%			2036	* *	5	\$100	B
	Molded Case Bkrs	30%			2019	\$10,300	5	\$300	B
	Molded Case Bkrs	60%			2036	* *	5	\$500	B
	Wiring								
	Braided Cloth	30%	2-4	\$8,000	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	\$200	B
	Locally Mounted	30%			2018	\$6,300	5	\$100	B
Ground									
	Grounding Devices								
	Not Accessible	100%							D
Lighting									
	Interior Lighting								
	Fluorescent	98%			2020	\$137,700	10	\$25,600	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T12 Lamps							
	HID	2%			2020	\$2,000	10		B
	Egress Lighting								
	Emergency, Battery	50%			2020	\$4,900	10	\$3,400	B
	Exit, Service	50%			2020	\$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

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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
Heating								
Conversion Equipment								
Furnace	20%			2025	\$6,600	1	\$2,800	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	\$22,600	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	\$2,100	B
Terminal Devices								
Air Handler	30%			2025	\$43,700	1	\$5,300	B
Convactor/Radiator	70%			2033	* *	1	\$6,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	30%			2021	\$104,400	2	\$500	B
Ext Pkg Unit - Heating/Cooling	60%			2025	\$106,900	2	\$1,000	B
Window/Wall Unit	10%			2016	\$5,600	1		B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,900	B
Exhaust Fans								
Interior	100%			2025	\$29,900	2	\$900	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2033	* *	1		B
Water Heater								
Gas Fired	100%			2018	\$6,300	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	\$10,500	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2025	\$10,500	4	\$2,500	B
Backflow Preventer								
Generic	100%			2025	\$2,600	1	\$1,700	B
Fixtures								
Generic	100%							B
Vertical Transport								

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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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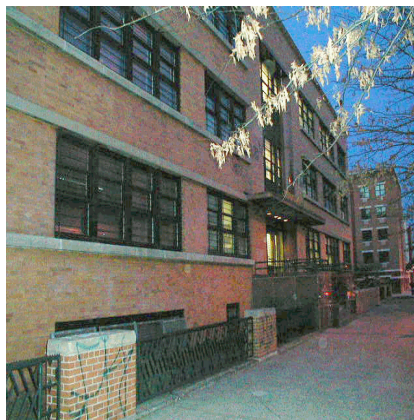
Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$717,200	\$40,700
Electrical		\$504,100
Mechanical		\$365,700
Total	\$717,200	\$910,500
Priority A	\$717,200	\$40,700
Priority B		\$869,800
Total	\$717,200	\$910,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$79,400			\$6,000
Interior Architecture	\$22,900	\$2,900	\$29,800	
Electrical	\$2,900	\$3,100	\$2,700	\$2,400
Mechanical	\$22,600	\$11,000	\$9,300	\$12,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$135,600	\$24,800	\$49,700	\$28,800
Priority A	\$79,400			\$6,000
Priority B	\$52,100	\$21,900	\$19,900	\$22,800
Priority C	\$4,200	\$2,900	\$29,800	
Total	\$135,600	\$24,800	\$49,700	\$28,800



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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	* *			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	\$25,900	LIFE	* *	5	\$12,100	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	\$328,600	LIFE	* *	5	\$38,300	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	\$6,900	LIFE	* *	5	\$2,400	A
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%							
	Location : East Stair							
Granite Panels	3%			LIFE	* *	5	\$1,100	A
Pre-Cast Concrete	5%			LIFE	* *	5	\$7,900	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	\$11,900	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	\$26,300	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	\$6,300	LIFE	* *	5	\$400	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	\$177,700	LIFE	* *	5	\$5,400	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	\$13,400	LIFE	* *	5	\$900	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	\$12,200	A
Roof								
Modified Bitumen	100%	Now	\$203,900	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

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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
Interior								
Floors								
Ceramic Tile	5%			2032	**	5	\$2,300	C
Sheet Vinyl/Rubber	85%			2028	**	5	\$59,700	C
Terrazzo	5%			LIFE	**	5	\$1,800	C
Vinyl Tile	5%			2023	\$18,900	3	\$900	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$2,900	C
Concrete Masonry Unit	5%	Now	\$3,100	LIFE	**	5	\$1,200	C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Stair</i>								
Glass: Single Pane	2%			LIFE	**	5	\$900	C
Gypsum Board	50%			LIFE	**	5	\$17,600	C
Plaster	5%	Now	\$1,100	LIFE	**	5	\$900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs</i>								
Plaster	18%			LIFE	**	5	\$3,200	C
SGFT/Glazed Masonry	15%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	80%			2036	**	5	\$37,500	B
Exposed Concrete	10%			LIFE	**	5	\$700	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse</i>								
Gypsum Board	10%			LIFE	**	5	\$5,900	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor</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 : Two Main Disconnect Switches Rated At 2500 And 1200 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	**	5	\$200	B
Raceway								
Conduit	100%			2033	**	1		B
Panelboards								
Fused Disc Sw	3%			2031	**	5		B
Molded Case Bkrs	97%			2031	**	5	\$900	B
Wiring								
Thermoplastic	100%			2033	**	1		B
Motor Controllers								
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	\$500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected With Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	98%			2023	\$151,200	10	\$28,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	1%			2023	\$1,500	10	\$300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : T-12 Lamps							
	Fluorescent	1%			2023	\$1,500	10	\$300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Toilets							
		Explanation : Compact Fluorescent Lamps							
	Egress Lighting								
	Emergency, Service	50%			2023	\$2,200	1		B
	Exit, LED	50%			2038	* *	1		B
	Exterior Lighting								
	HID	100%			2023	\$12,400	10	\$100	B
Alarm									
	Security System								
	No Component	70%							D
	Generic	30%			2023	\$30,700	1	\$4,000	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	\$349,900	1-3	\$22,000	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

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								
Hot Water Boiler	100%			2036	* *	1	\$15,500	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	\$1,500	B
Terminal Devices								
Air Handler	50%			2023	\$79,900	1	\$9,700	B
Convactor/Radiator	35%			2028	* *	1	\$3,500	B
Induction Unit	15%			2026	* *	1	\$1,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2023	\$100,600	1	\$14,500	B
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$2,900	2033	* *	4	\$1,500	B
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$125,900	1	\$19,300	B
Heat Rejection								
Air Condenser Unit	100%			2023	\$59,200	2	\$21,800	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$12,800	LIFE	* *	2-5	\$17,400	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	\$1,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Gas Fired	100%			2022	\$6,900	2	\$500	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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Estimates are rounded to the nearest hundred dollars.*

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

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

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

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	\$10,500	4	\$1,600	B
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$1,900	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							

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

Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$101,200	\$39,400
Interior Architecture		\$188,400	\$158,300
Electrical			\$81,000
Mechanical			\$182,500
Total		\$289,600	\$461,200
Priority A		\$101,200	\$39,400
Priority B		\$188,400	\$263,500
Priority C			\$158,300
Total		\$289,600	\$461,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$75,100			
Interior Architecture	\$38,800		\$1,000	\$2,300
Electrical	\$9,000	\$600	\$700	\$600
Mechanical	\$27,000	\$13,500	\$9,400	\$12,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$153,800	\$18,000	\$15,000	\$19,700
Priority A	\$75,100			
Priority B	\$53,200	\$18,000	\$14,000	\$17,400
Priority C	\$25,600		\$1,000	\$2,300
Total	\$153,800	\$18,000	\$15,000	\$19,700



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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	\$78,900	A	
Masonry: Limestone	5%			LIFE	* *	5	\$3,200	A	
	Recent Repair Evident, Extent : Light, Area Affected : 66%								
	Location : Throughout								
Masonry: Sandstone	2%	Now	\$61,800	LIFE	* *	5	\$600	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									
Aluminum	90%			2050	* *	5	\$10,400	A	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Metal Louvers	5%	0-2	\$800	2028	* *			A	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Steel	5%	Now	\$28,700	2050	* *	5	\$3,600	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								
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	\$16,800	A	
Masonry: Brick	90%			LIFE	* *	5-10	\$36,400	A	
	Recent Repair Evident, Extent : Light, Area Affected : 66%								
	Location : Throughout								
Roof									
IRMA/Protected Membrane	5%	Now	\$600	2030	* *			A	
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%								
	Location : Bulkhead								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Bulkhead								
Modified Bitumen	90%			2035	* *	10	\$29,100	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Skylight, Metal/Glass	5%			2055	* *	10	\$5,400	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								

Interior

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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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$17,900	C
Ceramic Tile	5%			2028	**	5	\$2,000	C
Sheet Vinyl/Rubber	30%			2035	**	5	\$18,400	C
Terrazzo	10%			LIFE	**	5	\$6,400	C
Vinyl Tile	35%			2025	\$115,500	3	\$7,200	C
Vinyl Tile 9" X 9"	10%			2020	\$42,800	3	\$2,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Metal Panel	10%			LIFE	**	10	\$2,300	C
Plaster	80%	0-2	\$6,200	LIFE	**	5	\$12,300	C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$2,600	C
Ceilings								
AcousTileConcealSpLn	60%	0-2	\$188,400	2045	**	5	\$15,400	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%			2045	**	5	\$4,100	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Embossed Metal	1%			LIFE	**	5	\$400	B
Exposed Concrete	10%			LIFE	**	5-10	\$5,100	B
Plaster	19%			LIFE	**	5-10	\$13,400	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%			2055	**	5	\$100	B
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	**	5	\$800	B
Raceway								
Conduit	70%			2025	\$17,300	1		B
Conduit	30%			2055	**	1		B
Panelboards								
Fused Disc Sw	5%			2024	\$1,700	5		B
Molded Case Bkrs	95%			2050	**	5	\$800	B

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

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								
Wiring								
Braided Cloth	30%	2-4	\$8,000	2050	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2025	\$5,300	1		B
Thermoplastic	50%			2055	* *	1		B
Motor Controllers								
Locally Mounted	20%			2045	* *	5		B
Locally Mounted	80%			2023	\$16,900	5	\$200	B
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$500	B
Generic	50%			LIFE	* *	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	60%			2025	\$81,000	10	\$15,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2035	* *	10	\$7,500	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2035	* *	10	\$2,500	B
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	35%			2025	\$3,300	10	\$2,300	B
Emergency, Battery	15%			2035	* *	10	\$1,000	B
Exit, LED	10%			2065	* *	1		B
Exit, Service	40%			2025	\$1,500	1		B
Exterior Lighting								
Fluorescent	10%			2035	* *	10	\$300	B
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	90%			2025	\$9,700	10	\$100	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2035	* *	1	\$5,800	B
Fire/Smoke Detection								
No Component	60%							D
Generic, Digital	40%			2035	* *			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

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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									
	Energy Source								
	Natural Gas	100%			2045	**	1		B
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Basement							
		Explanation : There Is No Vent For Gas Meter Room							
	Conversion Equipment								
	Steam Boiler	100%			2038	**	1	\$27,100	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
	Distribution								
	Steam Piping/Pump	100%	Now	\$9,100	2035	**	4	\$1,300	B
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Pneumatic Control, Throughout							
	Terminal Devices								
	Air Handler	20%			2033	**	1	\$3,400	B
	Air Handler	30%			2020	\$42,000	1	\$5,100	B
	Convactor/Radiator	50%			2030	**	1	\$4,400	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	**	1		B
	Conversion Equipment								
	Reciprocating	100%			2030	**	1	\$12,700	B
	Compr/Chiller								
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2045	**	4	\$2,000	B
	Terminal Devices								
	Air Handler/Cool/Ht	40%			2033	**	1	\$6,800	B
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : 2nd Floor Rm #202							
		Explanation : There Is No A C For Computer Serve Room							
	Air Handler/Cool/Ht	60%			2020	\$66,100	1	\$10,200	B
	Heat Rejection								
	Water Cool Tower	100%			2023	\$74,400	2	\$27,500	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,200	B
	Exhaust Fans								
	Interior	70%			2020	\$20,100	2	\$600	B
	Roof	30%			2025	\$6,200	2	\$300	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	**	1		B
	Water Heater								
	Gas Fired	100%			2023	\$6,000	2	\$400	B

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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
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%	Now	\$1,800	LIFE	* *	1		B
			Blockage /Clogged, Extent : Severe, Area Affected : 10%						
			Location : Water Backup From Sewage In Boiler Room						
	Backflow Preventer								
	Generic	100%			2030	* *	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 : One Unit						
Fire Suppression									
	Sprinkler								
	No Component	95%							D
	Generic	5%			2035	* *	1-2	\$400	B

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Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$115,100	\$40,300
Interior Architecture	\$269,300	
Electrical	\$78,900	
Mechanical		\$371,700
Total	\$463,300	\$411,900
Priority A	\$115,100	\$40,300
Priority B	\$194,400	\$371,700
Priority C	\$153,700	
Total	\$463,300	\$411,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$44,300			\$1,400
Interior Architecture	\$8,200	\$900		\$3,600
Electrical	\$32,000	\$1,100	\$1,000	\$42,300
Mechanical	\$5,300	\$5,900	\$5,000	\$34,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$93,700	\$11,900	\$10,000	\$85,800
Priority A	\$44,300			\$1,400
Priority B	\$49,400	\$11,000	\$10,000	\$80,800
Priority C		\$900		\$3,600
Total	\$93,700	\$11,900	\$10,000	\$85,800



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%	0-2	\$115,100	LIFE	**	5	\$40,300	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout All Facades								
Masonry: Granite	8%			LIFE	**	5	\$2,700	A
Pre-Cast Concrete	2%			LIFE	**	5	\$2,900	A
Windows								
Aluminum	80%			2040	**	5	\$8,300	A
Steel	20%	Now	\$30,700	2032	**	5	\$12,900	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Parapets								
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	A
Copper/Terne	5%			2044	**	5	\$1,100	A
Masonry: Brick	80%			LIFE	**	5	\$3,500	A
Metal Panel	10%			2044	**	5	\$1,700	A
Roof								
Modified Bitumen	95%	0-2	\$13,600	2029	**			A
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout Main Roof								
Skylight, Metal/Glass	5%			2034	**	10	\$4,300	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,900	C
Ceramic Tile	5%			2027	**	5	\$1,800	C
Terrazzo	10%			LIFE	**	5	\$2,800	C
Vinyl Tile	75%	Now	\$64,800	2029	**	3	\$10,100	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement, 1st And 2nd Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Basement, 1st And 2nd Floor								
Vinyl Tile	5%	Now	\$14,400	2034	**	3	\$700	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 70%								
Location : Basement And Room 107								
Explanation : 9 inch X 9 inch Tiles								

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

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

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

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

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

Interior

Interior Walls

Marble Panels

5%

LIFE

* *

C

Plaster

90%

Now

\$74,500

LIFE

* *

5

\$9,800

C

*Cracking/Crumbling, Extent : Severe, Area Affected : 30%**Location : Basement And 1st Floor**Staining/Discoloring, Extent : Moderate, Area Affected : 20%**Location : Basement**Other Observation, Extent : Severe, Area Affected : 30%**Location : Basement And 1st Floor**Explanation : Recent Flood Damage After Pipe Burst*

SGFT/Glazed Masonry

5%

LIFE

* *

C

Ceilings

AcousTileSusp.Lay-In

30%

Now

\$8,200

2029

* *

5

\$5,400

B

*Broken/Missing Elements, Extent : Severe, Area Affected : 20%**Location : First Floor**Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%**Location : First Floor*

Gypsum Board

5%

LIFE

* *

5

\$2,200

B

Plaster

65%

Now

\$115,600

LIFE

* *

5

\$14,500

B

*Cracking/Crumbling, Extent : Severe, Area Affected : 30%**Location : Storage Room In Basement, Throughout First Floor**Paint Peeling, Extent : Severe, Area Affected : 30%**Location : Storage Room In Basement, Throughout First Floor**Patching Evident, Extent : Moderate, Area Affected : 15%**Location : Various Locations Throughout*

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%

2044

* *

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amps Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

