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

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

Mechanical Elevators/Escalators	\$11,400 \$3,900	\$5,200 \$3,900	\$6,600 \$3,900	\$36,300 \$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



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

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

Asset #: 132

Architecture		Current F	Repair	Futur	Future Replacement		Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
xterior								
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	Α
terior								
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	В
Exposed Concrete	5%			LIFE	* *	5	\$300	В
Plaster	60%			LIFE	* *	5	\$14,000	В
Plaster	15%	Now	\$7,000	LIFE	* *	5	\$3,500	В
			t : Moderate, Area		: 25%	-	, - , - , -	
		ı : Third Fl						

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$3,100	5	\$100	В
	Other Observation, Extent: Moderate,	Area Affecte	ed : 100%			
	Location: Electrical Room					
	Explanation: Main Service Switch R	ated @ 600 A	Amperes			

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

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

Asset #: 132

Electrical	Current Rep	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts Switchgear / Switchboard Fused Knife Sw	100% 2-4 Obsolete Equipment, Ex Location : Basement E Other Observation, Exte	Boiler Room ent : Moderate, A			5	\$100	В
	Explanation : Obsolete						
Raceway							
Conduit	90%		2024	\$22,200	1		В
Conduit	10%		2034	* *	1		В
Panelboards Fused Toggle Switch	40% 2-4 On Extended Life, Exten Location : Basement	\$9,200 at : Moderate, Ar	2049 rea Affected	* * d : 100%	5	\$100	В
Molded Case Bkrs	40%		2023	\$9,200	5	\$300	В
Molded Case Bkrs	20%		2032	* *	5	\$200	В
Wiring Braided Cloth	70% 2-4 Insulation Aged, Extent Location : Throughou		2049 a Affected	**	1		В
Thermoplastic	30%		2034	* *	1		В
Motor Controllers							
Locally Mounted	50%		2029	* *	5	\$100	В
Locally Mounted	50%		2022	\$7,900	5	\$100	В
Grounding Devices Generic	100%		LIFE	* *	5	\$400	В
Lighting						7.00	
Interior Lighting Fluorescent	60% Other Observation, Exte Location : Throughout Explanation : T-12 La	t The Building	2024 Area Affect	\$73,700 ed : 100%	10	\$13,700	В
Fluorescent	2% Other Observation, Exte	ent : Moderate, A		\$2,500 ed : 100%	10	\$500	В
Elvorossert	Explanation : Compac	ı r iuorescent La		¢46.700	10	¢0.700	D
Fluorescent	38% Other Observation, Exte Location : Throughout Explanation : T8 Lamp	t The Building	2024 Area Affect	\$46,700 ed : 100%	10	\$8,700	В
Egress Lighting							
Emergency, Battery	50%		2024	\$4,300	10	\$3,000	В
Exterior Lighting	50%		2024	\$1,700	10	ф100	В
HID	100%		2024	\$9,800	10	\$100	В

#### Alarm

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

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

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

Asset #: 132

Electrical	Current Repair	Future Replacem	ent N	laintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated FY	Cost Cycle (Yrs)	Estimated Cost	Priority Code
larm					
Security System					
Generic	100%	2024 \$81	,400 1	\$10,600	В
	Other Observation, Extent : Modera	ate, Area Affected : 100%			
	Location: Throughout The Buildin	ng			
	Explanation: Intrusion Alarm On	ly, Motion Sensors And P	anic Doors		
Fire/Smoke Detection					
Generic	100%	2029	* * 1-3	\$17,500	В
	Other Observation, Extent : Modera	ate, Area Affected : 100%			
	Location: Throughout The Buildin	ng			
	Explanation: Strobe Lights, Mani	ual Pull Station, Alarm Be	ells And Smoke	e Detectors	

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Heating									
Energy Source									
Natural Gas	100%			2044	* *	1		В	
Conversion Equipment									
Steam Boiler	100%			2029	* *	1	\$24,700	В	
			Extent : Light, Area	Affected	: 100%				
		: Boiler R							
	Explana	ion : 2 Un	eits						
Distribution								_	
Steam Piping/Pump	100%	Now	\$3,300	2034	* *	4	\$1,200	В	
			Ioderate, Area Affe		Ó				
	Location	: Vacuum	Condensate Pump	8					
Terminal Devices									
Air Handler	10%			2024	\$12,700	1	\$1,500	В	
Convector/Radiator	90%			2029	* *	1	\$7,200	В	
Air Conditioning									
Energy Source									
Electricity	100%			2040	* *	1		В	
Conversion Equipment									
Window/Wall Unit	30%			2022	\$14,600	1		В	
No Component	70%							D	
Terminal Devices									
Direct Expansion	10%			2024	\$2,200	1		В	
No Component	90%							D	
Heat Rejection									
Air Condenser Unit	10%			2024	\$1,400	2	\$1,700	В	
No Component	90%							D	
Ventilation									
Distribution								_	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,900	В	
Exhaust Fans									
Interior Plumbing	100%			2019	\$26,100	2	\$800	В	

-5 All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note: Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 132

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2029	* *	1		В
Water Heater							
Gas Fired	100%		2022	\$5,500	2	\$400	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100% Now	\$1,600	LIFE	* *	1		В
	Blockage /Clogged,		Area Affe	ected : 100%			
	Location : Baseme	nt					
Sump Pump(s)							
Rigid Piping	100%		2024	\$10,500	4	\$2,500	В
Sewage Ejector(s)							
Electric	100%		2029	* *	4	\$2,500	В
<b>Backflow Preventer</b>							
Generic	100%		2032	* *	1	\$1,500	В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location: B-3						
	Explanation : 1 Ur	iit					
Fire Suppression							
Sprinkler							_
No Component	95%			_		<b>.</b>	D
Generic	5%		2044	* *	1-2	\$300	В
Chemical System	0004						
No Component	80%			<b></b>		<b></b>	D
Generic	20%		2019	\$5,000	1-3	\$11,000	В
	Other Observation,	_	Affected	: 100%			
	Location: Through						
	Explanation : Fire	Extinguishers					

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

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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

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

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



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

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

Asset #: 1980

Architecture		Current F	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior								
Exterior Walls						_	<b>*= =</b> 00	
Cast in Place Concrete	3%	0-2	\$4,100	LIFE	**	5	\$7,700	A
	_	Crumbling, 1 : Window	Extent : Light, Ard Sills	ea Affecto	ed : 2%			
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						_	<b>**</b> 400	
Masonry: Brick	75%			LIFE	* *	5	\$5,400	A
Masonry: Limestone	10%			LIFE	* *	5	\$900	A
Metal Parel	5%			2033	**	5	\$1,400	A
Metal Rail	10%			2036	· · · ·	5-10	\$12,900	A
Roof Modified Bitumen	95%			2028	* *	10	\$37,200	٨
Skylight, Metal/Glass	93% 5%			2028	* *	10	\$6,500	A A
Interior	3 /0			2033		10	\$0,500	Λ
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$5,400	C
Ceramic Tile	5%	2-4	\$2,300	2032	* *	5	\$1,200	C
		ded, Extent 1 : Bathroo	: Light, Area Affec ms	cted : 5%	í			
Terrazzo	15%			LIFE	* *	5	\$5,800	С
Vinyl Tile	75%			2028	* *	3	\$18,600	C
Interior Walls								
Ceramic Tile	5%	2-4	\$4,100	2032	* *	5	\$1,600	C
		ded, Extent 1 : Bathroo	: Moderate, Area . ms	Affected	: 5%			
Gypsum Board	40%			LIFE	* *	5	\$14,900	С
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
		Crumbling, 1 : Stairwell	Extent : Moderate l Y	e, Area Aj	ffected : 10%			
SGFT/Glazed Masonry	20%			LIFE	* *			С
Ceilings								
AcousTileSusp.Lay-In	20%			2036	* *	5	\$9,900	В
AcousTileSusp.Lay-In	20%	0-2	\$3,800	2028	* *	5	\$5,000	В
		d/Bulging, 1 : Lobby	Extent : Light, Area	a Affecte	d : 5%			
Gypsum Board	20%			LIFE	* *	5	\$12,400	В
Metal Panel	10%			LIFE	* *	5	\$6,200	В
Plaster	30%			LIFE	* *	5	\$9,300	В

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

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

Asset #: 1980

Electrical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	\$200	В
			Extent : Moderate, 1	Area Affe	ected : 100%			
		ı : Electrica		·	a Control			
Conitation on / Conitation on d	Explana	tion : One	1600 Amps Main L	nsconnec	rt Switch			
Switchgear / Switchboard Fused Disc Sw	90%			2043	* *	5	\$100	В
Molded Case Bkrs	10%			2043	\$4,500	5	\$100	В
Raceway	10/0			2023	Ψ4,500		\$100	ъ
Conduit	90%			2023	\$22,200	1		В
Conduit	10%			2043	**	1		В
Panelboards	1070			20.0				
Fused Disc Sw	10%			2022	\$3,400	5	\$100	В
Molded Case Bkrs	70%			2022	\$24,100	5	\$700	В
Molded Case Bkrs	20%			2045	* *	5	\$200	В
Wiring								
Braided Cloth	60%	2-4	\$15,900	2048	* *	1		В
		-	ent : Moderate, Are out The Building	ea Affecte	ed : 100%			
Thermoplastic	30%			2043	* *	1		В
Thermoplastic	10%			2049	* *	1		В
Motor Controllers								
Locally Mounted	100%			2021	\$21,100	5	\$300	В
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	В
tand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$11,600	В
Generators	1000/			2025	de de		<b>414 500</b>	
Diesel	100%		16.1	2036	**	1	\$14,600	В
		servation, E 1 : Generat	Extent : Moderate, 1	Area Affe	ectea : 100%			
Batteries	Expiana	tion : One	300 KW					
Lead/Acid	100%			2018	\$600	5	\$1,400	В
Fuel Storage	10070			2010	φυυυ		Ψ1,+00	ъ
Main Tank	100%			2058	* *	5	\$1,000	В
Tradit Lutik		servation. E	Extent : Moderate, 1		ected : 100%	3	Ψ1,000	D
		ı : Generat						
		tion : One						

Lighting

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

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

Asset #: 1980

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Con Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting						
Interior Lighting						
Fluorescent	80%	2028	* *	10	\$24,300	В
	Other Observation, Extent : Moderat		eted : 100%			
	Location : Throughout The Building	3				
	Explanation: T-8 Lamps					
Fluorescent	10%	2028	* *	10	\$3,000	В
	Other Observation, Extent : Moderat	e, Area Affec	ted : 100%			
	Location : Throughout					
	Explanation: T-5 Lamps					
Fluorescent	10%	2018	\$16,300	10	\$3,000	В
	Other Observation, Extent : Moderat	e, Area Affec	cted : 100%			
	Location: Throughout					
	Explanation: T-12 Lamps					
Egress Lighting						
Emergency, Service	40%	2028	* *	1		В
Emergency, Battery	10%	2023	\$1,100	10	\$800	В
Exit, LED	45%	2051	* *	1		В
Exit, Service	5%	2023	\$200	1		В
Exterior Lighting						
HID	100%	2023	\$13,100	10	\$100	В
Alarm						
Fire/Smoke Detection						
Generic	100%	2031	* *	1-3	\$24,000	В

Mechanical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2043	* *	1		В
Conversion Equipment						
Hot Water Boiler	100%	2028	* *	1	\$16,400	В
	Other Observation, Extent : Light, A	rea Affected : .	100%			
	Location: Boiler Room					
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$1,600	В
Terminal Devices						
Air Handler	25%	2023	\$42,300	1	\$5,100	В
Convector/Radiator	75%	2036	* *	1	\$8,000	В
Air Conditioning						
Energy Source						
Electricity	100%	2039	* *	1		В

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

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

Asset #: 1980

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	25%		\$700	2028	* *	2	\$400	В
	-	_	nt : Moderate, Ared	a Affecte	d : 10%			
		-	ontrol System	cc 1	1000/			
		_	tent : Light, Area A	ffected :	100%			
		n : Chillers,	Koof					
Window/Wall Unit	75%			2018	\$48,400	1		В
Terminal Devices				• • • •		_	<b>**</b> 400	_
Air Handler/Cool/Ht	25%			2028	* *	1	\$5,100	В
No Component	75%							D
Heat Rejection	2.50/			2022	<b>44.5.5</b> 00	•	Φ	
Air Condenser Unit	25%			2023	\$15,700	2	\$5,800	В
No Component	75%							D
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2.5	¢19.500	D
	100%			LIFE		2-5	\$18,500	В
Exhaust Fans Roof	100%	Now	¢1 200	2023	\$25,000	2	\$800	В
KOOI			\$1,200 ent : Moderate, Are			2	\$600	D
	Location		m . Moderdie, Are	и Ајјесте	a. 1070			
Plumbing	<u> Locumo</u>							
H/C Water Piping								
Galv Iron/Steel	100%			2036	* *	1		В
Water Heater	10070			2030				
Gas Fired	100%			2018	\$7,300	2	\$500	В
			Extent : Light, Area				7200	
		n : Mechani	_					
	Explana	tion : One '	Tank Of 70 Gallon	Capacity	,			
Sanitary Piping	-		-					
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,500	4	\$1,600	В
Backflow Preventer								
Generic	100%			2028	* *	1	\$2,000	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
			Extent : Light, Area	Affected	: 100%			
	Location							
	Explana	tion : 1 Uni	it					

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

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

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### 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	

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



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

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

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

Asset #: 13734

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior								
Exterior Walls	<b>5</b> 0/	2.4	<b>#4.000</b>	LIDE	* *	-	<b>#</b> 4.600	
Cast in Place Concrete	-		\$4,900 Extent : Light, Are out	LIFE ea Affecte		5	\$4,600	A
Fiberglass Panel	5%	Now	\$600	2025	\$6,400	5	\$1,700	A
Ç		issing Elen 1 : Through	nents, Extent : Ligh out	t, Area Ą	ffected : 10%			
Metal Coiling Doors	5%	Now	\$5,000	2035	* *	5	\$1,400	A
		issing Elen 1 : Through	nents, Extent : Ligh out	t, Area A	ffected : 10%			
Stucco Cement	85%	Now	\$43,100	2035	* *	5	\$19,600	A
		Crumbling, a: Through	Extent : Light, Are	ea Affecto	ed : 20%			
Roof								
Plaza Roof: Stone Panel	Miss/Dam		\$70,300 sings, Extent : Light out	2032 t, Area Ą	* * ffected : 10%			A
		n Growth, I n : Through	Extent : Moderate, A out	Area Affe	ected : 10%			
		netration, E n : Through	xtent : Light, Area out	Affected	: 10%			
nterior Floors								
Cast in Place Concrete	85%			LIFE	* *	5	\$33,500	C
Ceramic Tile	5%			2031	* *	5	\$900	C
Vinyl Tile	10%			2027	* *	3	\$700	С
Interior Walls	1,000/	4	\$24,000	LIDE	* *	5	¢0 100	C
Concrete Masonry Unit		4+ Crumbling, 1 : Through	\$24,000 Extent : Light, Are out	LIFE ea Affecte		5	\$9,100	С
Ceilings								
AcousTileSusp.Lay-In			\$27,600 nents, Extent : Mod out	2027 erate, Ar	* * ea Affected : 25%	5	\$9,000	В

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Inder 600 Volts						•
Service Equipment						
Fused Disc Sw	100%	2042	* *	5	\$100	В
	Other Observation, Extent: Moderate	e, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: One 1200 Amps Main	Disconnect Swite	c <b>h</b>			
Switchgear / Switchboard						
Fused Disc Sw	100%	2042	* *	5	\$100	В

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

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

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

Asset #: 13734

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Raceway						
Conduit	100%	2042	* *	1		В
Panelboards						
Fused Disc Sw	15%	2038	* *	5	Φ200	В
Molded Case Bkrs	85%	2038	* *	5	\$300	В
Wiring	1000/	20.42	* *	1		D
Thermoplastic	100%	2042	* *	1		В
Motor Controllers	1000/	2025	* *	_	¢100	D
Locally Mounted	100%	2035	* *	5	\$100	В
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$200	В
Stand-by Power	100%	LIFE			\$200	В
Transfer Switches						
Automatic	100%	2035	* *	1	\$3,700	В
Generators	10070	2033		1	ψ3,700	
Diesel	100%	2031	* *	1	\$4,700	В
Biesei	Other Observation, Extent : M		100%	•	ψ1,700	D
	Location : Basement	, 33				
	Explanation: One 265 Kw					
Batteries						-
Lead/Acid	100%	2016	\$600	5	\$400	В
Fuel Storage						
Main Tank	100%	2050	* *	5	\$400	В
	Other Observation, Extent : N	Ioderate, Area Affected :	100%			
	Location : Generator Room					
	Explanation : One 400 Gals					
Lighting						
Interior Lighting	1000/	2027	* *	10	Ф11 000	ъ.
Fluorescent	100%	2027		10	\$11,000	В
	Other Observation, Extent : M Location : Throughout	ioaeraie, Area Ajjeciea :	100%			
	Explanation: T-8 Lamps					
Egress Lighting	Елрининоп . 1-0 Lamps					
Emergency, Service	50%	2027	* *	1		В
Exit, Service	50%	2027	* *	1		В
Exterior Lighting	2070	2021				
HID	100%	2027	* *	10		В
Alarm				- 0		
Security System						
No Component	70%					D
Generic	30%	2027	* *	1	\$1,400	В
Fire/Smoke Detection					•	
Generic	100%	2027	* *	1-3	\$7,400	В

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

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

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

Asset #: 13734

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							
Electricity	100%		2042	* *	1		В
Conversion Equipment							
Furnace	100%		2027	* *	1	\$6,000	В
Distribution							_
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,700	В
Terminal Devices	400					<b>*=</b> =00	_
Air Handler	100%		2027	* *	1	\$7,500	В
Air Conditioning							
Energy Source	1000/		2020	* *	1		D
Electricity	100%		2038	* *	1		В
Conversion Equipment	1,000/		2027	* *	2	¢700	D
Ext Pkg Unit - Heating/Cooling	100%		2027	4. 4.	2	\$700	В
Distribution Ductwork/Diffusers	100%		LIFE	* *	2	\$15,700	В
Terminal Devices	100%		LIFE			\$13,700	<u>D</u>
Air Handler/Cool/Ht	100%		2027	* *	1	\$7,500	В
Ventilation	10070		2027		1	\$7,500	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,700	В
Exhaust Fans	10070		LIIL		2-3	φ0,700	
Roof	100%		2027	* *	2	\$400	В
Plumbing	10070		2027			Ψ.00	
H/C Water Piping							
Brass/Copper	70%		2042	* *	1		В
Galv Iron/Steel	30%		2027	* *	1		В
Water Heater							
Gas Fired	100%		2020	\$2,700	2	\$200	В
	Other Observation, E.	xtent : Moderate, A	Area Affe				
	Location : Mechanic	cal Room					
	Explanation: Two I	00 Gals					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Backflow Preventer							
Generic	100%		2022	\$1,100	1	\$700	В
Fixtures							
Generic	100%						В
Fire Suppression							
Sprinkler							
No Component	50%						D
Generic	50%		2032	* *	1-2	\$1,700	В

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

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

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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

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

Priority C	\$37,600 \$4,200	\$29,500 \$12,600	\$27,000	\$4.200
Priority A Priority B	\$36,000 \$37,600	\$3,900 \$20,500	\$27,000	\$40.200
Total	\$77,800	\$46,000	\$27,000	\$44,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$14,800	\$19,700	\$17,900	\$26,000
Electrical	\$7,600	\$5,900	\$5,200	\$10,300
Interior Architecture	\$15,500	\$12,600		\$4,200
Exterior Architecture	\$36,000	\$3,900		
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Asset #: 14653

Architecture		Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Exterior									
Exterior Walls						_			
Masonry: Brick	50%		T	LIFE	**	5	\$29,600	A	
			Extent : Light, Are						
		: Through	out, New Building	•	eted In 2008				
Metal Panel	20%			2050	* *	5-10	\$81,500	Α	
Metal Panel	7%	Now	\$5,700	2050	* *	5	\$7,800	Α	
		_	ients, Extent : Mod	erate, Ar	rea Affected : 20%				
		ı : West Fa							
	-		xtent : Moderate, A	rea Affec	cted : 25%				
	Location	: West Fa	cade						
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 Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%				
	Location	: Through	out						
	Explana	tion : Fixed	l 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 Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%				
	Location	: Over Sec	cond Floor At South	h Facade	?				
	Explana	tion : Meta	l Rail With Glass						
Pre-Cast Concrete	5%	Now	\$2,600	LIFE	* *	5	\$2,400	Α	
	Jnt Morta	r Miss/Ero	d, Extent : Moderai	e, Area A	Affected : 25%				
	Location	: Coping							
	Caulking I	Deteriorate	ed, Extent : Modera	te, Area	Affected : 25%				
	Location	: Coping							
Roof									
Single Ply Membrane	100%			2032	* *	10	\$63,800	A	
nterior									
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	

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

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

Asset #: 14653

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

Electrical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2050 **	5	\$200	В
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location : Electrical Room				
	Explanation : Main Service Switch Re	ated @ 4000 Amperes			
Transformers			_		_
Dry Type	100%	2041 **	5	\$100	В
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location: Electrical Room				
	Explanation: 112.5 Kva, 480/277/12	20 Volts			
Switchgear / Switchboard	1000	2050 **	_	Φ200	-
Fused Disc Sw	100%	2050 **	5	\$200	В
Raceway	1000/	2050 **	4		ъ
Conduit	100%	2050 **	1		В
Panelboards	2007	20.46	-	Ф200	ъ
Fused Disc Sw	30%	2046 **	5	\$300	В
Molded Case Bkrs	70%	2046 **	5	\$700	В
Wiring	1000/	2050 **	4		ъ
Thermoplastic	100%	2050 **	1		В
Motor Controllers	1000/	2041 **	~	<b>#200</b>	D
Locally Mounted	100%	2041 **	5	\$300	В
Ground					
Grounding Devices	1000/	1100 **	_	\$600	В
Generic	100%	LIFE **	5	\$600	В
Stand-by Power Transfer Switches					
Automatic	100%	2041 **	1	\$11,600	В
	100%	2041	1	\$11,000	
Generators Diesel	100%	2037 **	1	\$14,600	В
Diesei	Other Observation, Extent: Moderate,	2037	1	\$14,000	Б
	Location: Roof	лген лујестен . 100/0			
	Explanation: Generator Rated @ 50	0 Kw			
Batteries	ементон . Generator Ratea & 50	O 11.11			
Nickel Cadmium	100%	2019 \$600	5	\$8,400	В
	100/0	2017 ψ000		ψ0, 100	

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

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

Asset #: 14653

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code			
stand-by Power									
Fuel Storage									
Day Tank	50%	2046	* *	5	\$3,500	В			
	Other Observation, Extens	t : Moderate, Area Affe	cted : 100%						
	Location: Roof								
	Explanation: 275 Gallo								
Main Tank	50%	2059	* *	5	\$600	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Basement								
	Explanation : 4000 Gall	ons Capacity							
Lighting									
Interior Lighting									
Fluorescent	50%	2032	* *	10	\$17,300	В			
	T-5 Lamps, Extent : Mode Location : Offices	rate, Area Affected : 10	00%						
Fluorescent	50%	2032	* *	10	\$17,300	В			
	T-8 Lamps, Extent: Mode Location: Throughout T		00%						
Egress Lighting									
Emergency, Service	50%	2032	* *	1		В			
Exit, LED	50%	2059	* *	1		В			
Exterior Lighting									
HID	100%	2032	* *	10	\$100	В			
Alarm									
Security System									
No Component	70%					D			
Generic	30%	2032	* *	1	\$4,200	В			
	Other Observation, Extens	t : Moderate, Area Affe	cted : 100%						
	Location: Hallways								
	Explanation: CCTV S	Surveillance Cameras							
Fire/Smoke Detection									
Generic	100%	2032	* *	1-3	\$23,200	В			
	Other Observation, Extend	==	cted : 100%						
	Location: Throughout The Building								
	Explanation: Manual P	ull Station, Strobe Ligh	ts , Alarm Bells A	nd Smoke	Detectors				

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Heating				
Energy Source				
Campus Steam	100%	2050 * *	1	В
_	Other Observation, Extent: Light, Are	ea Affected : 100%		
	Location: Entrance At The Basemen	t		
	Explanation : Steam Is Provided Fro	om Kings County Hospital		