50%

2044

* *

5

\$100

B

Molded Case Bkrs

50%

2024

\$22,700

5

\$300

B

Raceway

Conduit

90%

2034

* *

1

B

Conduit

10%

2044

* *

1

B

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

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									
Panelboards									
Fused Disc Sw	10%			2023	\$2,300	5	\$100	B	
Fused Toggle Switch	30%	2-4	\$6,900	2049	* *	5	\$100	B	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Molded Case Bkrs	20%			2040	* *	5	\$100	B	
Molded Case Bkrs	40%			2023	\$9,200	5	\$300	B	
Wiring									
Braided Cloth	70%	2-4	\$18,600	2049	* *	1		B	
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Thermoplastic	20%			2024	\$5,300	1		B	
Thermoplastic	10%			2044	* *	1		B	
Motor Controllers									
Locally Mounted	70%			2022	\$11,100	5	\$100	B	
Locally Mounted	30%	2-4	\$4,700	2044	* *	5		B	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room - Basement									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Ground									
Grounding Devices									
Generic	100%	2-4	\$900	LIFE	* *	5	\$400	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Lighting									
Interior Lighting									
Fluorescent	20%			2029	* *	10	\$4,400	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : T-8 Lamps									
Fluorescent	10%			2029	* *	10	\$2,200	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : T-5 Lamps									
Fluorescent	67%			2019	\$78,900	10	\$14,700	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : T-12 Lamps									
HID	2%			2019	\$1,700	10		B	
Incandescent	1%			2019	\$1,200	2		B	

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

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

Egress Lighting									
Emergency, Battery	50%			2019	\$4,100	10		\$2,900	B
Exit, LED	20%			2052	* *	1			B
Exit, Service	30%			2019	\$1,000	1			B
Exterior Lighting									
HID	100%			2019	\$9,000	10		\$100	B

Alarm

Security System									
No Component	70%								D
Generic	30%			2032	* *	1		\$2,900	B
Fire/Smoke Detection									
No Component	60%								D
Generic	40%			2032	* *	1-3		\$6,400	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%			2044	* *	1			B
Conversion Equipment									
Steam Boiler	100%			2037	* *	1		\$23,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Boiler Room</i>									
<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>									
Distribution									
Steam Piping/Pump	100%			2024	\$158,000	4		\$1,800	B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout, Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit</i>									
Terminal Devices									
Convactor/Radiator	100%			2022	\$213,700	1		\$7,700	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout, The Steam Radiators Are Beyond Their Useful Life Cycle Limit</i>									

Air Conditioning

Energy Source									
Electricity	100%			2032	* *	1			B
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling	40%			2029	* *	2		\$600	B
Split Unit	10%			2029	* *				B
Window/Wall Unit	50%			2019	\$23,300	1			B
Heat Rejection									
Air Condenser Unit	50%			2029	* *	2		\$8,300	B
No Component	50%								D

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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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,300	B
Exhaust Fans								
Interior	25%	Now	\$600	2019	\$6,300	2	\$100	B
	<i>Not in Service, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : 2 Units In Penthouse</i>							
Roof	75%			2029	* *	2	\$600	B
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2044	* *	1		B
Galv Iron/Steel	70%	0-2	\$900	2029	* *	1		B
	<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement, Deteriorated Water Main Piping</i>							
Water Heater								
Gas Fired	100%			2023	\$5,300	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout, The Sanitary Piping Is Beyond Its Useful Life Cycle Limit</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout, The Storm Piping Is Beyond Its Useful Life Cycle Limit</i>							
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$2,500	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, 1, 2, 3</i>							
	<i>Explanation : 1 Unit</i>							

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Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$419,300	\$217,900
Interior Architecture	\$371,100	\$51,900
Electrical	\$47,500	\$1,687,000
Mechanical	\$136,900	\$924,700
Total	\$974,900	\$2,881,600
Priority A	\$419,300	\$217,900
Priority B	\$346,700	\$2,611,700
Priority C	\$208,900	\$51,900
Total	\$974,900	\$2,881,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$110,100			
Interior Architecture	\$209,100		\$30,900	\$14,100
Electrical	\$19,400	\$7,600	\$12,700	\$10,300
Mechanical	\$80,900	\$27,100	\$41,300	\$22,200
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Total	\$451,100	\$66,300	\$116,400	\$78,200
Priority A	\$110,100			
Priority B	\$185,900	\$66,300	\$96,100	\$64,000
Priority C	\$155,100		\$20,300	\$14,100
Total	\$451,100	\$66,300	\$116,400	\$78,200



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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	\$181,700	LIFE	* *	5	\$63,500	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								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Metal/Glass Curt Wall	45%			LIFE	* *	5	\$238,200	A	
Metal Panel	5%			2051	* *	5-10	\$48,500	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Water Tower								
Window Wall	5%	Now	\$32,200	2045	* *	5	\$13,200	A	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
	Location : West Facade								
Windows									
Aluminum	95%	Now	\$118,500	2041	* *	5	\$14,900	A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Metal Louvers	5%			2034	* *	10	\$9,800	A	
Parapets									
Masonry: Brick	50%			LIFE	* *	5-10	\$28,800	A	
Metal/Glass Curt Wall	45%			2045	* *	5	\$14,700	A	
Metal Panel	5%			2045	* *	5	\$1,600	A	
Roof									
Modified Bitumen	95%	Now	\$20,400	2030	* *			A	
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Skylight, Metal/Glass	3%	Now	\$16,300	2035	* *			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%	Now	\$3,400	2038	* *	1		A	
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$61,700	C
Ceramic Tile	10%	0-2	\$25,900	2034	**	5	\$7,100	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	10%			2038	**	5	\$21,200	C
Terrazzo	5%	Now	\$31,100	LIFE	**	5	\$5,500	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Lobby								
Vinyl Tile	10%	Now	\$113,700	2035	**	3	\$5,300	C
Adhesion Failure, Extent : Moderate, Area Affected : 25%								
Location : First, Second And Third Floors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Second And Third Floors								
Vinyl Tile	55%			2030	**	3	\$29,100	C
Interior Walls								
Ceramic Tile	10%			2034	**	5	\$24,700	C
Concrete Masonry Unit	15%			LIFE	**	5	\$29,700	C
Glass: Single Pane	2%			LIFE	**	5	\$7,400	C
Gypsum Board	35%			LIFE	**	5-10	\$147,100	C
Marble Panels	3%			LIFE	**	10	\$3,000	C
Plaster	20%			LIFE	**	5-10	\$42,000	C
SGFT/Glazed Masonry	15%			LIFE	**	10	\$18,500	C
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$162,200	2045	**	5	\$10,600	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Third Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Third Floor								
AcousTileSusp.Lay-In	15%			2038	**	5	\$21,200	B
AcousTileSusp.Lay-In	35%			2030	**	5	\$49,400	B
Exposed Concrete	15%			LIFE	**	5-10	\$26,500	B
Plaster	20%			LIFE	**	5-10	\$48,500	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

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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%			2023	\$14,200	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2- 500 Kva 208pri-480/277sec									
Switchgear / Switchboard									
	Fused Disc Sw	10%			2035	* *	5		B
	Molded Case Bkrs	90%			2025	\$68,100	5	\$2,200	B
Raceway									
	Conduit	70%			2025	\$48,600	1		B
	Conduit	30%			2035	* *	1		B
Panelboards									
	Fused Disc Sw	10%			2033	* *	5	\$200	B
	Molded Case Bkrs	50%			2033	* *	5	\$1,200	B
	Molded Case Bkrs	40%			2024	\$27,500	5	\$1,000	B
Wiring									
	Braided Cloth	60%	2-4	\$47,500	2050	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	40%			2035	* *	1		B
Motor Controllers									
	Locally Mounted	5%			2023	\$4,900	5		B
	Locally Mounted	25%			2030	* *	5	\$200	B
	Motor Control Center	20%			2030	* *	5	\$500	B
	Motor Control Center	50%			2023	\$48,600	5	\$1,300	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,800	B
Stand-by Power									
Transfer Switches									
	Automatic	50%			2023	\$5,500	1	\$14,500	B
	Automatic	50%			2030	* *	1	\$14,500	B
Generators									
	Diesel	50%			2021	\$37,300	1	\$18,300	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : 1- 205 Kw									
	Diesel	50%			2028	* *	1	\$18,300	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : 1- 225 Kw									
Batteries									
	Lead/Acid	100%			2018	\$600	5	\$3,500	B
Fuel Storage									
	Day Tank	25%			2024	\$1,600	5	\$4,400	B
	Day Tank	25%			2033	* *	5	\$4,400	B
	Main Tank	50%			2028	* *	5	\$1,400	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%			2020	\$46,500	10	\$8,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Fluorescent	78%			2025	\$362,500	10	\$67,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	10%			2025	\$46,500	10	\$8,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Compact Fluorescent Lamps							
HID	1%			2020	\$3,300	10		B
Incandescent	1%			2020	\$4,600	2		B
Egress Lighting								
Emergency, Service	45%			2025	\$5,800	1		B
Emergency, Battery	5%			2025	\$1,600	10	\$1,100	B
Exit, LED	50%			2053	* *	1		B
Exterior Lighting								
HID	100%			2025	\$32,700	10	\$300	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2030	* *	1	\$10,600	B
	Other Observation, Extent : Moderate, Area Affected : 30%							
	Location : Main Floor & Basement Levels							
	Explanation : Security Cameras							
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$925,200			B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Not Up To Modern Standards - Lacking Purge System							

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%			2035	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Steam From Con Ed							

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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								
Pres. Reducing Valve/LP Steam	100%			2028	* *	5	\$5,600	B
		<i>Other Observation, Extent : Light, Area Affected : 50%</i> <i>Location : 6th Floor East Mech Room</i> <i>Explanation : 2 Heat Exchangers</i>						
Distribution								
Hot Wtr Piping/Pump	50%			2033	* *	4	\$3,500	B
Steam Piping/Pump	50%			2035	* *	4	\$2,300	B
Terminal Devices								
Air Handler	40%	Now	\$3,900	2025	\$192,700	1	\$21,000	B
		<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i> <i>Location : Air Leaking From Ext. Ahu On The 6th & 2nd Floor Roofs</i>						
Air Handler	20%	Now	\$96,300	2035	* *	1	\$10,500	B
		<i>Abandoned in Place, Extent : Severe, Area Affected : 20%</i> <i>Location : 2nd Floor Mech Room #3</i> <i>On Extended Life, Extent : Moderate, Area Affected : 20%</i> <i>Location : 2nd Floor Mech Room #3</i>						
Convactor/Radiator	20%			2023	\$168,800	1	\$6,100	B
Fan Coil Unit/Heat	20%			2020	\$267,500	1	\$6,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	60%			2028	* *	1	\$61,200	B
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i> <i>Location : 2 Units, Basement</i>						
Window/Wall Unit	20%			2018	\$36,700	1		B
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	60%			2035	* *	4	\$2,800	B
No Component	40%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2025	\$121,400	1	\$23,300	B
No Component	60%							D
Heat Rejection								
Water Cool Tower	60%	Now	\$33,200	2023	\$110,600	2	\$45,500	B
		<i>Corroded, Extent : Severe, Area Affected : 30%</i> <i>Location : Suporting Beams @ Roof</i>						
No Component	40%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$83,200	B
Exhaust Fans								
Interior	80%			2025	\$63,800	2	\$2,300	B
Roof	20%			2020	\$14,200	2	\$600	B

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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%			2035	* *	1		B
	HW Heat Exchanger Low Temp	100%			2025	\$27,700	4	\$14,000	B
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping Cast Iron	100%	Now	\$2,500	LIFE	* *	1		B
		Damaged, Extent : Severe, Area Affected : 2% Location : Behind The Water Cooling Tower, 6th Floor & 2nd Floor Roofs							
	Sump Pump(s) Rigid Piping	100%			2033	* *	4	\$2,500	B
	Sewage Ejector(s) Electric	100%			2025	\$10,500	4	\$2,500	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 : C - B Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$47,500	B
	Sprinkler								
	No Component	30%							D
	Generic	70%			2035	* *	1-2	\$18,500	B
	Fire Pump								
	Generic	100%			2028	* *	1	\$17,600	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.*

Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$139,900	
Electrical		\$299,300
Total	\$139,900	\$299,300
Priority A	\$139,900	
Priority B		\$299,300
Total	\$139,900	\$299,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$71,800	\$3,000		\$7,800
Interior Architecture	\$27,600	\$7,500	\$2,100	
Electrical	\$4,600	\$2,200	\$2,500	\$24,300
Mechanical	\$7,200	\$9,000	\$15,700	\$24,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$115,200	\$25,600	\$24,200	\$60,600
Priority A	\$71,800	\$3,000		\$7,800
Priority B	\$18,500	\$18,900	\$22,100	\$52,800
Priority C	\$24,800	\$3,800	\$2,100	
Total	\$115,200	\$25,600	\$24,200	\$60,600



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

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

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
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	\$10,400	LIFE	**	5	\$9,700	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : West Facade								
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : West Facade								
Masonry: Brick	73%	Now	\$81,200	LIFE	**	5	\$28,400	A
Horizontal Cracks, Extent : Light, Area Affected : 10%								
Location : North And South Facades								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : North And South Facades								
Masonry: Granite	5%			LIFE	**	5	\$1,500	A
Masonry: Limestone	2%			LIFE	**	5	\$600	A
Masonry: Marble	5%			LIFE	**	5	\$1,500	A
Metal Panel	10%			2044	**	5-10	\$26,700	A
Windows								
Aluminum	95%			2040	**	5	\$10,100	A
Bronze/Brass	5%	Now	\$58,700	2049	**	5	\$1,700	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	\$3,000	A
Masonry: Marble	20%	Now	\$27,300	LIFE	**	5	\$1,400	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Coping								
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 : 25%								
Location : Coping								
Metal Panel	5%			2044	**	5	\$1,100	A
Metal Rail	5%			2037	**	5-10	\$4,900	A
Metal: Cage/Fence	15%	Now	\$3,100	2029	**	5	\$2,600	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Lower Roof								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Lower Roof								

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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.

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									
Roof									
	Modified Bitumen	95%	Now	\$31,100	2029	**			A
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Over Third Floor							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
		Location : Over Third Floor							
	Skylight, Metal/Glass	5%			2034	**	10	\$4,900	A
		Recent Repair Evident, Extent : Light, Area Affected : 20%							
		Location : Over Stair							
Interior									
Floors									
	Ceramic Tile	5%			2033	**	5	\$1,900	C
	Terrazzo	15%	Now	\$24,800	LIFE	**	5	\$4,400	C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Front And East Stairs							
	Vinyl Tile	60%			2029	**	3	\$8,500	C
	Vinyl Tile	20%			2032	**	3	\$2,800	C
Interior Walls									
	Ceramic Tile	5%			2033	**	5	\$2,400	C
	Glass: Single Pane	5%			LIFE	**	5	\$1,800	C
	Gypsum Board	30%			LIFE	**	5	\$8,500	C
	Gypsum Board	20%			LIFE	**	5	\$5,700	C
	Metal Panel	5%			LIFE	**			C
	Plaster	20%			LIFE	**	5	\$2,800	C
	SGFT/Glazed Masonry	15%			LIFE	**			C
Ceilings									
	AcousTileSusp.Lay-In	20%			2037	**	5	\$7,500	B
	AcousTileSusp.Lay-In	15%			2041	**	5	\$5,600	B
	Gypsum Board	25%			LIFE	**	5	\$11,700	B
	Plaster	40%			LIFE	**	5	\$9,400	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%			2044	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated @ 2000 Amperes									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2044	* *	5	\$800	B
Raceway									
Conduit		10%			2024	\$2,500	1		B
Conduit		90%			2044	* *	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.