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

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

Asset #: 14653

Mechanical		Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Heating									
Conversion Equipment									
Heat Exchanger	10%			2037	* *	1	\$1,900	В	
Pres. Reducing Valve/LF Steam	90%			2033	* *	5	\$2,000	В	
Distribution									
Hot Wtr Piping/Pump	10%			2046	* *	4	\$200	В	
			xtent : Light, Area	Affected	: 100%				
		: Hallways							
	Explana	tion : Used	For Hydronic Loo						
Steam Piping/Pump	90%			2050	* *	4	\$1,700	В	
Terminal Devices									
Air Handler	90%			2029	* *	1	\$21,000	В	
Fan Coil Unit/Heat	10%			2032	* *	1	\$1,200	В	
Air Conditioning									
Energy Source									
Steam/HW System	100%			2050	* *	1		В	
Conversion Equipment									
Absorption	100%			2037	* *	1	\$40,800	В	
Chiller/Steam/HW									
			xtent : Light, Area	Affected	: 100%				
		: Basemen							
<del></del>	Explana	tion : 2 Chi	llers - Lithium- Bro	omide An	d Water Used As F	Refrigera	nt		
Distribution	1.000/			2050	ماد ماد	4	Ф1 000	D	
Chilled Wtr Pipe/Pump	100%			2050	* *	4	\$1,900	В	
Terminal Devices	1.000/			2022	* *		Ф22 200	D	
Air Handler/Cool/Ht	100%			2032	* *	1	\$23,300	В	
Heat Rejection	1.000/			2025	φ10 <b>2</b> c00	2	Φ20,000	D	
Water Cool Tower	100%			2025	\$102,600	2	\$38,000	В	
Ventilation									
Distribution Ductwork/Diffusers	1,000/			LIDD	* *	2.5	¢21.000	D	
	100%			LIFE		2-5	\$21,000	В	
Exhaust Fans Roof	100%			2032	* *	2	\$1,200	В	
	100%			2032	-11-	2	\$1,200	В	
Plumbing H/C Water Pining									
H/C Water Piping Brass/Copper	100%			2050	* *	1		В	
HW Heat Exchanger	100%			2030		1			
Low Temp	100%			2044	* *	4	\$5,600	В	
Sanitary Piping	100%			2044		4	\$3,000		
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping	100%			LIFE		1			
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)	100%			LIII		1			
Sump Pump(s) Submersible	100%			2019	\$6,300	4	\$1,600	В	
Sewage Ejector(s)	100%			2017	\$0,500	-	φ1,000		
Electric	100%			2032	* *	4	\$2.500	В	
Eleculo	100%			2032		4	\$2,500	D	

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

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

Asset #: 14653

Mechanical	Current Repair	Futur	e Replacement	M					
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code			
Plumbing									
Backflow Preventer									
Generic	100%	2032	* *	1	\$2,300	В			
Fixtures									
Generic	100%					В			
Vertical Transport									
Elevators									
Hydraulic	100%	LIFE	* *			C			
	Other Observation, Extent : Light, Area Affected : 100% Location : Travels From Basement : 2nd Floor								
		oasemeni . Zna F 1001							
Eine Communica	Explanation : One Unit								
Fire Suppression									
Sprinkler Generic	100%	2050	* *	1-2	\$10,600	В			
Generic				1-2	\$10,000	Б			
	Dry System, Extent : Light, Area Affected : 100% Location : Basement								
Fire Pump	Zoeumen , Zusemen								
Generic	100%	2037	* *	1	\$7,000	В			
Chemical System									
No Component	80%					D			
Generic	20%	2023	\$5,000	1-3	\$10,100	В			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Throughout								
	Explanation : Fire Exting	uishers							

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### 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

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



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

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

Asset #: 1985

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Exterior									
Exterior Walls						_			
Masonry: Brick	Location Sidewalk	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		issing Elen	\$11,100 nents, Extent : Mod cade Near Ramp	LIFE erate, Ar	* * rea Affected : 5%	5	\$1,700	A	
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	1.00/			TIPE	* *	-	ФО 200	a	
Cast in Place Concrete	10%			LIFE	* *	5	\$9,300	C	
Ceramic Tile	5%			2029	**	5	\$2,100	С	
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	С	
Interior Walls Concrete Masonry Unit Glazed Ceramic Panel	5% 10%			LIFE LIFE	* *	5	\$1,100	C C	
Gypsum Board	15%			LIFE	* *	5	\$4,800	C	
Metal Panel	15%			LIFE	* *	3	\$4,600	C	
Plaster	45%			LIFE	* *	5	\$7,200	C	
Plaster			\$4.100		* *			C	
r iastei	10% Now \$4,100 LIFE ** 5 \$1,600 Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Bulkhead						C		
		netration, E n : Bulkhead	xtent : Severe, Ared d	a Affecte	d : 15%				
Ceilings					٠ ٠ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ	_		_	
AcousTileSusp.Lay-In	20%			2025	\$65,400	5	\$8,500	В	
AcousTileSusp.Lay-In	20%			2033	* *	5	\$8,500	В	
Exposed Concrete	15%			LIFE	* *	5	\$1,000	В	
Plaster	_		\$2,700 Extent : Moderate	LIFE , Area Ą	* * ffected : 10%	5	\$1,300	В	
Plaster	40%			LIFE	* *	5	\$10,700	В	
r iasici	40%			LIFE		3	\$10,700	ט	

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

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

Asset #: 1985

Electrical	Cu	Current Repair		Future Replacement		Maintenance		
System Component Type		l Date Estimated Cost (ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2040	* *	5	\$100	В	
		tion, Extent : Moderate,	Area Affe	ected : 100%				
		Location: Electrical Room						
	Explanation	: Main Service Switch R	ated @ 16	300 Amperes.				
Switchgear / Switchboard	1000/		20.40	* *	_	<b>#100</b>		
Fused Disc Sw	100%		2040	* *	5	\$100	В	
Raceway	<b>5</b> 00/		20.40	de de				
Conduit	50%		2040	**	1		В	
Conduit	50%		2020	\$12,400	1		В	
Panelboards	1.007		2026	* *	-	<b>#100</b>	ъ	
Fused Disc Sw	10%		2036		5	\$100	В	
Molded Case Bkrs	30%		2019	\$10,300 * *	5	\$300	В	
Molded Case Bkrs	60%		2036	* *	5	\$500	В	
Wiring	200/	Φ0.000	20.45	* *	1		ъ	
Braided Cloth		2-4 \$8,000 ed, Extent : Moderate, Ar	2045		1		В	
	Location : U		ей Ајјесте	za . 100%				
		pper rioors	20.40	* *				
Thermoplastic	70%		2040	* *	1		В	
Motor Controllers	700/		2022	* *	-	<b>#200</b>	ъ	
Locally Mounted	70%		2033		5	\$200	В	
Locally Mounted	30%		2018	\$6,300	5	\$100	В	
Ground								
Grounding Devices	1.000/						D	
Not Accessible	100%						D	
Lighting								
Interior Lighting	98%		2020	\$137,700	10	\$25,600	В	
Fluorescent		ution Extent : Moderate			10	\$23,000	D	
	Other Observation, Extent: Moderate, Area Affected: 100%  Location: Throughout The Building							
		: T12 Lamps						
HID	2%	. 112 Lumps	2020	ቀኃ ሰሰሳ	10		В	
	2%		2020	\$2,000	10			
Egress Lighting	<b>50</b> 0/		2020	¢4.000	10	¢2.400	D	
Emergency, Battery	50%		2020	\$4,900	10	\$3,400	В	
Exit, Service	50%		2020	\$2,000	1		В	

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

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

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

Asset #: 1985

Mechanical	Current Repair			Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Conversion Equipment	200/			2025	Φ		Φ2 000	D
Furnace	20%			2025	\$6,600	1	\$2,800	В
		servanon, E 1 : Roof Mo	Extent : Light, Area	Ајјестеа	: 23%			
		tion : 2 Uni						
Ctoom Doilon				2022	* *	1	\$22,600	В
Steam Boiler	80%		Extent : Light, Area	2033		1	\$22,600	В
		servanon, E n : Boiler R	_	Ајјестей	. 7370			
		t . Botter K tion : 2 Uni						
Distribution	Елрини	non . 2 On	113					
Steam Piping/Pump	100%			2040	* *	4	\$2,100	В
Terminal Devices	10070			2010		•	Ψ2,100	
Air Handler	30%			2025	\$43,700	1	\$5,300	В
Convector/Radiator	70%			2033	**	1	\$6,400	В
Air Conditioning							+ - ,	
Energy Source								
Electricity	100%			2036	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	30%			2021	\$104,400	2	\$500	В
Ext Pkg Unit -	60%			2025	\$106,900	2	\$1,000	В
Heating/Cooling								
Window/Wall Unit	10%			2016	\$5,600	1		В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,900	В
Exhaust Fans								
Interior	100%			2025	\$29,900	2	\$900	В
Plumbing								
H/C Water Piping	400			2022				D
Galv Iron/Steel	100%			2033	* *	1		В
Water Heater	1000			2010	<b>4.20</b> 2	2	<b>#</b> 400	D
Gas Fired	100%			2018	\$6,300	2	\$400	В
Sanitary Piping	1000/			TIPE	* *	1		D
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	1000/			THE	* *	1		D
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	1000/			2025	¢10 500	1	¢2.500	D
Rigid Piping	100%			2025	\$10,500	4	\$2,500	В
Sewage Ejector(s) Electric	100%			2025	¢10.500	1	¢2.500	В
Backflow Preventer	100%			2025	\$10,500	4	\$2,500	D
Backflow Preventer Generic	100%			2025	\$2,600	1	\$1,700	В
Fixtures	100%			2023	\$2,000	1	\$1,700	ם
Generic	100%							В
GCHCHC	100%							ם ע

Vertical Transport

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

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

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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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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

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

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



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

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

Asset #: 1986

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
xterior				•
Exterior Walls				
Bronze/Brass	3%	LIFE **		A
	Other Observation, Extent: Mode	erate, Area Affected : 10%		
	Location : West Facade, Curtai	n 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 Canop	y At South Facade		
	Spalling, Extent : Moderate, Area	a Affected : 10%		
	Location : Spandrels			
Masonry: Brick	79% Now \$328	.600 LIFE **	5 \$38,300	A
yy	Cracking/Crumbling, Extent: Mo		+++++++	
	Location : South Facade	, 33		
	Diagonal Cracks, Extent: Moder	rate, Area Affected : 10%		
	Location: Corners, Mechanical	==		
	Jnt Mortar Miss/Erod, Extent : M	loderate, Area Affected : 25%		
	Location: Chimney, Bulkheads,			
	Misaligned/Bulging, Extent: Mod	<del>-</del>		
	Location : Bulkheads	, 33		
	Rusting Masonry Supt, Extent : M.	Noderate. Area Affected : 20%		
	Location : At Bulkhead Doors	33		
	Other Observation, Extent : Mode	erate. Area Affected : 100%		
	Location : Ground Level			
	Explanation : Graffiti Was Rem	oved.		
Masonry: Brick		.900 LIFE **	5 \$2,400	A
Wasoniy. Brick	Expansion Int Failure, Extent : M	*	σ φ2,που	11
	Location : East Stair	10 ac. a.c., 111 ca 1111 coroa . 25/0		
Granite Panels	3%	LIFE **	5 \$1,100	A
Pre-Cast Concrete	5%	LIFE **	5 \$7,900	A
110-Cast Concrete	3 /0	LILL	<i>5</i> ψ1,900	П

Asset #: 1986

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior					
Windows Aluminum	90% Unit Inoperable, Extent : Moderate, An Location : Throughout		5	\$11,900	A
	Other Observation, Extent : Moderate, Location : Throughout Explanation : All Windows Are Bolte				
Aluminum	5% Now \$26,300  Deteriorated Finish, Extent: Moderate Location: Basement, North Stair  Thermally Inefficient, Extent: Modera Location: Basement, North Stair		5	\$300	A
Glass Block	5% Now \$6,300 Glazing Broken/Cracked, Extent: Mod Location: North Facade Jnt Mortar Miss/Erod, Extent: Modera Location: North Facade, North Stain Water Penetration, Extent: Moderate, Location: North Stairway	ate, Area Affected : 25%	5	\$400	A
Parapets	·				
Masonry: Brick	80% Now \$177,700  Jnt Mortar Miss/Erod, Extent: Modera Location: Throughout  Misaligned/Bulging, Extent: Moderate Location: East Parapet Near South & Water Penetration, Extent: Moderate, Location: Third Floor	e, Area Affected : 10% Side	5	\$5,400	A
Masonry: Limestone	10% Now \$13,400  Jnt Mortar Miss/Erod, Extent: Modera Location: Coping  Caulking Deteriorated, Extent: Modera Location: Coping  Staining/Discoloring, Extent: Modera Location: Coping	rate, Area Affected : 50%	5	\$900	A
Metal Rail	10%	2036 **	5-10	\$12,200	A
Roof Modified Bitumen	100% Now \$203,900 Blisters, Extent : Light, Area Affected : Location : North Side	2033 ** 20%			A
	Drains Inad/Misposn, Extent: Modera Location: Third Floor Roof Vegetation Growth, Extent: Moderate, Location: Drain At Chillers Roof, Ca	Area Affected : 10% unopy Roof			
	Water Penetration, Extent: Moderate, Location: Third Floor And Stairs	Area Affected : 10%			