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

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								
Panelboards								
Molded Case Bkrs	90%			2040	* *	5	\$700	B
Molded Case Bkrs	10%			2023	\$2,300	5	\$100	B
Wiring								
Braided Cloth	10%	2-4	\$2,700	2049	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	90%			2044	* *	1		B
Motor Controllers								
Locally Mounted	50%			2037	* *	5	\$100	B
Motor Control Center	50%			2037	* *	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	B
Lighting								
Interior Lighting								
Fluorescent	85%			2029	* *	10	\$19,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	15%			2024	\$18,600	10	\$3,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	40%			2029	* *	10	\$2,400	B
Exit, Service	60%			2029	* *	1		B
Exterior Lighting								
HID	100%			2024	\$9,900	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$24,600	1	\$3,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Entry And Exit Doors</i>								
<i>Explanation : Intrusion Alarm System; Motions Sensors</i>								
Fire/Smoke Detection								
Generic	100%			2024	\$280,800	1-3	\$17,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns And Manual Pull Stations</i>								

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

Heating

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

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%			2034	**	1		B
Conversion Equipment								
Steam Boiler	100%			2029	**	1	\$24,900	B
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Boilers + Summer Boiler For T B Clinic								
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$1,200	B
Terminal Devices								
Air Handler	5%			2024	\$6,400	1	\$800	B
Convactor/Radiator	95%			2029	**	1	\$7,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2029	**	1	\$7,000	B
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Chillers On Roof								
Ext Pkg Unit - Heating/Cooling	30%			2029	**	2	\$500	B
Window/Wall Unit	10%			2019	\$4,900	1		B
Distribution								
Chilled Wtr Pipe/Pump	60%			2044	**	4	\$1,100	B
No Component	40%							D
Terminal Devices								
Air Handler/Cool/Ht	60%			2029	**	1	\$9,300	B
No Component	40%							D
Heat Rejection								
Remote Air Cond	60%			2029	**	2	\$10,500	B
No Component	40%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,000	B
Exhaust Fans								
Interior	40%			2024	\$10,500	2	\$300	B
Roof	60%			2029	**	2	\$500	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		B
Water Heater								
Gas Fired	100%			2019	\$5,500	2	\$400	B
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
CORONA DISTRICT HEALTH CENTER
Asset # : 133

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)								
	Submersible	100%			2018	\$6,300	4	\$1,600	B
	Sewage Ejector(s)								
	Electric	100%			2029	* *	4	\$2,500	B
	Backflow Preventer								
	Generic	100%			2034	* *	1	\$1,500	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement : 3rd Floor					
				Explanation : One Unit					
Fire Suppression									
	Chemical System								
	No Component	80%							D
	Generic	20%			2019	\$5,000	1-3	\$11,000	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Fire Extinguishers					

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Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$41,000	
Total	\$41,000	
Priority A	\$41,000	
Total	\$41,000	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture			\$1,500	\$2,300
Interior Architecture			\$2,400	\$5,100
Electrical	\$2,800	\$3,800	\$3,200	\$3,100
Mechanical	\$2,700	\$1,900	\$4,400	\$1,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$9,500	\$9,600	\$15,500	\$16,400
Priority A			\$1,500	\$2,300
Priority B	\$9,500	\$9,600	\$11,500	\$14,100
Priority C			\$2,400	
Total	\$9,500	\$9,600	\$15,500	\$16,400



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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	\$2,900	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Limestone	32%			LIFE	**	5	\$4,700	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Metal/Glass Curt Wall	45%			LIFE	**	5	\$16,500	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Granite Panels	5%			LIFE	**	5	\$700	A
Window Wall	3%			2048	**	5	\$2,200	A
Windows								
Aluminum	10%			2044	**	5	\$600	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	\$900	A
Metal Rail	85%			2039	**	5-10	\$67,600	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Metal: Cage/Fence	10%			2039	**	5-10	\$3,400	A
Roof								
Modified Bitumen	100%			2030	**	10	\$24,000	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	\$2,500	C
Ceramic Tile	5%			2035	**	5	\$1,100	C
Granite Panels	5%			LIFE	**	5	\$900	C
Vinyl Tile	50%			2027	**	3	\$4,300	C
Vinyl Tile	35%			2030	**	3	\$3,000	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.

** 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

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%			2035	**	5	\$1,400	C	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	C	
Glass: Single Pane	2%			LIFE	**	5	\$400	C	
Gypsum Board	50%			LIFE	**	5	\$8,600	C	
Gypsum Board	25%			LIFE	**	5	\$4,300	C	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : West Section									
SGFT/Glazed Masonry	8%			LIFE	**			C	
Ceilings									
AcousTileSusp.Lay-In	45%			2039	**	5	\$10,300	B	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout West Section									
AcousTileSusp.Lay-In	50%			2035	**	5	\$11,400	B	
Gypsum Board	5%			LIFE	**	5	\$1,400	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 : Main Service Switch Rated @ 1600 Amperes									
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	\$400	B	
Wiring									
Thermoplastic	100%			2048	**	1		B	
Motor Controllers									
Locally Mounted	100%			2039	**	5	\$100	B	
Ground									
Grounding Devices									
Generic	100%			LIFE	**	5	\$300	B	
Stand-by Power									
Transfer Switches									
Automatic	100%			2039	**	1	\$5,400	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
CROWN HEIGHTS HEALTH CENTER
Asset # : 14331

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								
Generators								
Natural Gas	100%			2035	* *	1	\$6,700	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		5	\$600	B
Lighting								
Interior Lighting								
Fluorescent	100%			2030	* *	10	\$14,000	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	\$1,800	B
Exit, LED	50%			2057	* *	1		B
Exterior Lighting								
HID	100%			2030	* *	10	\$100	B
Alarm								
Security System								
Generic	100%			2030	* *	1	\$6,500	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	\$10,700	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>								

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								
Electricity	100%			2048	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2039	* *	1	\$7,600	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	\$1,100	B
Terminal Devices								
Air Handler	50%			2030	* *	1	\$4,700	B
Convactor/Radiator	40%			2039	* *	1	\$2,000	B
Fan Coil Unit/Heat	10%			2030	* *	1	\$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
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	\$600	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	\$8,500	B
Exhaust Fans								
Roof	100%			2030	* *	2	\$500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	* *	1		B
Water Heater								
Gas Fired	100%			2021	\$3,400	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	\$1,600	B
Backflow Preventer								
Generic	100%			2030	* *	1	\$900	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	\$4,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Right Side Of Structure								
Explanation : Siamese Connection Not Readily Accessible By Fire Department								

Note : 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 : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$90,900
Interior Architecture		\$376,900
Electrical		\$87,500
Mechanical	\$43,600	\$64,900
Total	\$43,600	\$620,300
Priority A		\$90,900
Priority B	\$43,600	\$152,500
Priority C		\$376,900
Total	\$43,600	\$620,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture			\$17,300	\$6,600
Interior Architecture	\$43,600	\$5,800	\$600	
Electrical	\$34,700	\$3,600	\$7,800	\$4,100
Mechanical	\$33,600	\$6,800	\$9,200	\$6,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$115,800	\$20,200	\$38,900	\$21,200
Priority A			\$17,300	\$6,600
Priority B	\$100,500	\$14,300	\$21,500	\$14,700
Priority C	\$15,300	\$5,800		
Total	\$115,800	\$20,200	\$38,900	\$21,200



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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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	\$53,500	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	\$2,700	A
Masonry: Limestone	5%			LIFE	* *	5	\$2,700	A
	Recent Repair Evident, Extent : Light, Area Affected : 50%							
	Location : Repointing Throughout							
Stucco Cement	15%			2028	* *	5	\$26,800	A
Windows								
Aluminum	100%			2045	* *	5	\$18,800	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$6,500	A
	Recent Repair Evident, Extent : Light, Area Affected : 30%							
	Location : Repointing Throughout							
Masonry: Limestone	5%			LIFE	* *	5	\$500	A
Metal Rail	5%			2028	* *	5-10	\$6,500	A
Roof								
Modified Bitumen	95%			2031	* *	10	\$37,400	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Skylight, Metal/Glass	5%			2049	* *	10	\$6,600	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Main Roof							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$13,600	C
Ceramic Tile	5%			2026	* *	5	\$3,100	C
Terrazzo	10%	4+	\$13,700	LIFE	* *	5	\$4,900	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Stairwell And Lobby							
Vinyl Tile	45%			2023	\$226,100	3	\$10,500	C
	Other Observation, Extent : Moderate, Area Affected : 40%							
	Location : 1st And 3rd Floors							
	Explanation : 9 X 9 Tiles							
Vinyl Tile	30%			2023	\$150,700	3	\$7,000	C
Interior Walls								
Glass: Single Pane	3%			LIFE	* *	5	\$1,800	C
Marble Panels	2%			LIFE	* *			C
Plaster	80%			LIFE	* *	5	\$18,800	C
SGFT/Glazed Masonry	15%			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.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$1,200	B
Exposed Concrete	15%				LIFE	**	5	\$1,500	B
Gypsum Board	10%				LIFE	**	5	\$7,800	B
Plaster	73%	0-2		\$28,300	LIFE	**	5	\$28,400	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	\$5,300	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	\$60,600	5	\$1,300	B
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Raceway

Conduit	75%				2023	\$27,000	1		B
Conduit	20%				2033	**	1		B
Conduit	5%				2053	**	1		B

Panelboards

Fused Disc Sw	10%				2022	\$3,400	5	\$100	B
Fused Toggle Switch	30%	2-4		\$10,300	2048	**	5	\$200	B

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

Location : Throughout

Molded Case Bkrs	5%				2048	**	5	\$100	B
Molded Case Bkrs	55%				2022	\$18,900	5	\$700	B

Wiring

Braided Cloth	35%	2-4		\$14,000	2048	**	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	10%				2033	**	1		B
Thermoplastic	50%				2023	\$19,900	1		B
Thermoplastic	5%				2053	**	1		B

Motor Controllers

Locally Mounted	80%				2021	\$21,100	5	\$300	B
Locally Mounted	20%	2-4		\$5,300	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	\$700	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2028	* *	10	\$3,800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : T-8 Lamps							
	Fluorescent	90%			2033	* *	10	\$34,400	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Emergency, Battery	40%			2023	\$5,700	10	\$4,000	B
	Emergency, Battery	10%			2033	* *	10	\$1,000	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	\$5,300	B
	Fire/Smoke Detection								
	Generic	100%			2028	* *	1-3	\$30,100	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									
	Steam Boiler	100%			2036	* *	1	\$41,300	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Natural Gas Fired Steam Boilers							
Distribution									
	Steam Piping/Pump	90%			2033	* *	4	\$2,800	B
	Steam Piping/Pump	10%	0-2	\$27,600	2053	* *	4	\$200	B
		Steam Traps Faulty, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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

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

Mechanical		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	\$13,500	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	80%			2022	\$64,900	1		B
	No Component	20%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,200	B
	Exhaust Fans								
	Interior	100%			2018	\$43,600	2	\$1,300	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Water Heater								
	Gas Fired	100%			2021	\$9,200	2	\$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%			2023	\$10,500	4	\$1,600	B
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$2,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-3								
	Explanation : 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 : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$127,200	\$66,600
Electrical		\$68,800	\$243,000
Mechanical			\$176,200
Total		\$195,900	\$485,900
Priority A		\$127,200	\$66,600
Priority B		\$68,800	\$419,200
Total		\$195,900	\$485,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$6,900	\$8,800		\$35,700
Interior Architecture		\$18,400	\$7,800	
Electrical	\$9,200	\$1,400	\$1,600	\$35,300
Mechanical	\$23,900	\$11,100	\$12,200	\$25,200
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$54,700	\$54,600	\$36,500	\$111,000
Priority A	\$6,900	\$8,800		\$35,700
Priority B	\$47,800	\$41,700	\$28,700	\$75,300
Priority C		\$4,000	\$7,800	
Total	\$54,700	\$54,600	\$36,500	\$111,000



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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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	80%			LIFE	**	5	\$64,200	A
Masonry: Brick	3%	Now	\$6,900	LIFE	**	5	\$2,400	A
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Regional Director Office On Fifth Floor								
Masonry: Limestone	5%			LIFE	**	5	\$3,000	A
Metal Panel	7%			2044	**	5-10	\$38,600	A
Granite Panels	5%	Now	\$80,700	LIFE	**	5	\$3,000	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : At Ramp								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Below Ramp								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : At Entrance								
Windows								
Aluminum	90%			2040	**	5	\$16,900	A
Metal Louvers	5%			2027	**	10	\$5,900	A
Steel	5%	Now	\$46,400	2049	**	5	\$5,900	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	\$4,300	A
Masonry: Limestone	5%			LIFE	**	5	\$300	A
Metal Panel	10%			2044	**	5	\$2,100	A
Metal Rail	5%			2037	**	5-10	\$4,900	A
Roof								
Modified Bitumen	100%			2029	**	10	\$24,100	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$11,400	C
Ceramic Tile	13%			2033	**	5	\$6,800	C
Terrazzo	10%			LIFE	**	5	\$4,100	C
Vinyl Tile	62%			2029	**	3	\$12,100	C
Under Construction	5%							D
Interior Walls								
Ceramic Tile	10%			2033	**	5	\$8,800	C
Concrete Masonry Unit	10%			LIFE	**	5	\$3,500	C
Gypsum Board	35%			LIFE	**	5	\$18,500	C
Marble Panels	3%			LIFE	**			C
Plaster	20%			LIFE	**	5	\$5,300	C
SGFT/Glazed Masonry	15%			LIFE	**			C
Wood	2%			LIFE	**	5	\$7,100	C
Under Construction	5%							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.

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

Interior

Ceilings

AcousTileSusp.Lay-In	55%			2037	* *	5	\$28,700	B
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Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Regional Directors Office On Fifth Floor

Exposed Concrete	10%			LIFE	* *	5	\$800	B
Exposed Struc: Steel	5%			LIFE	* *			B
Gypsum Board	10%			LIFE	* *	5	\$6,500	B
Metal Panel	5%			LIFE	* *	5	\$3,300	B
Plaster	10%			LIFE	* *	5	\$3,300	B
Under Construction	5%							D

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%			2034	* *	5	\$200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Amps Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2044	* *	5	\$200	B
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Raceway

Conduit	90%			2024	\$32,400	1		B
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Conduit	10%			2044	* *	1		B
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Panelboards

Molded Case Bkrs	40%			2032	* *	5	\$400	B
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Molded Case Bkrs	40%			2023	\$13,800	5	\$400	B
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Molded Case Bkrs	20%			2040	* *	5	\$200	B
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Wiring

Braided Cloth	20%	2-4	\$8,000	2049	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Basement

Thermoplastic	60%			2034	* *	1		B
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Thermoplastic	20%			2044	* *	1		B
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Motor Controllers

Locally Mounted	85%			2029	* *	5	\$200	B
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Locally Mounted	15%			2022	\$3,900	5		B
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$600	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Connected With Main Water Pipe

Lighting

*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
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
Lighting								
Interior Lighting								
Fluorescent	20%			2029	* *	10	\$6,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	40%			2019	\$68,800	10	\$12,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	30%			2024	\$51,600	10	\$9,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Incandescent	10%			2024	\$17,200	2	\$100	B
Egress Lighting								
Emergency, Service	20%			2029	* *	1		B
Emergency, Battery	30%			2024	\$3,600	10	\$2,500	B
Exit, LED	40%			2052	* *	1		B
Exit, Service	10%			2024	\$500	1		B
Exterior Lighting								
HID	100%			2019	\$14,500	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$36,000	1	\$4,700	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2024	\$123,100	1-3	\$7,700	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%			2044	* *	1		B
Conversion Equipment								
Hot Water Boiler	10%			2029	* *	1	\$1,700	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub Basement Boiler Room, Penthouse							
	Explanation : 3 Units (Summer Boiler)							
Steam Boiler	90%			2037	* *	1	\$31,100	B
	Other Observation, Extent : Light, Area Affected : 75%							
	Location : Sub Basement Boiler Room							
	Explanation : 2 Units							

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
FORT GREENE DISTRICT HEALTH CTR.
Asset # : 1981

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								
Distribution								
Hot Wtr Piping/Pump	10%			2040	* *	4	\$300	B
Steam Piping/Pump	90%			2034	* *	4	\$1,500	B
Terminal Devices								
Air Handler	25%			2024	\$44,500	1	\$5,400	B
Convactor/Radiator	75%			2029	* *	1	\$8,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2027	* *	1	\$15,100	B
								<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>
								<i>Location : One Chiller On Roof</i>
Int Pkg Unit - Heating/Cooling	20%	Now	\$13,200	2025	\$131,700	2	\$300	B
								<i>Not in Service, Extent : Severe, Area Affected : 10%</i>
								<i>Location : 4th Floor X - Ray Room</i>
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : 2nd Floor</i>
								<i>Explanation : Under Construction</i>
Window/Wall Unit	20%			2019	\$13,600	1		B
No Component	20%							D
								<i>Other Observation, Extent : Light, Area Affected : 0%</i>
								<i>Location :</i>
								<i>Explanation : 3rd And Half Of The 4th Floor A C System Is Responsibility Of Another Tenant</i>
Distribution								
Chilled Wtr Pipe/Pump	40%			2044	* *	4	\$1,000	B
No Component	60%							D
Terminal Devices								
Air Handler/Cool/Ht	40%	Now	\$900	2029	* *	1	\$7,800	B
								<i>Unbalanced System, Extent : Moderate, Area Affected : 10%</i>
								<i>Location : 5th Floor - Air Handlers Are In The Penthouse</i>
No Component	60%							D
Heat Rejection								
Remote Air Cond	40%			2029	* *	2	\$9,700	B
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,400	B
Exhaust Fans								
Interior	80%			2024	\$29,200	2	\$900	B
Roof	20%	Now	\$300	2024	\$5,300	2	\$200	B
								<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>
								<i>Location : Roof</i>
Plumbing								

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

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

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%			2029	* *	1		B
Water Heater								
Gas Fired	100%			2022	\$7,700	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%			2029	* *	4	\$2,500	B
Backflow Preventer								
Generic	100%			2029	* *	1	\$2,100	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) B-5 Sub B-1</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Sprinkler								
Under Construction	100%							D
Fire Pump								
Under Construction	100%							D
Chemical System								
Dry	10%			2022	\$2,500	1-3	\$5,500	B
No Component	70%							D
Generic	20%			2022	\$5,000	1-3	\$11,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$427,500	
Interior Architecture	\$20,100	\$110,700
Electrical	\$49,400	\$24,700
Total	\$497,000	\$135,400
Priority A	\$427,500	
Priority B	\$49,400	\$24,700
Priority C	\$20,100	\$110,700
Total	\$497,000	\$135,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$40,800	\$800		
Interior Architecture	\$15,800	\$500	\$1,700	\$2,200
Electrical	\$18,800			\$10,700
Mechanical	\$34,500	\$3,600	\$3,700	\$6,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$113,700	\$8,800	\$9,400	\$22,800
Priority A	\$40,800	\$800		
Priority B	\$57,200	\$7,600	\$7,600	\$22,500
Priority C	\$15,800	\$500	\$1,700	\$300
Total	\$113,700	\$8,800	\$9,400	\$22,800



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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
HOMECAST 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	\$98,500	LIFE	**	5	\$17,200	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	\$700	A
Windows									
	Aluminum	25%			2037	**	5	\$1,600	A
	Glass Block	3%			LIFE	**	5	\$100	A
	Steel	72%	Now	\$233,900	2046	**	5	\$29,500	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	\$23,600	LIFE	**	5	\$4,300	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Masonry: Limestone	5%	Now	\$2,300	LIFE	**	5	\$300	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Roof									
	Modified Bitumen	97%	Now	\$95,000	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	\$14,900	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	\$3,800	C
	Ceramic Tile	5%			2030	**	5	\$1,200	C
	Mosaic Tile	3%			2026	**	5	\$1,900	C
	Terrazzo	5%			LIFE	**	5	\$1,000	C
	Vinyl Tile	10%	Now	\$2,000	2016	\$20,100	3	\$900	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	\$1,400	C
	Vinyl Tile	55%			2021	\$110,700	3	\$5,200	C
Interior Walls									
	Ceramic Tile	7%			2030	**	5	\$1,600	C
	Glass Block	3%			LIFE	**			C
	Gypsum Board	15%			LIFE	**	5	\$2,000	C
	Plaster	75%	Now	\$12,800	LIFE	**	5	\$5,100	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Staircase									
Ceilings									
	AcousTileSusp.Lay-In	15%			2034	**	5	\$3,700	B
	Gypsum Board	10%			LIFE	**	5	\$3,100	B
	Plaster	75%			LIFE	**	5	\$11,700	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	\$30,300	5	\$400	B
Raceway									
Conduit		70%			2021	\$6,800	1		B
Conduit		30%			2031	* *	1		B
Panelboards									
Molded Case Bkrs		70%			2020	\$16,100	5	\$300	B
Molded Case Bkrs		30%			2029	* *	5	\$100	B

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

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								
Wiring								
Braided Cloth	15%	2-4	\$1,400	2046	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	20%			2031	* *	1		B
Thermoplastic	65%			2021	\$5,900	1		B
Motor Controllers								
Locally Mounted	100%			2019	\$10,500	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	\$49,400	10	\$9,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	30%			2021	\$24,700	10	\$4,600	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	\$5,800	2		B
Egress Lighting								
Emergency, Service	50%			2021	\$1,100	1		B
Exit, LED	30%			2049	* *	1		B
Exit, Service	20%			2016	\$500	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%			2041	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2034	* *	1	\$16,500	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	\$1,200	B
Terminal Devices								
Convactor/Radiator	100%			2026	* *	1	\$5,400	B

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

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%			2037	* *	1		B
	Conversion Equipment								
	Ext Pkg Unit - Cooling	20%			2021	\$14,600	2	\$200	B
	Window/Wall Unit	60%			2016	\$19,500	1		B
	No Component	20%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,300	B
	Exhaust Fans								
	Roof	100%			2016	\$12,600	2	\$500	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2034	* *	1		B
	Water Heater								
	Gas Fired	100%			2019	\$3,700	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	\$2,500	B
	Backflow Preventer								
	Generic	100%			2026	* *	1	\$1,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-2								
	Explanation : One Unit								

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

Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$255,400
Interior Architecture		\$222,300
Electrical	\$11,400	\$25,500
Mechanical		\$274,400
Total	\$11,400	\$777,600
Priority A		\$255,400
Priority B	\$11,400	\$299,900
Priority C		\$222,300
Total	\$11,400	\$777,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$18,000		\$4,600	\$8,700
Interior Architecture	\$28,200	\$5,200	\$12,500	\$43,400
Electrical	\$7,100	\$3,000	\$50,800	\$3,200
Mechanical	\$19,100	\$12,900	\$21,200	\$14,300
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$88,200	\$36,900	\$104,900	\$85,400
Priority A	\$18,000		\$4,600	\$8,700
Priority B	\$55,200	\$31,700	\$98,100	\$33,200
Priority C	\$15,000	\$5,200	\$2,200	\$43,400
Total	\$88,200	\$36,900	\$104,900	\$85,400



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

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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	\$12,800	A
	Masonry: Brick	90%			LIFE	**	5	\$49,000	A
	Granite Panels	5%	0-2	\$13,700	LIFE	**	5	\$2,000	A
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
	Location : Front Facade								
Windows									
	Aluminum	95%			2039	**	5	\$17,400	A
	Glass Block	5%	Now	\$4,300	LIFE	**	5	\$600	A
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
Parapets									
	Concrete Masonry Unit	10%			LIFE	**	5	\$900	A
	Masonry: Brick	80%			LIFE	**	5	\$6,700	A
	Masonry: Limestone	5%			LIFE	**	5	\$500	A
	Metal Rail	5%			2028	**	5-10	\$7,500	A
Roof									
	Single Ply Membrane	100%			2023	\$157,100	10	\$49,300	A
Interior									
Floors									
	Carpet	5%			2019	\$41,700	3	\$6,900	C
	Cast in Place Concrete	10%			LIFE	**	5	\$15,100	C
	Ceramic Tile	5%			2032	**	5	\$3,400	C
	Terrazzo	10%			LIFE	**	5	\$5,400	C
	Terrazzo	5%			LIFE	**	5	\$2,700	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Annex Building								
	Vinyl Tile	40%			2023	\$222,300	3	\$10,300	C
	Vinyl Tile	25%			2033	**	3	\$6,500	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Annex Building								
Interior Walls									
	Glazed Ceramic Panel	10%			LIFE	**			C
	Gypsum Board	25%			LIFE	**	5	\$10,800	C
	Gypsum Board	30%			LIFE	**	5	\$13,000	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Annex Building								
	Plaster	25%			LIFE	**	5	\$5,400	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								

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

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

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

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

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	\$13,200	2036	* *	5	\$17,200	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	\$20,700	B
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Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Annex Building

Exposed Concrete	10%			LIFE	* *	5	\$1,100	B
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Plaster	10%			LIFE	* *	5	\$4,300	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	\$1,000	B
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Molded Case Bkrs	30%			2053	* *	5	\$400	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	\$7,200	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	\$10,300	5	\$300	B
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Molded Case Bkrs	35%			2039	* *	5	\$500	B
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Molded Case Bkrs	30%			2045	* *	5	\$400	B
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
JAMAICA DISTRICT HEALTH CENTER
Asset # : 1979

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								
Wiring								
Braided Cloth	10%	2-4	\$4,000	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	30%			2049	* *	1		B
Thermoplastic	20%			2023	\$8,000	1		B
Thermoplastic	40%			2043	* *	1		B
Motor Controllers								
Locally Mounted	50%			2036	* *	5	\$200	B
Locally Mounted	20%			2021	\$6,500	5	\$100	B
Locally Mounted	30%			2040	* *	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	B
Lighting								
Interior Lighting								
Fluorescent	55%			2028	* *	10	\$23,200	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	\$11,400	10	\$2,100	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	\$4,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	5%			2033	* *	10	\$2,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	25%			2033	* *	10	\$10,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Annex Building</i>								
<i>Explanation : T-5 Lamps</i>								
Egress Lighting								
Emergency, Battery	35%			2028	* *	10	\$3,900	B
Emergency, Battery	15%			2033	* *	10	\$1,700	B
Exit, LED	15%			2063	* *	1		B
Exit, Service	35%			2028	* *	1		B
Exterior Lighting								
HID	30%			2033	* *	10		B
HID	70%			2018	\$12,500	10	\$100	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2033	* *	1-3	\$31,800	B

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Estimates are rounded to the nearest hundred dollars.*

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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	\$2,300	B
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : 2 Units For Heating							
	Steam Boiler	90%			2028	* *	1	\$41,100	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	40%			2039	* *	4	\$900	B
	Steam Piping/Pump	60%			2033	* *	4	\$2,000	B
Terminal Devices									
	Air Handler	60%			2028	* *	1	\$17,100	B
	Convactor/Radiator	40%			2036	* *	1	\$6,000	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		B
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%	Now	\$1,800	2023	\$88,900	1	\$11,500	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	\$1,100	B
Distribution									
	Chilled Wtr Pipe/Pump	60%			2033	* *	4	\$2,000	B
	No Component	40%							D
Terminal Devices									
	Air Handler/Cool/Ht	100%			2023	\$185,500	1	\$28,500	B
Heat Rejection									
	Air Condenser Unit	100%			2028	* *	2	\$32,100	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,700	B
Exhaust Fans									
	Interior	60%			2028	* *	2	\$800	B
	Roof	40%			2023	\$24,100	2	\$600	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	\$10,200	2	\$700	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 2 Units							
	HW Heat Exchanger								
	Low Temp	100%			2043	* *	4	\$4,600	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	\$2,500	B
	Backflow Preventer								
	Generic	100%	Now	\$400	2028	* *	1	\$2,500	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 : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Interior Architecture	\$42,600	
Total	\$42,600	
Priority C	\$42,600	
Total	\$42,600	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$65,800	\$4,000		
Interior Architecture	\$12,800	\$8,700	\$3,700	
Electrical	\$200	\$400	\$200	\$200
Mechanical	\$3,000	\$1,000	\$1,800	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$85,800	\$18,100	\$9,700	\$5,200
Priority A	\$65,800	\$4,000		
Priority B	\$13,900	\$14,100	\$6,000	\$5,200
Priority C	\$6,000		\$3,700	
Total	\$85,800	\$18,100	\$9,700	\$5,200



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

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

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

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	\$8,100	A	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$21,100	A	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : First Floor, Main Entrance								
	Explanation : This Component Is Actually Architectural Terra-cotta								
Masonry: Brick Cavity	60%			LIFE	* *	5	\$32,400	A	
	Efflorescence, Extent : Moderate, Area Affected : 5%								
	Location : West Facade								
Masonry: Brick Cavity	30%			LIFE	* *	5	\$16,200	A	
	Recent Construction, Extent : Light, Area Affected : 100%								
	Location : Third Floor								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Third Floor								
	Explanation : New Floor Completed In 2011								
Masonry: Limestone	2%			LIFE	* *	5	\$800	A	
Windows									
Aluminum	100%			2047	* *	5	\$8,000	A	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Parapets									
Concrete Masonry Unit	45%			LIFE	* *	5-10	\$8,200	A	
	Recent Construction, Extent : Light, Area Affected : 100%								
	Location : Interior Face								
Masonry: Brick Cavity	50%			LIFE	* *	5-10	\$11,400	A	
	Recent Construction, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Masonry: Limestone	3%			LIFE	* *	5-10	\$1,200	A	
Pre-Cast Concrete	2%			LIFE	* *	5	\$800	A	
Roof									
Single Ply Membrane	100%	Now	\$8,800	2033	* *			A	
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
	Location : Drains At North And South Sides Of Roof								
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Third Floor Corridor Near Elevator, Staff Restroom, Rooms 302, 303								

Interior

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Estimates are rounded to the nearest hundred dollars.

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

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	5%	Now	\$1,000	LIFE	**	5	\$2,200	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Stairs Between Second And Third Floors								
Explanation : Non Slip Material Improperly Installed								
Ceramic Tile	5%			2038	**	5	\$1,000	C
Terrazzo	10%			LIFE	**	5	\$3,200	C
Vinyl Tile	80%			2033	**	3	\$6,200	C
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$2,300	C
Glass: Single Pane	10%			LIFE	**	5	\$6,800	C
Gypsum Board	85%			LIFE	**	5-10	\$65,900	C
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	85%			2042	**	5	\$17,500	B
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Corridor Near Elevator, Staff Room, Rooms 301, 302, 303								
Gypsum Board	15%			LIFE	**	5-10	\$10,600	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								
Raceway								
Conduit	100%			2051	**	1		B
Panelboards								
Molded Case Bkrs	100%			2047	**	5	\$400	B
Wiring								
Thermoplastic	100%			2051	**	1		B
Lighting								
Interior Lighting								
Fluorescent	90%			2033	**	10	\$11,300	B
T-8 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2033	**	10	\$1,300	B
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$1,700	B
Exit, LED	50%			2060	**	1		B

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

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								
Exterior Lighting								
HID	100%			2033	* *	10		B
Alarm								
Security System								
No Component	60%							D
Generic	40%			2033	* *	1	\$2,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Strobe Lights, Manual Pull Station</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
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%			2051	* *	1		B
Conversion Equipment								
Furnace	80%			2033	* *	1	\$5,400	B
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Package Units</i>								
Hot Water Boiler	20%			2042	* *	1	\$1,400	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd Floor Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Terminal Devices								
Convactor/Radiator	20%			2042	* *	1	\$900	B
No Component	80%							D
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2033	* *	2	\$800	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Units, Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$2,200	LIFE	* *	2-5	\$7,600	B
<i>Unbalanced System, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								

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

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									
	Exhaust Fans								
	Roof	100%			2033	* *	2	\$400	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		B
	Water Heater								
	Not Accessible	100%							D
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : Administration Building						
			Explanation : Hot Water Coming From Adjacent Building						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Not Accessible	100%							D
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : Administration Building						
			Explanation : Water Main Is In Adjacent Building						
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1, 2, 3						
			Explanation : 1 Unit						

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Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$51,900	
Interior Architecture		\$87,900	\$37,700
Total		\$139,800	\$37,700
Priority A		\$51,900	
Priority C		\$87,900	\$37,700
Total		\$139,800	\$37,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$28,900		\$8,700	
Interior Architecture	\$38,200			
Electrical	\$800	\$500	\$300	\$300
Mechanical	\$11,900	\$1,000	\$2,400	\$900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$83,800	\$5,400	\$15,300	\$5,200
Priority A	\$28,900		\$8,700	
Priority B	\$42,200	\$5,400	\$6,700	\$5,200
Priority C	\$12,700			
Total	\$83,800	\$5,400	\$15,300	\$5,200