#### Interior

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

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

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

Asset #: 1986

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nterior								
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
		Cracks, Ext i : South Ste	tent : Moderate, Ar air	ea Affec	ted : 5%			
Glass: Single Pane	2%			LIFE	* *	5	\$900	С
Gypsum Board	50%			LIFE	* *	5	\$17,600	C
Plaster	5%	Now	\$1,100	LIFE	* *	5	\$900	C
		Crumbling, 1 : Stairs	Extent : Moderate	, Area Aj	ffected : 5%			
Plaster	18%			LIFE	* *	5	\$3,200	С
SGFT/Glazed Masonry	15%			LIFE	* *		. ,	C
Ceilings								
AcousTileSusp.Lay-In	80%			2036	* *	5	\$37,500	В
Exposed Concrete	10%			LIFE	* *	5	\$700	В
1			xtent : Moderate, A cal Penthouse	rea Affe	cted : 10%			
Gypsum Board	10%			LIFE	* *	5	\$5,900	В
71	Water Per	netration, E 1 : Third Fl	xtent : Moderate, A oor	rea Affe	cted : 5%		. ,	

ectrical	Current Repai	r Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2033	* *	5	\$200	В
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location : Electrical Roc	от				
	Explanation: Two Main	Disconnect Switches I	Rated At 2500 And	1200 An	ıps	
Switchgear / Switchboard						
Fused Disc Sw	100%	2033	* *	5	\$200	В
Raceway						
Conduit	100%	2033	* *	1		В
Panelboards						
Fused Disc Sw	3%	2031	* *	5		В
Molded Case Bkrs	97%	2031	* *	5	\$900	В
Wiring						
Thermoplastic	100%	2033	* *	1		В
Motor Controllers						
Locally Mounted	100%	2028	* *	5	\$200	В

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

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

Asset #: 1986

Electrical	trical Current Repair Future Replacement				aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Ground	•	•				
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	В
	Other Observation, Extent : Mo	oderate, Area Affec	eted : 100%			
	Location: Water Main					
* · · ·	Explanation : Connected With	n Main Water Pipe				
Lighting						
Interior Lighting Fluorescent	98%	2023	\$151.200	10	\$29.100	В
Fluorescent	98% Other Observation, Extent : Mo		\$151,200	10	\$28,100	Б
	Location: Throughout The Bi		nea . 10070			
	Explanation: T-8 Lamps					
Fluorescent	1%	2023	\$1,500	10	\$300	В
Tuorescent	Other Observation, Extent : Ma			10	Ψ500	D
	Location : Boiler Room					
	Explanation : T-12 Lamps					
Fluorescent	1%	2023	\$1,500	10	\$300	В
2.00.000000	Other Observation, Extent : Mo Location : Toilets			10	Ψ200	_
	Explanation : Compact Fluor	escent Lamps				
Egress Lighting						
Emergency, Service	50%	2023	\$2,200	1		В
Exit, LED	50%	2038	* *	1		В
Exterior Lighting						
HID	100%	2023	\$12,400	10	\$100	В
Alarm						
Security System	-0					_
No Component	70%	2022	ф <b>20 7</b> 00		Φ4.000	D
Generic	30%	2023	\$30,700	1	\$4,000	В
	Other Observation, Extent : Mo Location : Hallways And Exit		:теа : 100%			
	Explanation: C C T V Came		larm System			
Fire/Smoke Detection	Explanation . C C 1 V Came	ra Ana mirasion A	лати зумет			
Generic	100%	2023	\$349,900	1-3	\$22,000	В
Ceneric	Other Observation, Extent : Mo			1 3	Ψ22,000	_
	Location : Throughout The Bi					
	Explanation : Strobe Lights, S	-	Aanual Pull Statio	n And H	orns	

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

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

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

Asset #: 1986

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating Conversion Equipment Hot Water Boiler	Location		Extent : Light, Area at Boiler Room its	2036 Affected	**	1	\$15,500	В
Distribution Hot Wtr Piping/Pump	100%			2031	* *	4	\$1,500	В
Terminal Devices Air Handler Convector/Radiator Induction Unit	50% 35% 15%			2023 2028 2026	\$79,900 ** **	1 1 1	\$9,700 \$3,500 \$1,500	B B B
Air Conditioning Energy Source Electricity	100%			2039	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller	100%			2023	\$100,600	1	\$14,500	В
Distribution Chilled Wtr Pipe/Pump	100% Insul. Det Location	eriorating,	\$2,900 Extent : Moderate,	2033 Area Afj	* * fected : 10%	4	\$1,500	В
Terminal Devices Air Handler/Cool/Ht	100%			2023	\$125,900	1	\$19,300	В
Heat Rejection Air Condenser Unit	100%			2023	\$59,200	2	\$21,800	В
Ventilation Distribution Ductwork/Diffusers		eriorating,	\$12,800 Extent : Moderate, Of Room 1-43	LIFE Area Afj	* * fected : 5%	2-5	\$17,400	В
	Other Obs	servation, E 1: Through	Extent : Moderate, A	Area Affe	ected : 70%			
Exhaust Fans Roof	100%			2028	* *	2	\$1,000	В
Plumbing H/C Water Piping Brass/Copper	1000/			2033	* *	1		D
Water Heater Gas Fired	Location	ı : Boiler R		2022	\$6,900	2	\$500	ВВ
Sanitary Piping Cast Iron	Explana 100%	tion : 2 Un	its	LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В

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

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

Asset #: 1986

Mechanical	Current Repair	Future F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing						
Sewage Ejector(s)						
Electric	100%	2023	\$10,500	4	\$1,600	В
Backflow Preventer						
Generic	100%	2028	* *	1	\$1,900	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Light,	Area Affected: 1	100%			
	Location: B-3					
	Explanation: 2 Units					

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### 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

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



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

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

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

Asset #: 2788

rchitecture	Current Repair Future Replacement Maintenance								
stem Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
terior									
Exterior Walls	93%		LIEE	* *	5	\$79,000	٨		
Masonry: Brick Masonry: Limestone	93% 5%		LIFE LIFE	* *	5 5	\$78,900 \$3,200	A A		
Mason y. Emicstone	Recent Repair Evident, Location: Throughou			cted : 66%	3	ψ3,200	71		
Masonry: Sandstone	2% Now Cracking/Crumbling, E Location: Basement Spalling, Extent: Sever	Window Sills		* * fected : 50%	5	\$600	A		
	Location: Basement		. 5070						
	Other Observation, Ext Location: Basement	ent : Moderate, .	Area Affe	cted : 100%					
-	Explanation: This Me	aterial Is Actuali	ly Bluesto	ne					
Windows	000/		2050	* *	F	¢10.400	<b>A</b>		
Aluminum	90% Recent Installation, Ext Location : Throughou		2050 a Affected		5	\$10,400	A		
Metal Louvers	5% 0-2 Corrosion/Rusting, Extended Location: Throughout	_	2028 Affected	**			A		
Steel	5% Now Air Infiltration, Extent Location: Basement, Corrosion/Rusting, Extended to Location: Basement, Thermally Inefficient, E Location: Basement,	Second And Thi ent: Moderate, A Second And Thi Extent: Moderate	rd Floors Area Affe rd Floors e, Area Aj	cted : 50% ffected : 50%	5	\$3,600	A		
Parapets									
Cast Stone/Terra Cotta	10%		LIFE	* *	5-10	\$16,800	Α		
Masonry: Brick	90% Recent Repair Evident, Location : Throughou		LIFE Area Affec	* * cted : 66%	5-10	\$36,400	A		
Roof IRMA/Protected Membrane	5% Now	\$600	2030	* *			A		
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 25% Location : Bulkhead								
	Worn/Eroded, Extent : Location : Bulkhead	Moderate, Area							
Modified Bitumen	90% Recent Replace Evident Location : Throughou	_	2035 Area Affe	* * ected : 100%	10	\$29,100	A		
Skylight, Metal/Glass	5% Recent Replace Evident Location : Throughou	_	2055 Area Affe	* * ected : 100%	10	\$5,400	A		

#### Interior

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

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

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

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

Asset #: 2788

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nterior								
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
		Crumbling, 1 : Through	Extent : Light, Are	ea Affecto	ed : 10%			
Interior Walls								
Metal Panel	10%			LIFE	* *	10	\$2,300	C
Plaster	80%		\$6,200	LIFE	* *	5	\$12,300	C
		netration, E. 1 : Basemen	xtent : Moderate, A t	rea Affe	ected : 5%			
SGFT/Glazed Masonry	10%			LIFE	* *	10	\$2,600	С
Ceilings								
AcousTileConcealSpLn	60%	0-2	\$188,400	2045	* *	5	\$15,400	В
·	Location Staining/I Location	n : Second A Discoloring, n : Second A	Extent : Moderate and Third Floors Extent : Moderate and Third Floors	, Area Ą	ffected : 50%			
			: Moderate, Area A and Third Floors	Affected	: 25%			
AcousTileSusp.Lay-In	10%			2045	* *	5	\$4,100	В
		place Evide 1 : Through	ent, Extent : Light, . Out	Area Aff	ected : 100%			
Embossed Metal	1%			LIFE	* *	5	\$400	В
Exposed Concrete	10%			LIFE	* *	5-10	\$5,100	В
Plaster	19%			LIFE	* *	5-10	\$13,400	В

lectrical		Current Repair		Future Replacement		Maintenance	
stem Component Type	% of Total	Fail Date Estimated C (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2055	* *	5	\$100	В
Switchgear / Switchboard							
Molded Case Bkrs	100%		2055	* *	5	\$800	В
Raceway							
Conduit	70%		2025	\$17,300	1		В
Conduit	30%		2055	* *	1		В
Panelboards							
Fused Disc Sw	5%		2024	\$1,700	5		В
Molded Case Bkrs	95%		2050	* *	5	\$800	В

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

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

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

Asset #: 2788

Electrical	Current Repair		Fut	Future Replacement		Maintenance				
System Component Type		il Date Estin Years)	nated Cost Yea	r Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code			
Under 600 Volts	<u>'</u>		•				•			
Wiring										
Braided Cloth		2-4	\$8,000 205		1		В			
	_		oderate, Area Affe	cted : 100%						
	Location : T	hroughout Th	e Building							
Thermoplastic	20%		202	5 \$5,300	) 1		В			
Thermoplastic	50%		205	5 **	1		В			
Motor Controllers										
Locally Mounted	20%		204	5 **	5		В			
Locally Mounted	80%		202	3 \$16,900	) 5	\$200	В			
Ground										
Grounding Devices										
Generic	50%		LIF	E **	5	\$500	В			
Generic	50%		LIF	E **	5	\$500	В			
Lighting										
Interior Lighting										
Fluorescent	60%		202	' '	) 10	\$15,100	В			
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location: Throughout									
	Explanation	: T-12 Lamps	· ·							
Fluorescent	30%		203	5 **	10	\$7,500	В			
	T-8 Lamps, E	T-8 Lamps, Extent : Moderate, Area Affected : 100%								
	Location: Throughout The Building									
Fluorescent	10%		203	5 **	10	\$2,500	В			
	T-5 Lamps, Extent : Moderate, Area Affected : 100%									
	_	hroughout Th								
Egress Lighting			<del>-</del>							
Emergency, Battery	35%		202	5 \$3,300	) 10	\$2,300	В			
Emergency, Battery	15%		203			\$1,000	В			
Exit, LED	10%		206			+-,	В			
Exit, Service	40%		202				В			
Exterior Lighting	.0,0			41,000						
Fluorescent	10%		203	5 **	10	\$300	В			
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
	•	hroughout Th		, 33						
HID	90%		202	5 \$9,700	) 10	\$100	В			
Alarm	9070		202	3 \$9,700	, 10	ψ100	ъ			
Security System										
No Component	50%						D			
Generic	50%		203	5 **	1	\$5,800	В			
	30%		203	<i>.</i>	1	\$3,000	D			
Fire/Smoke Detection No Component	60%						D			
			202	5 **	:		D B			
Generic, Digital	40%		203	<i>J</i> * * *			В			