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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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	\$32,600	A	
	Horizontal Cracks, Extent : Light, Area Affected : 15% Location : Throughout								
Masonry: Brick	3%	Now	\$2,400	LIFE	**	5	\$800	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40% Location : Throughout Garage, North And South Facade								
Metal Coiling Doors	2%			2030	**	5	\$1,700	A	
Windows									
Aluminum	88%			2041	**	5	\$800	A	
Glass Block	10%			LIFE	**	5	\$100	A	
Metal Louvers	2%			2028	**	10	\$100	A	
Parapets									
Concrete Masonry Unit	40%			LIFE	**	5-10	\$3,400	A	
Metal Rail	50%			2038	**	5-10	\$14,100	A	
Metal: Cage/Fence	5%			2030	**	5-10	\$600	A	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	A	
Roof									
Single Ply Membrane	93%			2035	**	10	\$23,000	A	
Skylight, Metal/Glass	5%	Now	\$51,900	2035	**			A	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : Throughout Water Penetration, Extent : Severe, Area Affected : 20% Location : 4 Units								
Sloped Glazing	2%			LIFE	**	5	\$13,200	A	
Interior									
Floors									
Cast in Place Concrete	75%			LIFE	**	5	\$75,400	C	
Quarry Tile	10%	0-2	\$12,500	2030	**	5	\$1,700	C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : Throughout								
Traffic Topping	15%			2035	**	5	\$4,300	C	
	Recent Installation, Extent : Light, Area Affected : 100% Location : Throughout								
Interior Walls									
Concrete Masonry Unit	95%	Now	\$50,200	LIFE	**	5	\$9,500	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout Water Penetration, Extent : Light, Area Affected : 10% Location : Throughout								
Plaster	5%	0-2	\$200	LIFE	**	5	\$400	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout								

Note : 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
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

Interior

Ceilings

Exposed Concrete

70%

LIFE

* *

5-10

\$20,100

B

Gypsum Board

10%

Now

\$2,200

LIFE

* *

5

\$2,900

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

Plaster

20%

Now

\$5,700

LIFE

* *

5

\$2,900

B

*Cracking/Crumbling, Extent : Severe, Area Affected : 20%**Location : Throughout**Water Penetration, Extent : Severe, Area Affected : 10%**Location : Throughout*

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

100%

2051

* *

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- 1200 Amps Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs

100%

2051

* *

5

\$400

B

Raceway

Conduit

50%

2051

* *

1

B

Conduit

50%

2045

* *

1

B

Panelboards

Fused Disc Sw

5%

2047

* *

5

B

Molded Case Bkrs

60%

2047

* *

5

\$200

B

Molded Case Bkrs

35%

2041

* *

5

\$100

B

Wiring

Thermoplastic

50%

2051

* *

1

B

Thermoplastic

50%

2045

* *

1

B

Motor Controllers

Locally Mounted

100%

2042

* *

5

\$100

B

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$500

B

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
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
Lighting								
Interior Lighting								
Fluorescent	50%			2033	* *	10	\$7,000	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
Fluorescent	50%			2030	* *	10	\$7,000	B
	T-12 Lamps, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$1,900	B
Exit, Service	50%			2030	* *	1		B
Exterior Lighting								
Fluorescent	20%			2033	* *	10	\$300	B
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
HID	80%			2033	* *	10		B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2033	* *	1	\$2,900	B
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *			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%			2035	* *	1		B
Conversion Equipment								
Furnace	85%			2030	* *	1	\$6,500	B
	Other Observation, Extent : Light, Area Affected : 85% Location : Roof Explanation : 4 Roof Top Package Units							
Hot Water Boiler	15%	0-2	\$4,900	2045	* *	1	\$1,000	B
	Other Observation, Extent : Light, Area Affected : 15% Location : 1st Floor Boiler Room Explanation : 1 Obsolete Unit							
Distribution								
Hot Wtr Piping/Pump	15%			2033	* *	4	\$200	B
No Component	85%							D
Terminal Devices								
Fan Coil Unit/Heat	15%			2030	* *	1	\$700	B
No Component	85%							D
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	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
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								
Ext Pkg Unit - Heating/Cooling	100%			2030	* *	2	\$900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : 4 Roof Top Package Units Using 407c Refrigerant</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,600	B
Exhaust Fans								
Roof	100%			2030	* *	2	\$500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$900	2035	* *	1		B
<i>Corroded, Extent : Severe, Area Affected : 3%</i> <i>Location : Water Main Valve, 1st Floor</i>								
Water Heater								
Gas Fired	100%			2020	\$3,400	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2025	\$1,400	1	\$900	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 1-2</i> <i>Explanation : 1 Unit</i>								

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

Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$14,500		
Interior Architecture	\$10,200	\$9,100	\$1,900	\$100
Electrical	\$300	\$400	\$300	\$500
Mechanical	\$9,500	\$3,300	\$2,900	\$3,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$23,900	\$31,300	\$9,100	\$7,900
Priority A		\$14,500		
Priority B	\$13,700	\$16,700	\$7,200	\$7,800
Priority C	\$10,200		\$1,900	\$100
Total	\$23,900	\$31,300	\$9,100	\$7,900



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

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

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	\$21,600	A
Windows								
Aluminum	100%			2038	* *	5		A
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$2,300	A
Masonry: Brick	90%			LIFE	* *	5	\$2,700	A
Roof								
Single Ply Membrane	100%			2027	* *	10	\$14,500	A

Interior

Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$10,000	C
Ceramic Tile	5%			2031	* *	5	\$1,100	C
Terrazzo	5%			LIFE	* *	5	\$900	C
Vinyl Tile	65%			2027	* *	3	\$5,600	C
Vinyl Tile	5%	Now	\$9,200	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	\$800	C
Gypsum Board	50%			LIFE	* *	5	\$5,000	C
Metal Panel	20%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	80%			2042	* *	5	\$18,300	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%			LIFE	* *	5	\$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%			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	\$400	B
Wiring								
Thermoplastic	100%			2048	* *	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.*

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

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

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
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2030	* *	10	\$14,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 & Compact</i>								
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	\$1,100	B
Fire/Smoke Detection								
No Component	80%							D
Generic	20%			2030	* *	1-3	\$1,900	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	\$15,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2042	* *	4	\$800	B
Terminal Devices								
Convactor/Radiator	100%			2035	* *	1	\$4,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Window/Wall Unit	50%			2020	\$14,900	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	\$2,500	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	\$5,300	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	\$1,700	B
	No Component	80%							D
	Exhaust Fans								
	Roof	20%			2022	\$2,300	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	\$3,400	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%			2016	\$6,300	4	\$2,500	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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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$65,800
Interior Architecture	\$120,500	
Electrical		\$131,700
Mechanical	\$52,800	\$55,100
Total	\$173,300	\$252,600
Priority A		\$65,800
Priority B	\$91,600	\$186,800
Priority C	\$81,700	
Total	\$173,300	\$252,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$50,200		\$14,800	\$9,400
Interior Architecture	\$36,200		\$1,300	\$5,100
Electrical	\$24,500	\$4,000	\$8,900	\$4,700
Mechanical	\$9,000	\$6,500	\$12,500	\$8,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$129,700	\$20,400	\$47,400	\$37,800
Priority A	\$50,200		\$14,800	\$9,400
Priority B	\$70,600	\$20,400	\$31,200	\$23,400
Priority C	\$8,900		\$1,300	\$5,100
Total	\$129,700	\$20,400	\$47,400	\$37,800



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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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	\$61,700	A	
	Efflorescence, Extent : Moderate, Area Affected : 10%								
	Location : East Facade Of Bulkhead								
Masonry: Brick	5%	Now	\$23,500	LIFE	**	5	\$4,100	A	
	Diagonal Cracks, Extent : Severe, Area Affected : 5%								
	Location : Base Of Column By Main Driveway								
Masonry: Granite	5%			LIFE	**	5	\$3,100	A	
Masonry: Limestone	10%			LIFE	**	5	\$6,200	A	
Window Wall	5%			2033	**	5	\$15,400	A	
Windows									
Aluminum	88%			2039	**	5	\$18,700	A	
Aluminum	10%	0-2	\$16,900	2039	**	5	\$1,100	A	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : 2nd Floor Counseling Offices And Throughout First Floor								
Metal Louvers	2%			2032	**	10	\$2,700	A	
Parapets									
Masonry: Brick	80%			LIFE	**	5	\$5,200	A	
Masonry: Limestone	10%			LIFE	**	5	\$800	A	
Metal Rail	10%			2028	**	5-10	\$11,800	A	
Roof									
Modified Bitumen	100%	0-2	\$9,800	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	\$14,800	C	
Ceramic Tile	5%			2026	**	5	\$3,400	C	
Terrazzo	10%			LIFE	**	5	\$5,300	C	
Vinyl Tile	55%			2028	**	3	\$18,600	C	
Vinyl Tile	15%			2018	\$81,700	3	\$3,800	C	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : 3rd Floor								
	Explanation : 9x9 Tiles								
Vinyl Tile	5%			2031	**	3	\$1,700	C	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout 4th Floor								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
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%			2026	* *	5	\$4,200	C
Gypsum Board	10%			LIFE	* *	5	\$5,100	C
Gypsum Board	5%			LIFE	* *	5	\$2,500	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								
Marble Panels	5%			LIFE	* *			C
Plaster	50%			LIFE	* *	5	\$12,700	C
Plaster	5%			LIFE	* *	5	\$1,300	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								
SGFT/Glazed Masonry	20%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	25%	0-2	\$38,800	2036	* *	5	\$8,400	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	\$3,400	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								
Plaster	65%	0-2	\$27,300	LIFE	* *	5	\$27,400	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	\$2,100	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</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								
Air Circuit Breaker	100%			2049	* *	5	\$300	B
Switchgear / Switchboard								
Air Circuit Breaker	90%			2049	* *	5	\$200	B
Molded Case Bkrs	10%			2049	* *	5	\$100	B
Raceway								
Conduit	80%			2023	\$28,800	1		B
Conduit	20%			2049	* *	1		B

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

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								
Panelboards								
Fused Disc Sw	10%			2022	\$5,200	5	\$100	B
Molded Case Bkrs	20%			2045	* *	5	\$300	B
Molded Case Bkrs	70%			2022	\$36,100	5	\$900	B
Wiring								
Braided Cloth	50%	2-4	\$19,900	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2049	* *	1		B
Thermoplastic	30%			2023	\$12,000	1		B
Motor Controllers								
Locally Mounted	50%			2021	\$16,200	5	\$200	B
Locally Mounted	50%			2040	* *	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	B
Lighting								
Interior Lighting								
Fluorescent	10%			2031	* *	10	\$4,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	60%			2031	* *	10	\$24,800	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	\$66,800	10	\$12,400	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%			2028	* *	10	\$5,400	B
Exit, LED	10%			2058	* *	1		B
Exit, Service	40%			2028	* *	1		B
Exterior Lighting								
HID	90%			2023	\$16,000	10	\$100	B
Incandescent	10%			2023	\$2,500	2		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2031	* *	1	\$5,800	B
Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$32,700	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	\$22,300	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	\$2,200	B
Terminal Devices								
Air Handler	40%			2028	**	1	\$11,200	B
Convactor/Radiator	60%			2028	**	1	\$8,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2021	\$55,100	2	\$300	B
Reciprocating	30%			2028	**	1	\$6,300	B
Compr/Chiller								
Window/Wall Unit	60%			2018	\$52,800	1		B
Distribution								
Chilled Wtr Pipe/Pump	30%			2043	**	4	\$700	B
No Component	70%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2028	**	1	\$11,200	B
No Component	60%							D
Heat Rejection								
Remote Air Cond	40%			2028	**	2	\$12,600	B
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,200	B
Exhaust Fans								
Interior	70%			2023	\$33,100	2	\$1,000	B
Roof	30%			2028	**	2	\$400	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
Water Heater								
Gas Fired	100%			2022	\$10,000	2	\$700	B
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
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	\$10,500	4	\$1,600	B
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boiler Pit Only							
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$2,800	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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Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$578,200	\$1,427,500
Interior Architecture	\$254,700	\$934,400
Electrical	\$225,400	
Mechanical	\$49,400	\$2,394,200
Total	\$1,107,800	\$4,756,100
Priority A	\$578,200	\$1,427,500
Priority B	\$444,700	\$2,847,000
Priority C	\$84,900	\$481,600
Total	\$1,107,800	\$4,756,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$10,200	\$28,700		
Interior Architecture	\$5,600	\$113,200		\$14,200
Electrical	\$85,000	\$70,300	\$73,000	\$78,400
Mechanical	\$121,700	\$134,800	\$195,500	\$171,300
Elevators/Escalators	\$148,000	\$148,000	\$148,000	\$148,000
Total	\$370,600	\$495,000	\$416,500	\$411,900
Priority A	\$10,200	\$28,700		
Priority B	\$354,800	\$353,100	\$416,500	\$397,800
Priority C	\$5,600	\$113,200		\$14,200
Total	\$370,600	\$495,000	\$416,500	\$411,900



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

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$21,700	A	
Metal/Glass Curt Wall	25%			LIFE	**	5	\$271,000	A	
Metal Panel	20%			2047	**	5-10	\$795,100	A	
Pre-Cast Concrete	50%			LIFE	**	5	\$939,600	A	
Parapets									
Concrete Masonry Unit	30%			LIFE	**	5	\$7,200	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	\$24,600	A	
Metal Panel	40%			2047	**	5	\$32,800	A	
Roof									
IRMA/Protected Membrane	100%	Now	\$10,200	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	\$2,739,200	3	\$339,600	C	
Cast in Place Concrete	5%	Now	\$5,600	LIFE	**	5	\$61,900	C	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : 14th Floor Mechanical Room.								
Ceramic Tile	5%			2034	**	5	\$28,300	C	
Sheet Vinyl/Rubber	20%			2026	**	5	\$169,800	C	
Terrazzo	30%			LIFE	**	5	\$132,700	C	
Interior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$7,600	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	\$125,800	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	\$76,300	C	
Ceilings									
AcousTileSusp.Lay-In	60%			2038	**	5	\$339,600	B	
Gypsum Board	20%			LIFE	**	5	\$141,500	B	
Metal Panel	20%			LIFE	**	5	\$141,500	B	

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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	\$1,600	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Switchgear Room									
Explanation : One 6000 Amps East									
one 6000 Amps. North									
five6000 Amps.									
1200 Amps. Fire Pump.									
1600 Amps. For 9th Floor									
Transformers									
	Dry Type	100%			2038	* *	5	\$1,400	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	\$1,600	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Switchgear Room									
Explanation : One 6000 Amps East									
one 6000 Amps. North									
five6000 Amps.									
1200 Amps. Fire Pump.									
1600 Amps.									
Raceway									
	Conduit	100%			2047	* *	1		B
Panelboards									
	Fused Disc Sw	30%			2043	* *	5	\$2,600	B
	Molded Case Bkrs	70%			2043	* *	5	\$7,000	B
Wiring									
	Thermoplastic	100%			2047	* *	1		B
Motor Controllers									
	Locally Mounted	70%			2038	* *	5	\$1,800	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Spaces.									
Explanation : Variable Frequency Drive Controllers.									
	Motor Control Center	30%			2038	* *	5	\$3,100	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	\$5,600	B
Stand-by Power									

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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
Stand-by Power								
Transfer Switches								
Automatic	95%			2038	* *	1	\$110,500	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	\$5,800	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>								
Generators								
Diesel	100%			2034	* *	1	\$146,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : 14 Th Floor Generator Room</i> <i>Explanation : 2400 Kw</i>								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$14,000	B
Fuel Storage								
Day Tank	10%			2043	* *	5	\$7,000	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	\$10,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Underground</i> <i>Explanation : 2000 Gallons.</i>								
Lighting								
Interior Lighting								
Fluorescent	65%			2029	* *	10	\$225,400	B
HID	34%			2029	* *	10	\$4,200	B
HID	1%	Now	\$5,200	2026	* *			B
<i>Other Observation, Extent : Severe, Area Affected : 10%</i> <i>Location : Main Entrance Lobby.</i> <i>Explanation : 46 Defective Lighting Ballasts.</i>								
Egress Lighting								
Emergency, Service	35%			2029	* *	1		B
Exit, LED	15%			2056	* *	1		B
Exit, Service	5%			2029	* *	1		B
Exit, Battery	45%			2029	* *	10	\$11,500	B
Exterior Lighting								
HID	100%			2029	* *	10	\$1,200	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2056	* *	5	\$11,100	B

Alarm

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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

Alarm

Security System								
Generic	100%			2029	* *	1	\$141,200	B
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$233,000	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								
Utility Steam	100%			2047	* *	1		B
Conversion Equipment								
Heat Exchanger	30%			2034	* *	1	\$56,100	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	\$15,700	B
Distribution								
Hot Wtr Piping/Pump	30%			2043	* *	4	\$5,600	B
Steam Piping/Pump	70%			2047	* *	4	\$13,000	B
Terminal Devices								
Air Handler	70%			2029	* *	1	\$163,700	B
Convactor/Radiator	15%			2038	* *	1	\$18,300	B
Fan Coil Unit/Heat	15%			2029	* *	1	\$18,300	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	\$327,400	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	\$1,428,000	2	\$4,600	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2047	* *	4	\$18,600	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	* *	1	\$233,900	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	\$52,700	B
Water Cool Tower	80%	Now	\$16,500	2025	\$823,100	2	\$243,600	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	\$210,900	B
Exhaust Fans								
Interior	100%			2029	* *	2	\$11,600	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	\$37,400	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	\$2,500	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	\$2,500	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	\$23,200	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.
Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
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	\$190,700	B
Sprinkler									
	Generic	100%			2047	* *	1-2	\$105,900	B
Fire Pump									
	Generic	100%			2034	* *	1	\$70,600	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.*

Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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 : 13,640 **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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$35,700	
Total	\$35,700	
Priority A	\$35,700	
Total	\$35,700	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$3,400			
Interior Architecture	\$14,100		\$2,600	
Electrical	\$800	\$800	\$1,100	\$1,000
Mechanical	\$1,500	\$1,100	\$2,200	\$1,100
Total	\$19,700	\$1,900	\$5,900	\$2,100
Priority A	\$3,400			
Priority B	\$2,300	\$1,900	\$3,300	\$2,100
Priority C	\$14,100		\$2,600	
Total	\$19,700	\$1,900	\$5,900	\$2,100



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

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

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

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	\$27,000	A	
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 30%									
Location : Along Front Sidewalk									
Windows									
Aluminum	100%	Now	\$3,400	2038	**	5	\$800	A	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Throughout									
Roof									
Modified Bitumen	100%			2027	**	10	\$35,700	A	
Interior									
Floors									
Carpet	25%			2021	\$61,800	3	\$7,700	C	
Ceramic Tile	75%	Now	\$14,100	2031	**	5	\$7,700	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	\$6,400	C	
Gypsum Board	5%			LIFE	**	5	\$500	C	
Ceilings									
AcousTileSusp.Lay-In	5%			2035	**	5	\$1,000	B	
Metal Panel	95%			LIFE	**	5	\$24,200	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

Ground

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

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	\$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	\$12,500	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	\$1,600	B
Exit, Service	50%			2030	* *	1		B
Exterior Lighting								
HID	100%			2030	* *	10		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2030	* *	1-3	\$8,400	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								
Furnace	100%			2027	* *	1	\$6,700	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	\$400	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	\$7,600	B
	Exhaust Fans								
	Roof	100%			2027	* *	2	\$400	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		B
	Water Heater								
	Electric	100%			2021	\$2,000	4	\$100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$400	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	\$3,800	B

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

Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$3,912,400	\$426,200
Interior Architecture	\$1,591,700	\$4,003,600
Electrical	\$242,000	\$1,095,100
Mechanical	\$184,700	\$5,639,400
Total	\$5,930,700	\$11,164,300
Priority A	\$3,912,400	\$426,200
Priority B	\$1,630,700	\$6,969,800
Priority C	\$387,600	\$3,768,300
Total	\$5,930,700	\$11,164,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$20,900		\$10,000	
Interior Architecture	\$109,200		\$28,200	\$43,900
Electrical	\$43,500	\$44,700	\$32,400	\$31,700
Mechanical	\$140,500	\$151,100	\$122,800	\$165,500
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
Total	\$397,000	\$278,700	\$276,300	\$324,000
Priority A	\$20,900		\$10,000	
Priority B	\$266,900	\$278,700	\$250,600	\$280,100
Priority C	\$109,200		\$15,700	\$43,900
Total	\$397,000	\$278,700	\$276,300	\$324,000



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 Estimates are rounded to the nearest hundred dollars.

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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%	Now	\$50,500	LIFE	**	5	\$47,200	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	87%	Now	\$782,800	LIFE	**	5	\$273,700	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Granite Panels	5%	Now	\$158,200	LIFE	**	5	\$11,800	A
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Window Wall	5%			2045	**	5	\$59,000	A
Windows								
Aluminum	15%			2041	**	5	\$12,600	A
Aluminum	85%	0-2	\$2,833,500	2050	**	5	\$35,700	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								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$15,700	A
Masonry: Brick	70%			LIFE	**	5-10	\$53,000	A
Metal Panel	5%			2045	**	5	\$2,100	A
Metal: Cage/Fence	20%			2038	**	5-10	\$17,100	A

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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									
Roof									
Asphalt Macadam	10%	Now	\$3,200	2030	* *	5	\$3,200	A	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over Loading Dock									
Built-Up (BUR)	10%	Now	\$42,200	2035	* *			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%			2025	\$63,300	10	\$14,600	A	
Modified Bitumen	30%			2030	* *	10	\$29,200	A	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Over 14th Floor And Penthouses Throughout									
Skylight, Metal/Glass	5%			2035	* *	10	\$16,200	A	
Spray-on Foam	30%			2030	* *	5	\$38,900	A	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Penthouse									
Interior									
Floors									
Cast in Place Concrete	15%	Now	\$37,100	LIFE	* *	5	\$164,700	C	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Throughout									
Ceramic Tile	5%			2028	* *	5	\$25,100	C	
Terrazzo	5%			LIFE	* *	5	\$39,200	C	
Vinyl Tile	20%			2025	\$809,100	3	\$50,200	C	
Vinyl Tile	5%			2030	* *	3	\$9,400	C	
Vinyl Tile 9" X 9"	50%			2020	\$2,620,500	3	\$125,500	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
Concrete Masonry Unit	25%			LIFE	* *	5	\$118,000	C	
Gypsum Board	5%			LIFE	* *	5-10	\$50,100	C	
Metal Panel	5%			LIFE	* *	10	\$13,300	C	
Plaster	65%	0-2	\$291,500	LIFE	* *	5	\$115,000	C	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : At Windows Throughout									

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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									
Ceilings									
	AcousTileConcealSpLn	25%	0-2	\$96,200	2030	* *	5	\$78,400	B
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	AcousTileSusp.Lay-In	5%			2038	* *	5	\$25,100	B
	Exposed Concrete	35%	Now	\$267,900	LIFE	* *	5	\$27,500	B
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock							
	Metal Panel	15%	Now	\$715,000	LIFE	* *	5	\$94,100	B
		Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
	Plaster	20%	Now	\$124,900	LIFE	* *	5	\$62,700	B
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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	50%			2055	* *	5	\$800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- 5000 Amps Main Disconnect Switch								
Fused Disc Sw	25%			2051	* *	5	\$400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- 1600 Amps Main Disconnect Switch For Fire Pump								
Fused Disc Sw	25%			2051	* *	5	\$400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- 1200 Amps Main Disconnect Switch For Emergency								
Transformers								
Dry Type	100%			2042	* *	5	\$1,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room & Electrical Room								
Explanation : 1- 500 Kva,1- 300 kva & 1- 225 Kva 480hv-208/120lv								
Switchgear / Switchboard								
Fused Disc Sw	80%			2051	* *	5	\$1,200	B
Molded Case Bkrs	20%			2051	* *	5	\$1,900	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
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									
Raceway									
	Busway	20%			2023	\$60,300	1		B
	Conduit	60%			2025	\$181,000	1		B
	Conduit	20%			2051	* *	1		B
Panelboards									
	Fused Disc Sw	10%			2024	\$34,400	5	\$800	B
	Fused Disc Sw	5%			2041	* *	5	\$400	B
	Molded Case Bkrs	60%			2024	\$206,500	5	\$5,600	B
	Molded Case Bkrs	25%			2041	* *	5	\$2,300	B
Wiring									
	Braided Cloth	50%	2-4	\$242,000	2050	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	50%			2051	* *	1		B
Motor Controllers									
	Locally Mounted	20%			2038	* *	5	\$500	B
	Locally Mounted	5%			2023	\$2,700	5	\$100	B
	Motor Control Center	15%			2038	* *	5	\$1,400	B
	Motor Control Center	60%			2023	\$258,400	5	\$5,800	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$10,400	B
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	* *	1	\$108,600	B
Generators									
	Diesel	100%			2038	* *	1	\$136,700	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 1- 2000 Kw							
Batteries									
	Lead/Acid	100%			2020	\$600	5	\$13,100	B
Fuel Storage									
	Day Tank	50%			2047	* *	5	\$31,100	B
	Main Tank	50%			2060	* *	5	\$4,900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 1- 275 Gals							

Lighting

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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
Lighting								
Interior Lighting								
Fluorescent	30%			2033	* *	10	\$92,300	B
		T-8 Lamps, Extent : Moderate, Area Affected : 100%						
		Location : Throughout The Building						
Fluorescent	50%			2030	* *	10	\$153,800	B
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Throughout The Building						
		Explanation : T-8 Lamps						
Fluorescent	20%			2030	* *	10	\$61,500	B
		T-5 Lamps, Extent : Moderate, Area Affected : 100%						
		Location : Throughout The Building						
Egress Lighting								
Emergency, Service	10%			2033	* *	1		B
Emergency, Service	40%			2030	* *	1		B
Exit, Service	40%			2020	\$18,500	1		B
Exit, Service	10%			2030	* *	1		B
Exterior Lighting								
Fluorescent	20%			2030	* *	10	\$6,500	B
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%						
		Location : Outside						
HID	80%			2025	\$46,800	10	\$900	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2030	* *	1	\$39,600	B
Fire/Smoke Detection								
No Component	60%							D
Generic, Digital	40%			2030	* *			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%			2035	* *	1		B
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement						
		Explanation : Steam From Con Edison						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2021	\$197,200	5	\$19,900	B
		Other Observation, Extent : Light, Area Affected : 60%						
		Location : Basement						
		Explanation : 3 Old Steam To Hot Water Converters						

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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
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
Heating								
Distribution								
Hot Wtr Piping/Pump	60%	Now	\$19,200	2033	* *	4	\$9,900	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Steam Piping/Pump	40%			2025	\$887,800	4	\$9,900	B
Terminal Devices								
Air Handler	80%			2020	\$1,371,200	1	\$165,900	B
Convactor/Radiator	20%			2023	\$600,500	1	\$21,700	B
Air Conditioning								
Energy Source								
Electricity	65%			2033	* *	1		B
Steam/HW System	35%			2035	* *	1		B
Conversion Equipment								
Absorption	40%			2028	* *	1	\$145,200	B
Chiller/Steam/HW								
Centrifugal, Elec Chiller	40%			2028	* *	1	\$145,200	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : 14th Floor</i>								
Reciprocating Compr/Chiller	20%			2030	* *	1	\$31,100	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2035	* *	4	\$16,500	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2020	\$1,350,300	1	\$207,400	B
Heat Rejection								
Air Condenser Unit	20%			2030	* *	2	\$46,700	B
Water Cool Tower	80%			2023	\$730,000	2	\$270,000	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$137,200	LIFE	* *	2-5	\$187,000	B
<i>Noxious Fumes, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement - Interior Exhausts Into Building</i>								
Exhaust Fans								
Interior	80%	Now	\$14,100	2020	\$281,100	2	\$6,600	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	\$2,500	2025	\$50,500	2	\$1,600	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>								
Plumbing								

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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
Plumbing									
	H/C Water Piping Brass/Copper	100%	Now	\$47,500	2035	* *	1		B
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Basement							
	HW Heat Exchanger Low Temp	100%			2035	* *	4	\$33,200	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 14th Floor							
		Explanation : 2 Units							
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
	Sewage Ejector(s) Compressed Air	100%			2025	\$27,000	4	\$2,500	B
	Fixtures Generic	100%							B
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Pass C-13 Freight C-14							
		Explanation : 4 Pass, 2 Freight							
Fire Suppression									
	Standpipe Generic	100%			2035	* *	1-5	\$169,100	B
	Sprinkler No Component	80%							D
	Generic	20%			2035	* *	1-2	\$18,800	B
	Fire Pump Generic	100%			2028	* *	1	\$62,600	B

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Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$143,800
Total		\$143,800
Priority A		\$143,800
Total		\$143,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$29,000	\$3,900		
Interior Architecture	\$15,500	\$12,600		\$4,200
Electrical	\$7,600	\$5,900	\$5,200	\$10,300
Mechanical	\$20,600	\$13,100	\$26,400	\$18,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$76,600	\$39,400	\$35,500	\$36,800
Priority A	\$29,000	\$3,900		
Priority B	\$43,400	\$22,900	\$35,500	\$32,600
Priority C	\$4,200	\$12,600		\$4,200
Total	\$76,600	\$39,400	\$35,500	\$36,800



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

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	50%			LIFE	**	5	\$29,600	A
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Throughout. New Building Completed In 2006								
Metal Panel	27%			2050	**	5-10	\$110,000	A
Metal Coiling Doors	3%			2041	**	5	\$5,600	A
Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	A
Window Wall	15%			2050	**	5	\$33,300	A
Windows								
Aluminum	95%			2046	**	5	\$11,900	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Fixed Windows								
Metal Louvers	5%			2037	**	10	\$3,900	A
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$2,700	A
Metal Panel	25%			2050	**	5	\$7,400	A
Metal Rail	15%			2041	**	5-10	\$20,700	A
Metal Rail	20%			2041	**	5-10	\$27,600	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Second Floor Roof At South Facade								
Explanation : Metal Rail With Glass								
Pre-Cast Concrete	5%	Now	\$1,300	LIFE	**	5	\$2,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Single Ply Membrane	100%			2032	**	10	\$63,800	A
Interior								
Floors								
Carpet	15%			2025	\$102,500	3	\$16,900	C
Cast in Place Concrete	5%			LIFE	**	5	\$6,200	C
Ceramic Tile	5%			2037	**	5	\$2,800	C
Granite Panels	20%			LIFE	**	5	\$8,500	C
Traffic Topping	25%			2032	**	5	\$17,600	C
Vinyl Tile	30%			2032	**	3	\$6,400	C
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$400	C
Concrete Masonry Unit	20%			LIFE	**	5	\$700	C
Gypsum Board	50%			LIFE	**	5	\$2,700	C
SGFT/Glazed Masonry	25%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	40%			2041	**	5	\$22,600	B
Exposed Struc: Steel	20%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$3,500	B
Metal Panel	35%			LIFE	**	5	\$24,700	B

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

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%			2050	**	5	\$200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 4000 Amperes							
Transformers									
	Dry Type	100%			2041	**	5	\$100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 112.5 Kva, 480/ 277/120 Volts							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2050	**	5	\$200	B
Raceway									
	Conduit	100%			2050	**	1		B
Panelboards									
	Fused Disc Sw	15%			2046	**	5	\$100	B
	Molded Case Bkrs	85%			2046	**	5	\$800	B
Wiring									
	Thermoplastic	100%			2050	**	1		B
Motor Controllers									
	Locally Mounted	100%			2041	**	5	\$300	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$600	B
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2041	**	1	\$11,600	B
Generators									
	Diesel	100%			2037	**	1	\$14,600	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Generator Rated @ 600 Kw							
Batteries									
	Nickel Cadmium	100%			2019	\$600	5	\$8,400	B
Fuel Storage									
	Day Tank	50%			2046	**	5	\$3,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Capacity							
	Main Tank	50%			2059	**	5	\$600	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 4500 Gallons Capacity							
Lighting									

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

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	2%			2032	* *	10	\$700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Halways							
	Explanation : Compact Fluorescent Light Fixtures							
Fluorescent	80%			2032	* *	10	\$27,700	B
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	18%			2032	* *	10	\$6,200	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
Egress Lighting								
Emergency, Service	50%			2032	* *	1		B
Exit, LED	50%			2059	* *	1		B
Exterior Lighting								
HID	100%			2032	* *	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2032	* *	1	\$4,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection								
Generic	100%			2032	* *	1-3	\$23,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors							