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

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

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

Asset #: 2788

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating						
Energy Source Natural Gas	100% Other Observation, Extent : Severe, A Location : Basement			1		В
	Explanation: There Is No Vent For	Gas Meter F	Room			
Conversion Equipment Steam Boiler	100% Other Observation, Extent: Light, Ard Location: Basement Explanation: 2 Units	2038 ea Affected :	**	1	\$27,100	В
Distribution						
Steam Piping/Pump	100% Now \$9,100 Malfunctioning, Extent : Moderate, A Location : Pneumatic Control, Thro	rea Affected	* *	4	\$1,300	В
Terminal Devices						
Air Handler	20%	2033	**	1	\$3,400	В
Air Handler	30%	2020	\$42,000	1	\$5,100	В
Convector/Radiator	50%	2030	* *	1	\$4,400	В
Air Conditioning Energy Source Electricity	100%	2033	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller	100%	2030	**	1	\$12,700	В
	R-22 Refrigerant, Extent : Light, Area Location : Basement	ı Affected : 1	00%			
Distribution Chilled Wtr Pipe/Pump	100%	2045	* *	4	\$2,000	В
Terminal Devices Air Handler/Cool/Ht	40% Other Observation, Extent : Moderate	2033 e, Area Affec	** ted : 5%	1	\$6,800	В
	Location: 2nd Floor Rm #202 Explanation: There Is No A C For					
Air Handler/Cool/Ht	60%	2020	\$66,100	1	\$10,200	В
Heat Rejection Water Cool Tower	100%	2023	\$74,400	2	\$27,500	В
Ventilation	100%	2023	\$74,400		\$27,300	Б
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$24,200	В
Exhaust Fans						
Interior	70%	2020	\$20,100	2	\$600	В
Roof	30%	2025	\$6,200	2	\$300	В
Plumbing						
H/C Water Piping Brass/Copper	100%	2035	* *	1		В
Water Heater  Gas Fired	100%	2023	\$6,000	2	\$400	В

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

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

Mechanical	Current Repair	r Futı	ire Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	**	1		В
Storm Drain Piping						
Cast Iron	100% Now	\$1,800 LIFE	**	1		В
	Blockage /Clogged, Extent	: Severe, Area Affec	ted : 10%			
	Location : Water Backup	From Sewage In Bo	iler Room			
Backflow Preventer						
Generic	100%	2030	* *	1	\$1,700	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	**			C
	Other Observation, Extent	: Light, Area Affecte	d: 100%			
	Location: B-3					
	Explanation : One Unit					
Fire Suppression						
Sprinkler						
No Component	95%					D
Generic	5%	2035	* *	1-2	\$400	В

Page: 39

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

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

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



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	0-2	\$115,100	LIFE	* *	5	\$40,300	A
			l, Extent : Light, A	rea Affec	ted : 10%			
		: Through	out All Facades					
Masonry: Granite	8%			LIFE	* *	5	\$2,700	Α
Pre-Cast Concrete	2%			LIFE	* *	5	\$2,900	A
Windows								
Aluminum	80%			2040	* *	5	\$8,300	Α
Steel	20%	Now	\$30,700	2032	* *	5	\$12,900	Α
			xtent : Moderate, A	Area Affe	cted : 40%			
	Location	: Through	out					
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	Α
Metal Panel	10%			2044	* *	5	\$1,700	A
Roof								
Modified Bitumen	95%	0-2	\$13,600	2029	* *			Α
			lerate, Area Affecte	ed : 10%				
		: Through	out 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
	_	_	Extent : Moderate	_	ffected : 15%			
			t, 1st And 2nd Floo		250/			
			: Moderate, Area		: 25%			
			t, 1st And 2nd Floo					
Vinyl Tile	5%		\$14,400	2034	**	3	\$700	C
	_	_	Extent : Moderate	, Area Aj	ffected : 10%			
	Location: Basement							
			Extent : Moderate, A	Area Affe	ected : 70%			
			t And Room 107					
	Explana	tion : 9 inci	h X 9 inch Tiles					

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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Interior Walls								
Marble Panels	5%			LIFE	* *			C
Plaster	90%	Now	\$74,500	LIFE	* *	5	\$9,800	C
	_	_	Extent: Severe, A	rea Affeo	cted : 30%			
	Location	i : Basemer	it And 1st Floor					
	Staining/L	Discoloring,	, Extent : Moderate	, Area A	ffected : 20%			
	Location	i : Basemen	nt					
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	ed : 30%			
	Location	i : Basemer	nt And 1st Floor					
	Explana	tion : Recei	nt Flood Damage A	fter Pipe	e Burst			
SGFT/Glazed Masonry	5%			LIFE	* *			С
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$8,200	2029	* *	5	\$5,400	В
			ients, Extent : Seve	re, Area	Affected : 20%			
	Location	ı : First Flo	oor					
			s, Extent : Moderat	e, Area A	Affected : 10%			
	Location	ı : First Flo	oor					
Gypsum Board	5%			LIFE	* *	5	\$2,200	В
Plaster	65%	Now	\$115,600	LIFE	* *	5	\$14,500	В
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	cted : 30%			
	Location	: Storage	Room In Basement	Throug	hout First Floor			
	Paint Peel	ling, Extent	: Severe, Area Aff	ected : 30	0%			
	Location	: Storage	Room In Basement	Throug	hout First Floor			
	Patching I	Evident, Ex	tent : Moderate, Ai	ea Affec	ted : 15%			
	_		Locations Through					

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5	\$100	В
	Other Observation, Extent : Moderate,	Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation: One 1200 Amps Main	Disconnect	Switch			
Switchgear / Switchboard						
Fused Disc Sw	50%	2044	* *	5	\$100	В
Molded Case Bkrs	50%	2024	\$22,700	5	\$300	В
Raceway						
Conduit	90%	2034	* *	1		В
Conduit	10%	2044	* *	1		В

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

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

Asset #: 1575

Electrical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts			•				•
Panelboards	4.0			4	_	***	_
Fused Disc Sw	10%	\$6,000	2023	\$2,300	5	\$100	В
Fused Toggle Switch	30% 2-4 Obsolete Equipment, E	\$6,900 Extent : Moderate	2049 Area Af		5	\$100	В
	Location : Throughou		717 eu 71j	Jecieu : 10070			
	On Extended Life, Exte		rea Affec	ted : 100%			
	Location : Throughou	ut					
Molded Case Bkrs	20%		2040	* *	5	\$100	В
Molded Case Bkrs	40%		2023	\$9,200	5	\$300	В
Wiring							
Braided Cloth	70% 2-4	\$18,600	2049	**	1		В
	Insulation Aged, Exten Location: Throughout		a Affecte	d : 100%			
Thomanlostic	20%	ni	2024	\$5,300	1		В
Thermoplastic Thermoplastic	20% 10%		2024	\$5,500 * *	1 1		В
Motor Controllers	1070		2044		1		ъ
Locally Mounted	70%		2022	\$11,100	5	\$100	В
Locally Mounted	30% 2-4	\$4,700	2044	* *	5		В
	Obsolete Equipment, E			fected : 100%			
	Location: Mechanica						
	On Extended Life, Exte Location : Throughou		rea Affec	ted : 100%			
Ground							
Grounding Devices	1000/ 2.4	Φ000	LIEE	* *	-	¢400	D
Generic	100% 2-4 Other Observation, Ex	\$900 tent : Moderate d	LIFE		5	\$400	В
	Location: Water Ma		11 eu 1195e	ciea . 100/0			
	Explanation : Corroa						
ighting	•						
Interior Lighting							
Fluorescent	20%		2029	* *	10	\$4,400	В
	Other Observation, Ex		Area Affe	cted : 100%			
	Location: Throughout						
Electronet	Explanation : T-8 La 10%	mps	2029	* *	10	\$2,200	D
Fluorescent	10% Other Observation, Ex	tent : Moderate d			10	\$2,200	В
	Location: Throughout		170011990	cica . 10070			
	Explanation : T-5 La						
Fluorescent	67%	-	2019	\$78,900	10	\$14,700	В
	Other Observation, Ex	tent : Moderate, A			-	. ,	
	Location : Throughou	ut					
	Explanation: T-12 L	amps					
HID	2%		2019	\$1,700	10		В
Incandescent	1%		2019	\$1,200	2		В

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

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

Asset #: 1575

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	50%			2019	\$4,100	10	\$2,900	В
Exit, LED	20%			2052	* *	1		В
Exit, Service	30%			2019	\$1,000	1		В
Exterior Lighting								
HID	100%			2019	\$9,000	10	\$100	В
Alarm								
Security System								
No Component	70%							D
Generic	30%			2032	* *	1	\$2,900	В
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2032	* *	1-3	\$6,400	В

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		В
Conversion Equipment						
Steam Boiler	100%	2037	* *	1	\$23,600	В
	Other Observation, Extent : Light	, Area Affected :	100%			
	Location: Basement Boiler Roo	m				
	Explanation: 2 Natural Gas Fin	ed Steam Boiler.	s			
Distribution						
Steam Piping/Pump	100%	2024	\$158,000	4	\$1,800	В
	Corroded, Extent : Moderate, Are	a Affected : 100	%			
	Location: Throughout					
	On Extended Life, Extent : Moder	ate, Area Affecte	ed : 100%			
	Location : Throughout, Steam A			Beyond	Their Useful Life	
	Cycle Limit					
Terminal Devices						
Convector/Radiator	100%	2022	\$213,700	1	\$7,700	В
	On Extended Life, Extent : Moder	ate, Area Affecte	ed : 100%			
	Location: Throughout, The Stee	ım Radiators Are	Beyond Their U	seful Life	e Cycle Limit	
Air Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		В
Conversion Equipment						
Ext Pkg Unit -	40%	2029	* *	2	\$600	В
Heating/Cooling				_	+ 300	_
Split Unit	10%	2029	* *			В
Window/Wall Unit	50%	2019	\$23,300	1		В
Heat Rejection	2070	2017	Ψ25,500	•		
Air Condenser Unit	50%	2029	* *	2	\$8,300	В
No Component	50%	202)		_	Ψ0,500	D
	SU70					<u> </u>

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								_
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,300	В
Exhaust Fans	250/	N.T.	<b>#</b> <00	2010	Φ. 200	2	¢100	ъ
Interior	25% Not in San	Now	\$600 t : Severe, Area Aff	2019	\$6,300	2	\$100	В
			a : severe, Area Ajj In Penthouse	eciea : 2	370			
<b>D</b> . C		i. 2 Uniis I	in Feninouse	2020	* *		Φ.000	
Roof	75%			2029	* *	2	\$600	В
Plumbing								
H/C Water Piping	200/			2044	* *	1		D
Brass/Copper Galv Iron/Steel	30% 70%	0-2	\$900	2044 2029	* *	1 1		B B
Galv Iron/Steel			\$900 Ioderate, Area Affe			1		В
			ioaeraie, Area Ajjeo it, Deteriorated Wa					
Water Heater	Locuitor	. Dasemer	ii, Deierioraiea wa	ier main	1 iping			
Gas Fired	100%			2023	\$5,300	2	\$300	В
Sanitary Piping	100%			2023	\$5,500		\$300	ь
Cast Iron	100%			LIFE	* *	1		В
Cast Iron		led Life Fy	tent : Moderate, Ai		tod · 100%	1		Ъ
			out, The Sanitary F			Life Cyc	le Limit	
Storm Drain Piping	200411071		2000, 1700 200000000 1	7.1.6 15	zeyena na esejur	2.90 0 90.		
Cast Iron	100%			LIFE	* *	1		В
Cust Hon		led Life. Ex	tent : Moderate, Ai		ted : 100%	•		Ъ
			out, The Storm Pip			e Cycle I	Limit	
Sump Pump(s)			<u> </u>		<u> </u>			
Rigid Piping	100%			2029	* *	4	\$2,500	В
Fixtures							1 7	
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	a: B, 1, 2, 3	3					
	Explana	tion : 1 Un	it					

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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

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



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

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

Asset #: 1572

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
xterior								
Exterior Walls Masonry: Brick	Location Sidewalk S Location	r Miss/Eroo : Through Shed in Use : West An	e, Extent : Moderate d South Facades	e, Area A	Affected : 75%	5	\$63,500	A
		tetration, Е t : Through	xtent : Light, Area out	Ајјестеа	: 10%			
Metal/Glass Curt Wall Metal Panel	45% 5% Recent Re		ent, Extent : Light, .	LIFE 2051 Area Aff	* * * * Pected : 100%	5 5-10	\$238,200 \$48,500	A A
Window Wall	_	Now Deteriorate a : West Fa	\$32,200 ed, Extent : Modera cade	2045 te, Area	* * Affected : 100%	5	\$13,200	A
Windows								
Aluminum	Location Loose/Mis	issing Elen : Through	s, Extent : Moderat			5	\$14,900	A
Metal Louvers	5%			2034	* *	10	\$9,800	A
Parapets								
Masonry: Brick	50%			LIFE	* *	5-10	\$28,800	A
Metal/Glass Curt Wall Metal Panel	45% 5%			2045 2045	* *	5 5	\$14,700 \$1,600	A A
Roof	3 70			2043			φ1,000	А
Modified Bitumen		Now netration, E n : Through	\$20,400 Extent : Moderate, A out	2030 Trea Affe	* * ccted : 20%			A
Skylight, Metal/Glass	Location Glazing B	: Over Sta	ked, Extent : Mode					A
Skylight, Plastic		Now netration, E n : Through	\$3,400 Extent : Light, Area out	2038 Affected	* *	1		A