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	Campus Steam	100%			2050	* *	1		B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Q H C								
	Explanation : From Queens Hospital Center								
Conversion Equipment									
Heat Exchanger		10%			2037	* *	1	\$1,900	B
	Pres. Reducing Valve/LP Steam	90%			2037	* *	5	\$2,000	B
Distribution									
Hot Wtr Piping/Pump		10%			2046	* *	4	\$200	B
	Steam Piping/Pump	90%			2050	* *	4	\$1,700	B

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

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								
Air Handler	90%			2032	* *	1	\$21,000	B
Fan Coil Unit/Heat	10%			2032	* *	1	\$1,200	B
Air Conditioning								
Energy Source								
Steam/HW System	100%			2050	* *	1		B
Conversion Equipment								
Absorption	100%			2037	* *	1	\$40,800	B
Chiller/Steam/HW								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units, Using Lithium Bromide Refrigerant								
Distribution								
Chilled Wtr Pipe/Pump	100%			2050	* *	4	\$1,900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	* *	1	\$23,300	B
Heat Rejection								
Water Cool Tower	100%			2028	* *	2	\$38,000	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,000	B
Exhaust Fans								
Roof	100%			2032	* *	2	\$1,200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2050	* *	4	\$3,700	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2019	\$6,300	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2032	* *	4	\$2,500	B
Backflow Preventer								
Generic	100%			2032	* *	1	\$2,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : B : 2nd Floor								
Explanation : One Unit								
Fire Suppression								

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

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
Fire Suppression									
	Sprinkler								
	Generic	100%			2050	* *	1-2	\$10,600	B
Fire Pump									
	Generic	100%			2037	* *	1	\$7,000	B
Chemical System									
	No Component	80%							D
	Generic	20%			2023	\$5,000	1-3	\$10,100	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

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Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,419,500	\$170,300
Interior Architecture	\$560,200	
Electrical	\$181,800	\$15,500
Mechanical	\$52,100	\$447,800
Total	\$2,213,600	\$633,600
Priority A	\$1,419,500	\$170,300
Priority B	\$339,200	\$463,300
Priority C	\$454,900	
Total	\$2,213,600	\$633,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$5,500			
Interior Architecture	\$40,500			\$7,400
Electrical	\$58,800	\$1,100	\$700	\$29,200
Mechanical	\$5,000	\$4,200	\$4,700	\$8,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$117,800	\$13,200	\$13,300	\$53,400
Priority A	\$5,500			
Priority B	\$71,700	\$13,200	\$13,300	\$48,400
Priority C	\$40,500			\$5,000
Total	\$117,800	\$13,200	\$13,300	\$53,400



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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
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$431,100	LIFE	**	5	\$37,700	A
	Efflorescence, Extent : Moderate, Area Affected : 30%							
	Location : North Facade							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
	Location : Facade Along Stuyvesant							
	Spalling, Extent : Severe, Area Affected : 30%							
	Location : Various Locations Throughout							
	Water Penetration, Extent : Severe, Area Affected : 30%							
	Location : Penthouse, East And North Sides							
Masonry: Granite	5%			LIFE	**	5	\$2,000	A
Pre-Cast Concrete	25%	Now	\$126,500	LIFE	**	5	\$43,700	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : Window Lintels							
Windows								
Steel	100%	Now	\$704,100	2049	**	5	\$88,900	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							
	Unit Inoperable, Extent : Severe, Area Affected : 75%							
	Location : Throughout							
Parapets								
Masonry: Brick	85%	Now	\$75,900	LIFE	**	5	\$4,600	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Various Locations Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 30%							
	Location : Interior Face							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Above Penthouse							
Pre-Cast Concrete	15%	Now	\$5,500	LIFE	**	5	\$5,100	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Decorative Molding Around Parapet							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Decorative Molding Around Parapet							

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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
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								
Roof								
Modified Bitumen	100%	Now	\$82,000	2029	**			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								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Over Penthouse And X-ray Room								
Interior								
Floors								
Carpet	5%	Now	\$28,500	2026	**	3	\$3,500	C
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Cast in Place Concrete	10%			LIFE	**	5	\$10,300	C
Ceramic Tile	5%	4+	\$4,300	2027	**	5	\$1,200	C
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Bathrooms								
Terrazzo	15%			LIFE	**	5	\$5,500	C
Vinyl Tile	65%	Now	\$73,900	2019	\$246,400	3	\$11,500	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								
Interior Walls								
Ceramic Tile	5%	4+	\$7,700	2033	**	5	\$1,500	C
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Marble Panels	5%			LIFE	**			C
Plaster	75%	Now	\$134,500	LIFE	**	5	\$13,300	C
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : 4th Floor And Penthouse								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : 4th Floor, Penthouse And Over Windows In Various Locations								
SGFT/Glazed Masonry	15%			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.

Maintenance \$ are aggregated over a 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
Interior								
Ceilings								
AcousTile,Adhered	10%			2029	**	5	\$4,700	B
Plaster	90%	0-2	\$105,300	LIFE	**	5	\$26,500	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 4th Floor Rooms 415 And 418								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
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%			2050	**	5	\$200	B
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	\$45,400	2054	**	5	\$100	B
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	85%			2034	**	1		B
Conduit	5%			2050	**	1		B
Conduit	10%			2044	**	1		B
Panelboards								
Fused Toggle Switch	85%	0-2	\$29,300	2049	**	5	\$300	B
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Molded Case Bkrs	15%			2032	**	5	\$100	B
Wiring								
Braided Cloth	85%	2-4	\$22,500	2049	**	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	5%			2050	**	1		B
Thermoplastic	10%			2034	**	1		B
Motor Controllers								
Locally Mounted	70%			2022	\$14,700	5	\$200	B
Locally Mounted	30%	0-2	\$6,300	2044	**	5		B
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mech Room								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B

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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
Lighting								
Interior Lighting								
Fluorescent	88%			2019	\$136,400	10	\$25,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Fluorescent	10%			2024	\$15,500	10	\$2,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-8 Lamps							
Incandescent	2%			2019	\$3,100	2		B
Egress Lighting								
Emergency, Battery	50%			2024	\$5,400	10	\$3,800	B
Exit, Service	50%			2024	\$2,200	1		B
Exterior Lighting								
HID	100%			2024	\$12,400	10	\$100	B
Alarm								
Fire/Smoke Detection								
No Component	65%							D
Generic	35%			2032	* *	1-3	\$7,700	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%			2044	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$31,100	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Boiler Room							
	Explanation : 2 Natural Gas Steam Boilers							
Distribution								
Steam Piping/Pump	80%			2024	\$166,400	4	\$1,900	B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Beyond Boiler Room, Steam And Condensate Return Piping Are At Or Approaching Their Useful Life Cycle Limit							
Steam Piping/Pump	20%			2044	* *	4	\$500	B
Terminal Devices								
Convactor/Radiator	100%			2022	\$281,400	1	\$10,200	B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout, The Radiators Are At Or Approaching Their Useful Life Cycle Limit							
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B

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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.*

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

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	85%			2019	\$52,100	1		B
No Component	15%							D
Other Observation, Extent : Light, Area Affected : 0%								
Location : Communication Room								
Explanation : Installation Of Air Conditioning Unit In Communication Room Is Recommended								
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$3,500	B
No Component	80%							D
Exhaust Fans								
Roof	20%			2019	\$4,700	2	\$200	B
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : The Rooftop Exhaust Fan Is At Or Approaching Its Useful Life Cycle Limit								
No Component	80%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		B
Water Heater								
Gas Fired	100%			2022	\$6,900	2	\$500	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
No Component	80%							D
Generic	20%			2029	**	1	\$400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : Boiler Only								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : (1) B-4 (1) B-3								
Explanation : 2 Units								

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

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

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

Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

Asset Name : RIVERSIDE HEALTH CENTER
Address : 160 WEST 100TH STREET @AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0014.000 / 1984 **Yr Built/Renovated** : 1960 / 2014
Area Sq Ft : 34,000 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 07-May-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1852 **Lot** : 49 **BIN** : 1055906

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$822,900	\$43,900
Interior Architecture	\$141,300	\$126,000
Electrical	\$114,800	\$74,800
Mechanical	\$188,800	\$349,200
Total	\$1,267,800	\$593,900
Priority A	\$822,900	\$43,900
Priority B	\$354,900	\$424,000
Priority C	\$90,000	\$126,000
Total	\$1,267,800	\$593,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$41,800			
Interior Architecture	\$3,600	\$2,000	\$10,000	\$60,200
Electrical	\$50,600		\$16,900	\$31,400
Mechanical	\$35,300	\$4,100	\$7,100	\$4,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$135,300	\$10,000	\$38,000	\$99,600
Priority A	\$41,800			
Priority B	\$89,800	\$8,000	\$38,000	\$39,400
Priority C	\$3,600	\$2,000		\$60,200
Total	\$135,300	\$10,000	\$38,000	\$99,600



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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
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	\$7,200	LIFE	* *	5	\$10,800	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	\$125,700	LIFE	* *	5	\$43,900	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Bulkheads,Throughout									
Windows									
	Aluminum	100%	Now	\$502,700	2045	* *	5	\$6,300	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	\$33,500	LIFE	* *	5	\$6,100	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Pre-Cast Concrete	5%	Now	\$1,100	LIFE	* *	5	\$2,000	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Roof									
	Modified Bitumen	100%	Now	\$194,500	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	\$54,000	3	\$8,900	C
	Cast in Place Concrete	10%			LIFE	* *	5	\$9,800	C
	Ceramic Tile	5%			2029	* *	5	\$2,200	C
	Terrazzo	15%			LIFE	* *	5	\$5,200	C
	Vinyl Tile	35%			2020	\$126,000	3	\$5,900	C
	Vinyl Tile	25%			2016	\$90,000	3	\$5,600	C
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Various Locations Throughout									
Explanation : 9x9 Units									

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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	\$2,800	C
Gypsum Board	10%			LIFE	**	5	\$3,400	C
Metal Panel	10%			LIFE	**			C
Plaster	55%			LIFE	**	5	\$9,200	C
SGFT/Glazed Masonry	20%			LIFE	**			C

Ceilings

AcousTileConcealSpLn	15%	Now	\$51,400	2040	**	5	\$4,200	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	\$20,100	B
Exposed Concrete	10%			LIFE	**	5	\$700	B
Plaster	30%			LIFE	**	5	\$8,400	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	\$3,100	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	\$45,400	5	\$900	B
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Raceway

Conduit	95%			2020	\$23,500	1		B
Conduit	5%			2040	**	1		B

Panelboards

Molded Case Bkrs	90%			2019	\$31,000	5	\$800	B
Molded Case Bkrs	10%			2036	**	5	\$100	B

Wiring

Braided Cloth	60%	2-4	\$15,900	2045	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2040	**	1		B
Thermoplastic	30%			2020	\$8,000	1		B

Motor Controllers

Locally Mounted	80%			2018	\$16,900	5	\$200	B
Locally Mounted	20%			2025	\$4,200	5		B

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$500	B
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Lighting

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Estimates are rounded to the nearest hundred dollars.

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

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

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	20%			2020	\$29,400	10	\$5,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T12 Lamps</i>							
Fluorescent	78%			2016	\$114,800	10	\$21,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T12 Lamps</i>							
HID	1%			2016	\$1,000	10		B
Incandescent	1%			2016	\$1,500	2		B
Egress Lighting								
Emergency, Battery	50%			2016	\$5,100	10	\$3,600	B
Exit, Service	50%			2016	\$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%			2025	\$137,700	1	\$29,600	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	50%			2028	* *	4	\$1,100	B
Steam Piping/Pump	50%			2030	* *	4	\$700	B
Terminal Devices								
Air Handler	20%			2020	\$30,500	1	\$3,700	B
Convactor/Radiator	50%			2018	\$133,600	1	\$4,800	B
Fan Coil Unit/Heat	30%			2020	\$127,000	1	\$2,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	5%			2020	\$6,500	2	\$100	B
Window/Wall Unit	95%			2016	\$55,200	1		B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,600	B
Exhaust Fans								
Roof	100%			2016	\$22,500	2	\$900	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
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	\$84,500	1		B
Water Heater	Gas Fired	100%			2016	\$6,600	2	\$400	B
HW Heat Exchanger	High Temp	100%			2020	\$17,600	4	\$4,400	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									

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Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$66,100	\$232,500
Interior Architecture			\$288,300
Total		\$66,100	\$520,800
Priority A		\$66,100	\$232,500
Priority C			\$288,300
Total		\$66,100	\$520,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				
Interior Architecture	\$33,400	\$5,800		
Electrical	\$3,600	\$2,800	\$2,800	\$3,800
Mechanical	\$5,400	\$4,900	\$10,300	\$7,000
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$54,200	\$25,500	\$25,000	\$22,600
Priority A				
Priority B	\$52,500	\$19,600	\$25,000	\$22,600
Priority C	\$1,700	\$5,800		
Total	\$54,200	\$25,500	\$25,000	\$22,600



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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
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	\$15,700	A
Masonry: Brick	80%			LIFE	**	5	\$50,400	A
Masonry: Limestone	15%			LIFE	**	5	\$7,100	A
Windows								
Aluminum	100%	0-2	\$66,100	2039	**	5	\$8,300	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	\$4,900	A
Masonry: Brick	90%			LIFE	**	5	\$5,700	A
Roof								
Modified Bitumen	95%			2023	\$182,200	10	\$33,000	A
Skylight, Metal/Glass	5%			2033	**	10	\$5,800	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,000	C
Ceramic Tile	5%			2032	**	5	\$2,800	C
Granite Panels	15%			LIFE	**	5	\$6,200	C
Terrazzo	10%			LIFE	**	5	\$4,300	C
Vinyl Tile	65%			2023	\$288,300	3	\$13,400	C
Interior Walls								
Ceramic Tile	5%			2026	**	5	\$3,500	C
Gypsum Board	80%			LIFE	**	5	\$33,100	C
Granite Panels	5%			LIFE	**			C
SGFT/Glazed Masonry	10%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	75%	0-2	\$31,600	2036	**	5	\$20,600	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	\$400	B
Gypsum Board	10%			LIFE	**	5	\$6,900	B
Plaster	10%			LIFE	**	5	\$3,400	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 : One1600 Amps Main Disconnect Switch</i>								

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

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

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

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

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%			2040	* *	5	\$200	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	\$1,000	B
Wiring								
Thermoplastic	100%			2049	* *	1		B
Motor Controllers								
Locally Mounted	100%			2040	* *	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	B
Lighting								
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	90%			2031	* *	10	\$30,300	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	\$900	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	\$4,700	B
Fire/Smoke Detection								
Generic	100%			2031	* *	1-3	\$26,600	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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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	\$18,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 6 Natural Gas Fired Sectional Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2039	* *	4	\$1,800	B
Terminal Devices								
Convactor/Radiator	50%			2028	* *	1	\$5,900	B
Fan Coil Unit/Heat	50%			2028	* *	1	\$5,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Air Distribution System</i>								
<i>Explanation : Vav Boxes With Reheat Coils In The Ductwork</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	100%			2028	* *	2	\$2,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,500	B
Exhaust Fans								
Interior	90%			2028	* *	2	\$1,000	B
Roof	10%			2028	* *	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		B
Water Heater								
Gas Fired	100%			2022	\$8,100	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	\$10,500	4	\$1,600	B
Backflow Preventer								
Generic	100%			2028	* *	1	\$2,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Rpz</i>								
Fixtures								
Generic	100%							B
Vertical Transport								

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

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

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

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	\$9,600	B
Sprinkler									
	Generic	100%			2043	* *	1-2	\$10,300	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.*

Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$385,200	\$232,000
Interior Architecture			\$244,500
Electrical		\$54,500	\$150,600
Mechanical		\$43,100	\$106,800
Total		\$482,800	\$733,900
Priority A		\$385,200	\$232,000
Priority B		\$97,600	\$257,400
Priority C			\$244,500
Total		\$482,800	\$733,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$20,100		\$20,300	
Interior Architecture	\$59,400	\$4,500		\$70,200
Electrical	\$39,400	\$3,100	\$37,800	\$3,600
Mechanical	\$19,700	\$9,600	\$6,100	\$7,100
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$152,500	\$31,100	\$77,900	\$94,800
Priority A	\$20,100		\$20,300	
Priority B	\$109,700	\$26,600	\$57,600	\$24,600
Priority C	\$22,600	\$4,500		\$70,200
Total	\$152,500	\$31,100	\$77,900	\$94,800