Interior

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

Asset #: 1572

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$61,700	C
Ceramic Tile	10%	0-2	\$25,900	2034	* *	5	\$7,100	C
	_	_	Extent: Light, Are	ea Affecte	ed : 10%			
	Location	ı : Through	out					
Quarry Tile	10%			2038	* *	5	\$21,200	С
Terrazzo	5%	Now	\$31,100	LIFE	* *	5	\$5,500	C
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	i: Lobby						
Vinyl Tile	10%	Now	\$113,700	2035	* *	3	\$5,300	С
•	Adhesion	Failure, Ex	tent : Moderate, A	rea Affec	ted : 25%			
	Location	ı : First, Se	cond And Third Flo	oors				
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 50%			
	Location	ı : Second A	And Third Floors		-			
Vinyl Tile	55%			2030	* *	3	\$29,100	С
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	В
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	rea Affected : 50%			
	Location	ı : Third Fl	oor					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected .	: 50%			
	Location	ı : Third Fl	oor					
AcousTileSusp.Lay-In	15%			2038	* *	5	\$21,200	В
AcousTileSusp.Lay-In	35%			2030	* *	5	\$49,400	В
Exposed Concrete	15%			LIFE	* *	5-10	\$26,500	В
Plaster	20%			LIFE	* *	5-10	\$48,500	В
1 103101	2070			ыны		5 10	ψτυ,500	ע

Electrical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2025	\$29,200	5	\$400	В
	Other Observation, Extent: Moderate,	, Area Affecte	ed : 100%			
	Location: Electrical Room					
	Explanation: 2-2000 Amps Main Da	isconnect Swi	itch			

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

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

Asset #: 1572

Electrical	Current	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts							
Transformers							
Dry Type	100%		2023	\$14,200	5	\$300	В
	Other Observation, I		Area Affe	ected : 100%			
	Location : Electric						
	Explanation: 2-50	00 Kva 208pri-480/2	277sec				
Switchgear / Switchboard	1.00/		2025	* *	~		ъ
Fused Disc Sw	10%		2035		5	¢2.200	В
Molded Case Bkrs	90%		2025	\$68,100	5	\$2,200	В
Raceway Conduit	70%		2025	¢19.600	1		D
Conduit	30%		2025	\$48,600 * *	1		B B
Panelboards	30%		2033		1		D
Fused Disc Sw	10%		2033	* *	5	\$200	В
Molded Case Bkrs	50%		2033	* *	5	\$1,200	В
Molded Case Bkrs	40%		2033	\$27,500	5	\$1,000	В
Wiring	4070		2024	\$27,500		\$1,000	ь
Braided Cloth	60% 2-4	\$47,500	2050	* *	1		В
Braided Cloth	Insulation Aged, Ext				1		Ь
	Location : Through		u rijjecie	.u.10070			
Themselectic		ioni The Bunding	2025	* *	1		D
Thermoplastic	40%		2035	-11-	1		В
Motor Controllers	50/		2023	\$4,000	5		D
Locally Mounted	5% 25%		2023	\$4,900 * *	5	\$200	B B
Locally Mounted Motor Control Center	20%		2030	* *	5 5	\$500 \$500	В
Motor Control Center	50%		2030	\$48,600	<i>5</i>	\$1,300	В
Ground Ground	30%		2023	\$40,000	3	\$1,300	Б
Grounding Devices							
Generic Generic	100%		LIFE	* *	5	\$2,800	В
Stand-by Power	10070		LIIL			Ψ2,000	ъ
Transfer Switches							
Automatic	50%		2023	\$5,500	1	\$14,500	В
Automatic	50%		2030	**	1	\$14.500	В
Generators	2070		2000		-	Ψ11,500	
Diesel	50%		2021	\$37,300	1	\$18,300	В
Bieser	Other Observation, I	Extent : Moderate. A			•	Ψ10,200	D
	Location : General						
	Explanation : 1-20	0.5 Kw					
Diesel	50%		2028	* *	1	\$18,300	В
Diesei	Other Observation, I	Extent · Moderate )		ected · 100%	1	Ψ10,500	D
	Location: Roof	zacni : moderane, i	irea rijje	.c.ca . 10070			
	Explanation: 1-22	25 Kw					
Batteries	Zap amanon . 1 · 22						
Lead/Acid	100%		2018	\$600	5	\$3,500	В
Fuel Storage	10070		2010	ΨΟΟΟ		Ψ3,500	
Day Tank	25%		2024	\$1,600	5	\$4,400	В
Day Tank Day Tank	25%		2033	**	5	\$4,400	В
Main Tank	50%		2028	* *	5	\$1,400	В
Main Talik	3070		2020		5	Ψ1,700	ע

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

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

Electrical	Current Repair	Future f	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting						
Interior Lighting						
Fluorescent	10%	2020	\$46,500	10	\$8,600	В
	Other Observation, Extent: Mode		ed : 100%			
	Location: Throughout The Build	ding				
	Explanation: T-12 Lamps					
Fluorescent	78%	2025	\$362,500	10	\$67,400	В
	Other Observation, Extent : Mode		ed : 100%			
	Location: Throughout The Build	ding				
	Explanation: T-8 Lamps					
Fluorescent	10%	2025	\$46,500	10	\$8,600	В
	Other Observation, Extent: Mode		ed : 100%			
	Location: Throughout The Build	ling				
	Explanation: Compact Fluoresc	ent Lamps				
HID	1%	2020	\$3,300	10		В
Incandescent	1%	2020	\$4,600	2		В
Egress Lighting						
Emergency, Service	45%	2025	\$5,800	1		В
Emergency, Battery	5%	2025	\$1,600	10	\$1,100	В
Exit, LED	50%	2053	* *	1		В
Exterior Lighting						
HID	100%	2025	\$32,700	10	\$300	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2030	* *	1	\$10,600	В
	Other Observation, Extent : Mode		ed : 30%			
	Location: Main Floor & Basem					
	Explanation : Security Cameras					
Fire/Smoke Detection	1000/		4057.55			-
Generic, Analog	100%	2025	\$925,200			В
	Other Observation, Extent: Mode	rate, Area Affecte	ea : 100%			
	Location: Throughout	G. 1 1 7	p. c			
	Explanation : Not Up To Moder	n Standards - Lac	cking Purge Syst	em		

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

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

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

Asset #: 1572

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating Conversion Equipment Pres. Reducing Valve/Ll Steam	P 100%			2028	* *	5	\$5,600	В
	Location	n : 6th Floo	Extent : Light, Area or East Mech Room at Exchangers		! : 50%			
Distribution Hot Wtr Piping/Pump Steam Piping/Pump	50% 50%			2033 2035	* *	4 4	\$3,500 \$2,300	B B
Terminal Devices	30%			2033			\$2,300	ь
Air Handler		lent, Extent	\$3,900 : Moderate, Area A ting From Ext. Ahu			1 oofs	\$21,000	В
Air Handler	20% Abandone	Now ed in Place,	\$96,300 Extent : Severe, Ar	2035	* *	1	\$10,500	В
		-	ctent : Moderate, Ar or Mech Room #3	rea Affec	ted : 20%			
Convector/Radiator	20%			2023	\$168,800	1	\$6,100	В
Fan Coil Unit/Heat	20%			2020	\$267,500	1	\$6,100	В
Air Conditioning								
Energy Source Electricity	100%			2033	* *	1		В
Conversion Equipment Centrifugal, Elec Chiller	R-134a R		Extent : Light, Arec Basement	2028 a Affected	* * d : 50%	1	\$61,200	В
Window/Wall Unit No Component	20%			2018	\$36,700	1		B D
Distribution Chilled Wtr Pipe/Pump No Component	60% 40%			2035	* *	4	\$2,800	B D
Terminal Devices Air Handler/Cool/Ht No Component	40% 60%			2025	\$121,400	1	\$23,300	B D
Heat Rejection Water Cool Tower	60% Corroded	Now , Extent : Se	\$33,200 evere, Area Affected g Beams @ Roof	2023 d: 30%	\$110,600	2	\$45,500	В
No Component	40%	•	8 Deans & Rooj					D
Ventilation Ventilation	40%							ע
Distribution  Ductwork/Diffusers	100%			LIFE	* *	2-5	\$83,200	В
Exhaust Fans				<u> </u>			, ,	
Interior Roof	80% 20%			2025 2020	\$63,800 \$14,200	2 2	\$2,300 \$600	B B
Roof	20%			2020	\$14,200	2	\$600	В

#### 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.

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

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing		•				•
H/C Water Piping						
Brass/Copper	100%	2035	* *	1		В
HW Heat Exchanger						
Low Temp	100%	2025	\$27,700	4	\$14,000	В
Sanitary Piping						_
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron		,500 LIFE	* *	1		В
	Damaged, Extent : Severe, Area					
	Location : Behind The Water C	ooling Tower, 6	th Floor & 2nd Flo	oor Roof	s	
Sump Pump(s)						
Rigid Piping	100%	2033	* *	4	\$2,500	В
Sewage Ejector(s)						
Electric	100%	2025	\$10,500	4	\$2,500	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators	0.00					~
Geared Traction	90%	LIFE	* *			C
	Other Observation, Extent: Light	t, Area Affected	: 90%			
	Location : (1) C, B-6 (2) 1-6 Explanation : 3 Units					
Hydraulic	10%	LIFE	* *			С
11) 01 00110	Other Observation, Extent : Ligh		: 10%			Č
	Location : C - B	, 33				
	Explanation: 1 Unit					
Fire Suppression	*					
Standpipe						
Generic	100%	2045	* *	1-5	\$47,500	В
Sprinkler					•	
No Component	30%					D
Generic	70%	2035	* *	1-2	\$18,500	В
Fire Pump					•	
Generic	100%	2028	* *	1	\$17,600	В

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

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

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#### 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

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

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



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

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

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
kterior							
Exterior Walls	50/ N	Ø10.400	, in	* *	~	фо. <b>7</b> 00	
Cast in Place Concrete	Location: West F	xtent : Moderate, Ar	ea Affec	ffected : 5% ted : 100%	5	\$9,700	A
Masonry: Brick	Misaligned/Bulging	And South Facades			5	\$28,400	A
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 Bronze/Brass	95%	\$58,700	2040 2049	* *	5	\$10,100	A
	Broken/Missing Ele Location: Bulkhe Glazing Broken/Cro Location: Bulkhe Thermally Inefficien Location: Bulkhe	ads acked, Extent : Mode ads at, Extent : Severe, A	erate, Arc	ea Affected : 15%			
Parapets							
Masonry: Brick	55%		LIFE	* *	5	\$3,000	A
Masonry: Marble	Location : Coping Jnt Mortar Miss/Er Location : Coping	od, Extent : Modera ted, Extent : Modera g, Extent : Moderate	te, Area A	Affected : 50% Affected : 50%	5	\$1,400	A
Metal Panel	5%		2044	* *	5	\$1,100	A
Metal Rail	5%		2037	* *	5-10	\$4,900	A
Metal: Cage/Fence	15% Now Corrosion/Rusting, Location: Lower I Deteriorated Finish Location: Lower I	Roof , Extent : Moderate,			5	\$2,600	A

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

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

Asset #: 133

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior								
Roof								
Modified Bitumen	95%	Now	\$31,100	2029	* *			A
			derate, Area Affecte	ed: 20%				
		: Over Th			A.CC4-1 . 200/			
		agea Fiasr : Over Th	ings, Extent : Mode	erate, Ar	еа Ајјестеа : 20%			
		. Over 1n		2024	* *	1.0	<b>\$4.000</b>	
Skylight, Metal/Glass	5%	1		2034		10	\$4,900	A
		oair Eviaei : Over Sta	nt, Extent : Light, A	rea А <u></u> ӈес	rtea : 20%			
Interior	Location	: Over su	ur					
Floors								
Ceramic Tile	5%			2033	* *	5	\$1,900	C
Terrazzo	15%	Now	\$24,800	LIFE	* *	5	\$4,400	C
TOTTALLO			Extent : Moderate		ffected : 10%	J	ψ1,100	C
			nd East Stairs		•			
Vinyl Tile	60%			2029	* *	3	\$8,500	С
Vinyl Tile	20%			2032	* *	3	\$2,800	Č
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	В
AcousTileSusp.Lay-In	15%			2041	* *	5	\$5,600	В
Gypsum Board	25%			LIFE	* *	5	\$11,700	В
Plaster	40%			LIFE	* *	5	\$9,400	В

Electrical	Current Repair	Future Re	placement	Ma	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5	\$100	В
	Other Observation, Extent : Moder	ate, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation : Main Service Switc	h Rated @ 2000 A	mperes			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2044	* *	5	\$800	В
Raceway						
Conduit	10%	2024	\$2,500	1		В
Conduit	90%	2044	* *	1		В