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1999

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	\$165,100	LIFE	* *	5	\$57,700	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	\$37,400	LIFE	* *	5	\$2,700	A
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Window Sills							
Metal Panel	15%			2033	* *	5-10	\$74,400	A
Windows								
Aluminum	95%	Now	\$137,600	2039	* *	5	\$8,700	A
	Air Infiltration, Extent : Severe, Area Affected : 70%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Steel	5%	Now	\$45,200	2048	* *	5	\$5,700	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	\$17,400	LIFE	* *	5	\$3,200	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	\$500	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Pre-Cast Concrete	10%	Now	\$2,700	LIFE	* *	5	\$2,500	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	\$120,100	10	\$21,800	A

Interior

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

Asset # : 1999

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	10%			2019	\$66,700	3	\$11,000	C
Cast in Place Concrete	5%			LIFE	**	5	\$6,000	C
Ceramic Tile	5%			2032	**	5	\$2,800	C
Quarry Tile	10%			2036	**	5	\$8,300	C
Terrazzo	5%	0-2	\$6,100	LIFE	**	5	\$2,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
Vinyl Tile	10%	Now	\$4,400	2023	\$44,500	3	\$2,100	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	\$200,100	3	\$9,300	C
Wood	10%			2051	**	5	\$10,300	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	\$4,100	C
Glass: Single Pane	5%			LIFE	**	5	\$2,600	C
Gypsum Board	45%			LIFE	**	5	\$18,700	C
Marble Panels	5%			LIFE	**			C
Plaster	20%			LIFE	**	5	\$4,100	C
SGFT/Glazed Masonry	10%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	25%			2036	**	5	\$17,200	B
AcousTileSusp.Lay-In	40%			2036	**	5	\$22,100	B
Gypsum Board	10%			LIFE	**	5	\$6,900	B
Plaster	25%	4+	\$17,200	LIFE	**	5	\$8,600	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>								

Note : 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
WASHINGTON HEIGHTS DIST. HEALTH CENTER

Asset # : 1999

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								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	* *	5	\$200	B
Raceway								
Conduit	30%			2033	* *	1		B
Conduit	65%			2023	\$23,400	1		B
Conduit	5%			2053	* *	1		B
Panelboards								
Fused Toggle Switch	40%	2-4	\$13,800	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	\$18,900	5	\$600	B
Molded Case Bkrs	5%			2048	* *	5	\$100	B
Wiring								
Braided Cloth	55%	2-4	\$21,900	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2023	\$16,000	1		B
Thermoplastic	5%			2053	* *	1		B
Motor Controllers								
Locally Mounted	60%			2028	* *	5	\$200	B
Locally Mounted	40%			2021	\$10,500	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	B
Lighting								
Interior Lighting								
Fluorescent	30%			2018	\$54,500	10	\$10,100	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	\$90,900	10	\$16,900	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	\$36,400	10	\$6,800	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	\$2,500	10	\$1,800	B
Emergency, Battery	30%			2018	\$3,800	10	\$2,700	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	\$10,200	10	\$100	B
Incandescent	30%			2018	\$6,200	2		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.

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

Asset # : 1999

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

Alarm

Security System								
No Component	70%							D
Generic	30%			2028	* *	1	\$4,700	B
Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$26,700	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								
Campus Steam	100%			2033	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Columbia University - Adjacent Building</i>								
<i>Explanation : From Outside Source</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	* *	5	\$2,200	B
Distribution								
Steam Piping/Pump	5%	Now	\$12,200	2053	* *	4	\$100	B
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement, Condensate Pumping System Inoperable, Condensate Is Presently Being Quenched And Disposed Of</i>								
Steam Piping/Pump	95%			2033	* *	4	\$2,600	B
Terminal Devices								
Air Handler	40%			2028	* *	1	\$9,100	B
Convactor/Radiator	60%			2028	* *	1	\$7,100	B

Air Conditioning

Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Reciprocating	40%			2023	\$47,400	1	\$6,800	B
Compr/Chiller								
Window/Wall Unit	60%	Now	\$4,300	2018	\$43,100	1		B
<i>Loose, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st & 2nd Floors</i>								
Distribution								
Chilled Wtr Pipe/Pump	40%			2033	* *	4	\$1,100	B
No Component	60%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2023	\$59,400	1	\$9,100	B
No Component	60%							D
Heat Rejection								
Air Condenser Unit	40%			2023	\$27,900	2	\$10,300	B
No Component	60%							D

Ventilation

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

Asset # : 1999

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	\$20,600	B
Exhaust Fans								
Interior	50%			2023	\$19,300	2	\$600	B
Roof	50%			2023	\$13,900	2	\$600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$5,500	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	\$10,500	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2023	\$10,500	4	\$1,600	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.
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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 : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$290,600	\$97,600
Interior Architecture		\$42,800
Electrical	\$8,700	\$348,100
Mechanical	\$105,300	\$77,600
Total	\$404,700	\$566,100
Priority A	\$290,600	\$97,600
Priority B	\$114,100	\$425,800
Priority C		\$42,800
Total	\$404,700	\$566,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$1,500	\$19,800		
Interior Architecture	\$44,700	\$700	\$8,600	\$3,000
Electrical	\$18,400	\$3,400	\$20,000	\$2,900
Mechanical	\$15,400	\$10,700	\$7,900	\$4,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$83,900	\$38,500	\$40,400	\$14,300
Priority A	\$1,500	\$19,800		
Priority B	\$59,200	\$18,100	\$34,500	\$11,300
Priority C	\$23,300	\$700	\$6,000	\$3,000
Total	\$83,900	\$38,500	\$40,400	\$14,300



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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	\$183,100	LIFE	**	5	\$32,000	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	\$62,700	2031	**	5	\$7,900	A
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,500	A
Masonry: Brick	90%	Now	\$44,800	LIFE	**	5	\$4,100	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Roof								
Roll Roofing	5%	Now	\$1,500	2022	\$4,900	5	\$1,000	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	\$92,700	5	\$39,500	A
Interior								
Floors								
Carpet	15%			2024	\$96,300	3	\$11,900	C
Recent Replace Evident, Extent : Light, Area Affected : 75%								
Location : 1st, 2nd, And 3rd Floor								
Cast in Place Concrete	5%			LIFE	**	5	\$5,800	C
Ceramic Tile	5%			2026	**	5	\$2,700	C
Quarry Tile	5%			2028	**	5	\$4,000	C
Terrazzo	15%	0-2	\$17,500	LIFE	**	5	\$6,200	C
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairwells								
Vinyl Tile	45%			2031	**	3	\$11,900	C
Recent Replace Evident, Extent : Light, Area Affected : 75%								
Location : 1st, 2nd And 3rd Floors								
Vinyl Tile	10%			2023	\$42,800	3	\$2,000	C
Interior Walls								
Ceramic Tile	5%			2026	**	5	\$2,900	C
Concrete Masonry Unit	15%			LIFE	**	5	\$3,400	C
Plaster	45%			LIFE	**	5	\$7,700	C
Recent Repair Evident, Extent : Light, Area Affected : 75%								
Location : 1st, 2nd, And 3rd Floors								
SGFT/Glazed Masonry	35%			LIFE	**			C

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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	\$5,300	B
	AcousTileSusp.Lay-In	25%			2040	* *	5	\$13,300	B
		Recent Replace Evident, Extent : Light, Area Affected : 75%							
		Location : 1st, 2nd And 3rd Floors							
	Plaster	65%	Now	\$21,500	LIFE	* *	5	\$21,600	B
		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	\$200	B
		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	\$900	B
		Obsolete Equipment, Extent : Moderate, Area Affected : 80%							
		Location : Electrical Room							
	Raceway								
	Conduit	90%			2023	\$22,200	1		B
	Conduit	10%			2049	* *	1		B
	Panelboards								
	Fused Disc Sw	10%			2022	\$3,400	5	\$100	B
	Molded Case Bkrs	70%			2022	\$24,100	5	\$700	B
	Molded Case Bkrs	20%			2045	* *	5	\$200	B
	Wiring								
	Braided Cloth	60%	2-4	\$15,900	2048	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 80%							
		Location : Throughout							
	Thermoplastic	30%			2043	* *	1		B
	Thermoplastic	10%			2049	* *	1		B
	Motor Controllers								
	Locally Mounted	100%			2036	* *	5	\$200	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	B
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting									
Interior Lighting	Fluorescent	65%			2031	* *	10	\$21,100	B
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : T-8 Lamps							
	Fluorescent	5%			2018	\$8,700	10	\$1,600	B
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Boiler Room Explanation : T-12 Lamps							
	Fluorescent	30%			2028	* *	10	\$9,800	B
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : T-8 Lamps							
Egress Lighting									
	Emergency, Service	50%			2028	* *	1		B
	Exit, Service	50%			2028	* *	1		B
Exterior Lighting									
	HID	50%			2018	\$6,100	10	\$100	B
	HID	50%			2033	* *	10	\$100	B
Alarm									
Security System									
	No Component	70%							D
	Generic	30%			2031	* *	1	\$4,000	B
Fire/Smoke Detection									
	Generic	100%			2023	\$348,100	1-3	\$21,900	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	\$17,500	B
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$1,700	B
Terminal Devices									
	Air Handler	20%			2018	\$36,200	1	\$4,400	B
	Convactor/Radiator	80%			2028	* *	1	\$9,200	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		B

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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	\$69,100	1		B
	Terminal Devices								
	Fan Coil - Cooling	30%			2023	\$77,600	1	\$3,400	B
	No Component	70%							D
	Heat Rejection								
	Air Condenser Unit	30%			2028	* *	2	\$7,400	B
	No Component	70%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$5,800	LIFE	* *	2-5	\$19,800	B
		Needs Cleaning, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Exhaust Fans								
	Interior	100%			2028	* *	2	\$1,100	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	Now	\$2,000	2028	* *	1		B
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : Booster Pump							
	Water Heater								
	Gas Fired	100%			2021	\$7,800	2	\$500	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One Tank Of 70 Gallon Capacity							
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,500	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	\$6,300	4	\$2,500	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							

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Print Date : 09-Sep-2014

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2015

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

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$80,300	
Interior Architecture		\$204,400	
Electrical		\$82,300	\$147,400
Mechanical			\$54,000
Total		\$367,000	\$201,400
Priority A		\$80,300	
Priority B		\$191,800	\$201,400
Priority C		\$94,900	
Total		\$367,000	\$201,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$4,600	\$1,700		\$26,800
Interior Architecture	\$67,600	\$1,100		\$3,100
Electrical	\$600	\$700	\$1,100	\$44,700
Mechanical	\$7,000	\$2,700	\$12,000	\$2,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$83,700	\$10,100	\$17,000	\$81,200
Priority A	\$4,600	\$1,700		\$26,800
Priority B	\$11,500	\$7,300	\$17,000	\$51,300
Priority C	\$67,600	\$1,100		\$3,100
Total	\$83,700	\$10,100	\$17,000	\$81,200



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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	\$33,300	A
	Granite Panels	2%			LIFE	**	5	\$600	A
	Pre-Cast Concrete	8%	0-2	\$4,600	LIFE	**	5	\$9,600	A
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Main Entry									
Windows									
	Aluminum	100%	0-2	\$80,300	2040	**	5	\$5,100	A
Air Infiltration, Extent : Light, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : 3rd Floor, North Side									
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$4,600	A
	Metal Rail	3%			2037	**	5-10	\$2,800	A
	Pre-Cast Concrete	7%			LIFE	**	5	\$2,300	A
Roof									
	Modified Bitumen	95%			2029	**	10	\$26,800	A
	Sloped Glazing	5%			LIFE	**	5	\$18,800	A
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$7,800	C
	Ceramic Tile	8%	4+	\$5,200	2027	**	5	\$1,400	C
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Men's Bathroom In Basement									
	Terrazzo	12%	Now	\$18,900	LIFE	**	5	\$3,300	C
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : Stair Case B									
	Vinyl Tile	55%	4+	\$47,500	2029	**	3	\$7,400	C
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout 2nd And 3rd Floor									
	Vinyl Tile	15%	4+	\$4,300	2019	\$43,100	3	\$2,000	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Staircase A									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 3rd Floor And Some Sections In Basement									
Explanation : 9x9 Units									

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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%			2027	**	5	\$2,200	C
	Gypsum Board	10%	0-2	\$3,500	LIFE	**	5	\$2,700	C
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : 2nd And 3rd Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Throughout 2nd And 3rd Floor									
	Marble Panels	5%			LIFE	**			C
	Plaster	50%			LIFE	**	5	\$6,700	C
	Plaster	15%	Now	\$15,300	LIFE	**	5	\$2,000	C
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Various Locations In Basement									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Various Locations In Basement									
Other Observation, Extent : Severe, Area Affected : 15%									
Location : Back Storage Room In The Basement									
Explanation : Mold Growing On Walls									
	SGFT/Glazed Masonry	15%	0-2	\$24,600	LIFE	**			C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Chimney Chute On 3rd Floor									
Ceilings									
	AcousTileSusp.Lay-In	40%	Now	\$109,500	2044	**	5	\$7,100	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor									
	Exposed Concrete	10%			LIFE	**	5	\$600	B
	Plaster	50%			LIFE	**	5	\$11,200	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%			2024	\$3,100	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$45,400	5	\$700	B
Raceway								
Conduit	100%			2024	\$24,700	1		B
Panelboards								
Molded Case Bkrs	100%			2023	\$22,900	5	\$700	B

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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
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2024	\$26,500	1		B
	Motor Controllers								
	Locally Mounted	100%			2022	\$15,800	5	\$200	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected With Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2019	\$82,300	10	\$15,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-8 Lamps							
	Fluorescent	30%			2024	\$35,300	10	\$6,600	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-8 Lamps							
	Egress Lighting								
	Emergency, Service	50%			2019	\$1,600	1		B
	Exit, Service	50%			2019	\$1,600	1		B
	Exterior Lighting								
	HID	100%			2019	\$9,400	10	\$100	B
Alarm									
	Security System								
	No Component	80%							D
	Generic	20%			2019	\$15,600	1	\$2,000	B
	Fire/Smoke Detection								
	No Component	75%							D
	Generic	25%			2024	\$66,700	1-3	\$4,200	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%			2044	* *	1		B

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WILLIAMSBURG DISTRICT HEALTH CTR
Asset # : 1987

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	50%			2033	**	1	\$5,900	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Steam To Hot Water Converters							
Steam Boiler	50%			2037	**	1	\$11,800	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Gas Fired Steam Boilers							
Distribution								
Hot Wtr Piping/Pump	80%			2032	**	4	\$1,400	B
Steam Piping/Pump	20%			2044	**	4	\$400	B
Terminal Devices								
Convactor/Radiator	100%			2037	**	1	\$7,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	15%			2024	\$15,600	2	\$200	B
Split Unit	15%			2024	\$15,600			B
Window/Wall Unit	60%			2022	\$27,900	1		B
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,300	B
Exhaust Fans								
Roof	100%	Now	\$3,600	2029	**	2	\$600	B
	Malfunctioning, Extent : Moderate, Area Affected : 20%							
	Location : First Floor Roof, 1 Of 5 Burnt Out Exhaust Fan Motor							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2044	**	1		B
Galv Iron/Steel	80%			2022	\$54,000	1		B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Beyond The Boiler Room, The Domestic Hot And Cold Water Piping Are Beyond Their Useful Life Cycle Limit							
Water Heater								
Gas Fired	100%			2022	\$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)								
Submersible	100%			2018	\$6,300	4	\$1,600	B
Backflow Preventer								
Generic	100%			2029	**	1	\$1,500	B

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

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

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

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

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

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

CAPITAL	FY 2016 - 2019		FY 2020 - 2025	
Miscellaneous Buildings	182,700		125,200	
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Miscellaneous Buildings	16,200	14,500	12,000	12,200

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
13731	PEST CONTROL	2,185	58,600	10,500
13733	STATEN ISLAND ANIMAL SHELTER	4,927	132,100	23,600
14648	WALTHAM HEALTH CENTER	4,372	117,200	20,900

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

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

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