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

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

Asset #: 133

Electrical	Current Repair	Future	Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Under 600 Volts	•							
Panelboards								
Molded Case Bkrs	90%	2040	* *	5	\$700	В		
Molded Case Bkrs	10%	2023	\$2,300	5	\$100	В		
Wiring								
Braided Cloth	10% 2-4 \$2,70		* *	1		В		
	Insulation Aged, Extent: Moderate,	Area Affectea	l : 100%					
	Location : Basement							
Thermoplastic	90%	2044	* *	1		В		
Motor Controllers								
Locally Mounted	50%	2037	* *	5	\$100	В		
Motor Control Center	50%	2037	* *	5	\$400	В		
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$400	В		
ighting								
Interior Lighting								
Fluorescent	85%	2029	* *	10	\$19,600	В		
	Other Observation, Extent : Moderat	te, Area Affec	rted : 100%					
	Location: Upper Floors							
	Explanation: T-8 Lamps							
Fluorescent	15%	2024	\$18,600	10	\$3,500	В		
	Other Observation, Extent: Moderat	te, Area Affec	ted : 100%					
	Location: Basement							
	Explanation: T-12 Lamps							
Egress Lighting								
Emergency, Battery	40%	2029	* *	10	\$2,400	В		
Exit, Service	60%	2029	* *	1		В		
Exterior Lighting						_		
HID	100%	2024	\$9,900	10	\$100	В		
Alarm								
Security System	<b>5</b> 00/					-		
No Component	70%	2024	Φ24 500		Φ2.200	D		
Generic	30%	2024	\$24,600	1	\$3,200	В		
		Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Hallways, Entry And Ex		a.					
F' (C. 1. D	Explanation: Intrusion Alarm Syst	em; Motions	Sensors					
Fire/Smoke Detection	1000/	2024	<b>\$300.000</b>	1.2	¢17.600	D		
Generic	100%	2024	\$280,800	1-3	\$17,600	В		
	Other Observation, Extent: Moderate		rted: 100%					
	Location: Throughout The Building		7 4 73 6	1 D 21 C				
	Explanation: Strobe Lights, Smoke	Detectors, E	iorns And Manua	i Pull Sta	itions			

Mechanical	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Asset #: 133

Mechanical		Current Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2034	* *	1		В
Conversion Equipment							
Steam Boiler	100%		2029	* *	1	\$24,900	В
		ervation, Extent : Severe, Are	a Affecte	d : 100%			
		: Boiler Room					
	Explana	tion : 2 Boilers + Summer Boi	iler For T	TB Clinic			
Distribution							
Steam Piping/Pump	100%		2034	* *	4	\$1,200	В
Terminal Devices							
Air Handler	5%		2024	\$6,400	1	\$800	В
Convector/Radiator	95%		2029	* *	1	\$7,700	В
Air Conditioning	·	<del></del>					
Energy Source							
Electricity	100%		2040	* *	1		В
Conversion Equipment							
Reciprocating	60%		2029	* *	1	\$7,000	В
Compr/Chiller							
	R-22 Refra	gerant, Extent : Light, Area A	ffected :	100%			
	Location	: Chillers On Roof					
Ext Pkg Unit -	30%		2029	* *	2	\$500	В
Heating/Cooling						,	
Window/Wall Unit	10%		2019	\$4,900	1		В
Distribution				1 7			
Chilled Wtr Pipe/Pump	60%		2044	* *	4	\$1,100	В
No Component	40%					Ψ1,100	D
Terminal Devices							
Air Handler/Cool/Ht	60%		2029	* *	1	\$9,300	В
No Component	40%		202)		1	Ψ>,500	D
Heat Rejection	1070						
Remote Air Cond	60%		2029	* *	2	\$10,500	В
No Component	40%		2027		2	Ψ10,500	D
Ventilation	+0/0						<u>υ</u>
Distribution							
Distribution  Ductwork/Diffusers	100%		LIFE	* *	2-5	\$14,000	В
Exhaust Fans	10070		LIIL	•	4-3	Ψ14,000	ע
Exhaust Fans Interior	40%		2024	\$10,500	2	\$300	В
Roof	40% 60%		2024	\$10,500 * *	2 2	\$500 \$500	В
Plumbing	00%		2029			\$300	ט
H/C Water Piping							
Galv Iron/Steel	100%		2020	* *	1		В
	100%		2029		1		Д
Water Heater	1000/		2010	Ø <i>E</i>	2	¢400	ъ
Gas Fired	100%		2019	\$5,500	2	\$400	В
Sanitary Piping	1000/		TIPE	de de	1		ъ
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping					٠		_
Cast Iron	100%		LIFE	* *	1		В

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

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

Mechanical	Current Repair	Future	Replacement	M	aintenance				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code			
Plumbing									
Sump Pump(s)									
Submersible	100%	2018	\$6,300	4	\$1,600	В			
Sewage Ejector(s)									
Electric	100%	2029	* *	4	\$2,500	В			
Backflow Preventer									
Generic	100%	2034	* *	1	\$1,500	В			
Fixtures									
Generic	100%					В			
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *			C			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Basement: 3rd F	Floor							
	Explanation: One Unit								
Fire Suppression									
Chemical System									
No Component	80%					D			
Generic	20%	2019	\$5,000	1-3	\$11,000	В			
	Other Observation, Extent : L Location : Throughout	ight, Area Affected :	100%						
	Explanation: Fire Extingui	shers							

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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

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	

		\$2,400	
\$9,500	\$9,600	\$11,500	\$14,100
		\$1,500	\$2,300
\$9,500	\$9,600	\$15,500	\$16,400
\$3,900	\$3,900	\$3,900	\$3,900
\$2,700	\$1,900	\$4,400	\$1,900
\$2,800	\$3,800	\$3,200	\$3,100
		\$2,400	\$5,100
		\$1,500	\$2,300
FY 2016	FY 2017	FY 2018	FY 2019
		\$2,800 \$3,800	\$1,500 \$2,400 \$2,800 \$3,800 \$3,200



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

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

Asset #: 14331

Architecture	Current Repair	Futur	e Replacement	M	Maintenance	
lystem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
xterior						
Exterior Walls	1.50/	LIE	ماد ماد	~	Φ2.000	
Masonry: Brick	15% Recent Repair Evident, Ext Location : Throughout	LIFE ent : Light, Area Affec	* * cted : 25%	5	\$2,900	A
Masonry: Limestone	32% Recent Repair Evident, Ext Location : Throughout	LIFE ent : Light, Area Affec	* * eted : 25%	5	\$4,700	A
Metal/Glass Curt Wall	45% Recent Replace Evident, Ex Location : Throughout	LIFE ctent : Light, Area Affa	* * ected : 100%	5	\$16,500	A
Granite Panels	5%	LIFE	* *	5	\$700	A
Window Wall	3%	2048	* *	5	\$2,200	A
Windows					. , , , , , , , , , , , , , , , , , , ,	
Aluminum	10% Recent Replace Evident, Ex Location: Basement	2044 stent : Light, Area Affa	* * ected : 100%	5	\$600	A
Special Gauge/Ballistic	90%	LIFE	* *	1		A
	Other Observation, Extent Location : Throughout Explanation : Recent Rep		cted : 100%			
Parapets	<b>7</b> 0/	20.40	ماد ماد	~	Φ000	
Metal Panel	5%	2048	* *	5	\$900	A
Metal Rail	85% Recent Replace Evident, Ex Location: Throughout	2039 ctent : Light, Area Affa		5-10	\$67,600	A
Metal: Cage/Fence	10%	2039	* *	5-10	\$3,400	A
Roof						
Modified Bitumen	100% Recent Replace Evident, Ex Location: Throughout Other Observation, Extent Location: Throughout			10	\$24,000	A
	Explanation : Covered W	ith Snow				
nterior						
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% Recent Replace Evident, Ex Location: West Section	2030 ctent : Light, Area Affe	* * ected : 100%	3	\$3,000	С

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

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

Asset #: 14331

Architecture	Current Repair	Future Rep	olacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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: Ligh	t, Area Affected	: 100%				
	Location: West Section						
SGFT/Glazed Masonry	8%	LIFE	* *			C	
Ceilings							
AcousTileSusp.Lay-In	45%	2039	* *	5	\$10,300	В	
	Recent Replace Evident, Extent: Light, Area Affected: 100%						
	Location: Throughout West Section						
AcousTileSusp.Lay-In	50%	2035	* *	5	\$11,400	В	
Gypsum Board	5%	LIFE	* *	5	\$1,400	В	

Electrical	Currer	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2048	* *	5	\$100	В
	Other Observation	, Extent : Moderate, A	rea Affe	cted : 100%			
	Location : Electr	ical Room					
	Explanation : Mo	ain Service Switch Rat	ed @ 16	00 Amperes			
Switchgear / Switchboard							
Fused Disc Sw	100%		2048	* *	5	\$100	В
Raceway							
Conduit	100%		2048	* *	1		В
Panelboards							
Fused Disc Sw	10%		2044	* *	5		В
Molded Case Bkrs	90%		2044	* *	5	\$400	В
Wiring							
Thermoplastic	100%		2048	* *	1		В
Motor Controllers							
Locally Mounted	100%		2039	* *	5	\$100	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	В
Stand-by Power							
Transfer Switches							
Automatic	100%		2039	* *	1	\$5,400	В

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

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

Asset #: 14331

Electrical	Current Repair	Future Re	olacement	Ma	Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost   Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod
Stand-by Power						
Generators						_
Natural Gas	100%	2035	**	1	\$6,700	В
	Other Observation, Extent:		: 100%			
	Location : Outside The Bui	e e				
	Explanation : Natural Gas	Genset Rated @ 25kw				
Batteries	1000/	2017	Φ.c.0.0	_	Φ.000	ъ
Lead/Acid	100%	2017	\$600	5	\$600	В
Lighting						
Interior Lighting	1000/	2020	* *	10	Φ1.4.000	ъ
Fluorescent	100%	2030		10	\$14,000	В
	Other Observation, Extent : Location : Throughout The	. 55	100%			
	Explanation: T-8 Lamps	Бинату				
Egress Lighting	Explanation : 1-0 Eamps					
Emergency, Battery	50%	2030	* *	10	\$1,800	В
Exit, LED	50%	2057	* *	1	Ψ1,000	В
Exterior Lighting	3070	2037		-		
HID	100%	2030	* *	10	\$100	В
Alarm					7-00	
Security System						
Generic	100%	2030	* *	1	\$6,500	В
	Other Observation, Extent : Location : Hallways	Moderate, Area Affected	: 100%			
	Explanation : Intrusion Ala	arm System Only. Motion	Sensors In Th	e Hallwa	ays	
Fire/Smoke Detection	·	· · · · · ·				
Generic	100%	2030	* *	1-3	\$10,700	В
	Other Observation, Extent:	Moderate, Area Affected	: 100%			
	Location: Throughout The	Building				
	Explanation : Strobe Light	s, Manual Pull Station An	d Smoke Dete	ector		

Mechanical	Current R	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							
Electricity	100%		2048	* *	1		В
Conversion Equipment							
Hot Water Boiler	100%		2039	* *	1	\$7,600	В
	Other Observation, E.	xtent : Light, Area A	ffected	: 100%			
	Location: Basement	t					
	Explanation: 2 Gas	Fired Hot Water Be	oilers				
Distribution							
Hot Wtr Piping/Pump	100%		2044	* *	4	\$1,100	В
Terminal Devices							
Air Handler	50%		2030	* *	1	\$4,700	В
Convector/Radiator	40%		2039	* *	1	\$2,000	В
Fan Coil Unit/Heat	10%		2030	* *	1	\$500	В

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

Estimates are rounded to the nearest hundred dollars.

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

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

Current	Repair	Futur	e Replacement	M	aintenance	
		Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
•						
100%		2044	* *	1		В
67%		2030	* *	2	\$600	В
33%						D
33%		2030	* *	1		В
67%						D
100%		LIFE	* *	2-5	\$8,500	В
100%		2030	* *	2	\$500	В
100%		2048	* *	1		В
100%		2021	\$3,400	2	\$200	В
100%		LIFE	* *	1		В
100%		LIFE	* *	1		В
						_
100%		2030	* *	4	\$1,600	В
4.00-4					4000	_
100%		2030	* *	1	\$900	В
4.00-4						_
100%						В
1000/		LIPE	* *			C
	Endand : Italy Aman					C
		Аဌјестеа	: 100%			
		F	C1			
Explanation : 1 Ui	nu - New Doors On	Existing	Cab			
100%		2048	* *	1.2	\$4.200	В
	Frient : Moderate 1			1-2	\$4,300	D
		пен тује	иси . 100/0			
_	-	D 11	A : !!-! - Do. E:	D .		
	100%   100%	Total (Years)	Nof Total   Fail Date   Estimated Cost   Year   FY	Note   Fail Date   Estimated Cost   Year   Estimated Cost   Year   FY	Note   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle (Yrs)	Note   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle (Yrs)

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

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

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#### 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

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



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

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

Asset #: 1998

Architecture	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior			•				•
Exterior Walls					_	<b>***</b>	
Masonry: Brick	75%		LIFE	* *	5	\$53,500	A
	Efflorescence, Extended Location: Bulkhed		Affected :	3%			
	Recent Repair Evide Location : Repoint	_	rea Affec	ted : 50%			
Masonry: Granite	5%		LIFE	* *	5	\$2,700	A
Masonry: Limestone	5%		LIFE	* *	5	\$2,700	A
·	Recent Repair Evide Location : Repoint	_	rea Affec	ted : 50%			
Stucco Cement	15%		2028	* *	5	\$26,800	A
Windows							
Aluminum	100%		2045	* *	5	\$18,800	A
	Recent Replace Evid Location : Through		Area Affe	cted : 100%			
Parapets							
Masonry: Brick	90%		LIFE	* *	5	\$6,500	A
	Recent Repair Evide Location : Repoint	_	rea Affec	ted : 30%			
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 Evid Location : Through		Area Affe	cted : 100%			
Skylight, Metal/Glass	5%		2049	* *	10	\$6,600	A
	Recent Replace Evid Location : Main Re		Area Affe	cted : 100%			
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 Location : Stairwe		e, Area Afj	fected : 5%			
Vinyl Tile	45%		2023	\$226,100	3	\$10,500	С
•	Other Observation,	Extent : Moderate, 1	Area Affe	cted : 40%			
	Location: 1st And	3rd Floors					
	Explanation: 9X	9 Tiles					
Vinyl Tile	30%		2023	\$150,700	3	\$7,000	С
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

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

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

Asset #: 1998

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	2%			2028	* *	5	\$1,200	В
Exposed Concrete	15%			LIFE	* *	5	\$1,500	В
Gypsum Board	10%			LIFE	* *	5	\$7,800	В
Plaster	73%	0-2	\$28,300	LIFE	* *	5	\$28,400	В
	U	0.	Extent : Moderate	, Area Aj	ffected : 5%			
	Location	: Stairwell	Y					

\$5,300 d:100%  sitch  \$60,600  \$27,000  **  **	5 5 1 1 5	\$200 \$1,300 \$100	B B B B
\$60,600 \$27,000 ** **	5 1 1 1 1	\$1,300	B B B
\$60,600 \$27,000 ** **	5 1 1 1 1	\$1,300	B B B
\$60,600 \$27,000 ** **	5 1 1 1 1	\$1,300	B B B
\$60,600 \$27,000 ** ** **	1 1 1		B B B
\$60,600 \$27,000 ** **	1 1 1		B B B
\$60,600 \$27,000 ** **	1 1 1		B B B
\$27,000 ** ** \$3,400	1 1 1		B B B
\$27,000 ** ** \$3,400	1 1 1		B B B
** ** \$3,400	1 1	\$100	B B
** ** \$3,400	1 1	\$100	B B
* * \$3,400	1	\$100	В
\$3,400		\$100	
1 - 7	5	\$100	D
1 - 7	5	\$100	D
* *		Ψ100	В
••	5	\$200	В
! : 100%			
* *	5	\$100	В
\$18,900	5	\$700	В
7 - 0,5 - 0		+	
* *	1		В
100%	-		_
* *	1		В
\$10,000			В
\$19,900 **			В
	1		D
\$21.100	5	\$200	D
		\$300	В
	3		В
1 • 1000/			
	** \$19,900	** 1 \$19,900 1 ** 1 \$21,100 5 ** 5	** 1 \$19,900 1 ** 1 \$21,100 5 ** 5

Ground

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

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

Asset #: 1998

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Ground						
Grounding Devices						
Generic	100% 2-4 \$9		**	5	\$700	В
	Other Observation, Extent : Modera	ate, Area Affeo	cted : 100%			
	Location: Basement					
	Explanation : Corroded					
Lighting Interior Lighting						
Interior Lighting Fluorescent	10%	2028	* *	10	\$3,800	В
Fluorescent	Other Observation, Extent : Modera			10	\$3,800	D
	Location: 1st Floor	ме, Агей Ајјес	.iea . 10070			
	Explanation : T-8 Lamps					
Fluorescent	90%	2033	* *	10	\$34,400	В
riuorescent	Other Observation, Extent : Modera			10	\$34,400	D
	Location: Throughout	ме, Агей Ајјес	.iea . 10070			
	Explanation : T-8 Lamps					
Egress Lighting	Explanation . 1-8 Lamps					
Emergency, Battery	40%	2023	\$5,700	10	\$4,000	В
Emergency, Battery	10%	2033	ψ3,700 * *	10	\$1,000	В
Exit, Service	30%	2023	\$1,700	1	φ1,000	В
Exit, Service	20%	2033	**	1		В
Exterior Lighting	20,0					
HID	100%	2033	* *	10	\$100	В
Alarm					·	
Security System						
No Component	70%					D
Generic	30%	2028	* *	1	\$5,300	В
Fire/Smoke Detection						
Generic	100%	2028	* *	1-3	\$30,100	В

<b>lechanical</b>		Current Repa	nir	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
eating								
Energy Source								
Natural Gas	100%			2043	* *	1		В
Conversion Equipment								
Steam Boiler	100%			2036	* *	1	\$41,300	В
	Other Obse	ervation, Exten	t : Light, Area	Affected	: 100%			
	Location	: Basement						
	Explanati	ion : 2 Natural	Gas Fired Ste	am Boile	rs			
Distribution								
Steam Piping/Pump	90%			2033	* *	4	\$2,800	В
Steam Piping/Pump	10%	0-2	\$27,600	2053	* *	4	\$200	В
1 0 1	Steam Trap	s Faulty, Exte	nt : Severe, Ar	ea Affect	ed : 100%			
	Location	: Throughout						

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Heating				•				•	
Terminal Devices									
Convector/Radiator	100%			2028	* *	1	\$13,500	В	
Air Conditioning									
Energy Source									
Electricity	100%			2031	* *	1		В	
Conversion Equipment									
Window/Wall Unit	80%			2022	\$64,900	1		В	
No Component	20%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,200	В	
Exhaust Fans									
Interior	100%			2018	\$43,600	2	\$1,300	В	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2033	* *	1		В	
Water Heater									
Gas Fired	100%			2021	\$9,200	2	\$600	В	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)									
Rigid Piping	100%			2023	\$10,500	4	\$1,600	В	
Backflow Preventer									
Generic	100%			2031	* *	1	\$2,600	В	
Fixtures									
Generic	100%							В	
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	* *			C	
			Extent : Light, Area	Affected	: 100%				
	Location								
	Explana	tion : 1 Uni	it						

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

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#### 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

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



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

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

Asset #: 1981

Architecture	Current	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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, I		55					
	Location : Over Re	egional Director Off	fice On F	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 Ą	ffected : 20%				
	Location : At Ram	ים						
	Jnt Mortar Miss/Ero	d, Extent : Moderai	te, Area A	Affected : 25%				
	Location: Below I	Ramp						
	Misaligned/Bulging,	Extent: Moderate,	Area Af	fected : 10%				
	Location : At Entre	ance						
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: Penthoi	ise						
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	
nterior								
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	
<b>Under Construction</b>	5%						D	

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

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

Asset #: 1981

Architecture	Current I	Repair	Future Replacement		Ma	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Interior								
Ceilings								
AcousTileSusp.Lay-In	55%	<u>'</u>	2037	* *	5	\$28,700	В	
	Water Penetration, E	Extent : Moderate, Are	ea Affe	cted : 10%				
	Location: Regiona	l Directors Office On	Fifth I	Floor				
Exposed Concrete	10%	]	LIFE	* *	5	\$800	В	
Exposed Struc: Steel	5%	]	LIFE	* *			В	
Gypsum Board	10%	]	LIFE	* *	5	\$6,500	В	
Metal Panel	5%	]	LIFE	* *	5	\$3,300	В	
Plaster	10%	]	LIFE	* *	5	\$3,300	В	
Under Construction	5%						D	

Electrical		Current Repair	Future Replacement Maintenance			aintenance				
System Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code			
Under 600 Volts										
Service Equipment	1000/		2024	* *	~	Φ200	ъ			
Fused Disc Sw	100%		2034		5	\$200	В			
		ervation, Extent : Moderate, A : Electrical Room	<i>Area А</i> ฏе	естеа : 100%						
				. G . '. 1						
G :: 1 / G :: 11 1	Explanati	ion : One 2000 Amps Main D	isconnec	et Switch						
Switchgear / Switchboard	1,000/		2044	* *	5	\$200	D			
Fused Disc Sw	100%		2044	4. 4.	5	\$200	В			
Raceway	0.007		2024	¢22,400	1		D			
Conduit	90%		2024	\$32,400	1		В			
Conduit	10%		2044	* *	1		В			
Panelboards	400/		2022	* *	~	¢400	D			
Molded Case Bkrs	40%		2032		5	\$400	В			
Molded Case Bkrs	40%		2023	\$13,800	5	\$400	В			
Molded Case Bkrs	20%		2040	* *	5	\$200	В			
Wiring	2001	<b>2</b> 4	2040	* *			-			
Braided Cloth	20%	2-4 \$8,000	2049		1		В			
		Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Basement								
		: Basement								
Thermoplastic	60%		2034	* *	1		В			
Thermoplastic	20%		2044	* *	1		В			
Motor Controllers										
Locally Mounted	85%		2029	* *	5	\$200	В			
Locally Mounted	15%		2022	\$3,900	5		В			
Ground										
Grounding Devices										
Generic	100%		LIFE	* *	5	\$600	В			
	Other Obse	ervation, Extent : Moderate, A	Area Affe	ected : 100%						
	Location	: Water Main								
	Explanati	ion : Connected With Main W	ater Pip	e						
Lighting										

Lighting

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

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

Asset #: 1981

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting						
Interior Lighting	• 0 - 1				<b>.</b>	_
Fluorescent	20%	2029	**	10	\$6,400	В
	Other Observation, Extent : Modera		cted : 100%			
	Location: Throughout The Building	ıg				
	Explanation: T-8 Lamps					
Fluorescent	40%	2019	\$68,800	10	\$12,800	В
	Other Observation, Extent: Modera		cted : 100%			
	Location: Throughout The Buildin	ıg				
	Explanation: T-8 Lamps					
Fluorescent	30%	2024	\$51,600	10	\$9,600	В
	Other Observation, Extent : Modera		cted : 100%			
	Location: Throughout The Building	ıg				
	Explanation: T-8 Lamps					
Incandescent	10%	2024	\$17,200	2	\$100	В
Egress Lighting						
Emergency, Service	20%	2029	* *	1		В
Emergency, Battery	30%	2024	\$3,600	10	\$2,500	В
Exit, LED	40%	2052	* *	1		В
Exit, Service	10%	2024	\$500	1		В
Exterior Lighting						
HID	100%	2019	\$14,500	10	\$100	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2024	\$36,000	1	\$4,700	В
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2024	\$123,100	1-3	\$7,700	В

/lechanical	Current Repair	Future Re	Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
eating								
Energy Source								
Natural Gas	100%	2044	* *	1		В		
Conversion Equipment								
Hot Water Boiler	10%	2029	* *	1	\$1,700	В		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub Basement Boiler Roo	m, Penthouse						
	Explanation: 3 Units (Summer Boil	ler)						
Steam Boiler	90%	2037	* *	1	\$31,100	В		
	Other Observation, Extent : Light, Area Affected : 75%							
	Location : Sub Basement Boiler Room							
	Explanation: 2 Units							

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

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

Asset #: 1981

Mechanical		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	10%			2040	* *	4	\$300	В
Steam Piping/Pump	90%			2034	* *	4	\$1,500	В
Terminal Devices	2.50			2024	<b>44.700</b>		Φ	
Air Handler	25%			2024	\$44,500	1	\$5,400	В
Convector/Radiator	75%			2029	* *	1	\$8,500	В
Air Conditioning Energy Source								
Electricity	100%			2032	* *	1		В
Conversion Equipment	10070			2032		1		<u> </u>
Centrifugal, Elec Chiller	40%			2027	* *	1	\$15,100	В
Continugui, Elec Cinnel		igerant, Ex	tent : Light, Area A		100%	•	Ψ13,100	D
	-	_	ller On Roof					
Int Pkg Unit -	20%		\$13,200	2025	\$131,700	2	\$300	В
Heating/Cooling	2070	11011	Ψ13,200	2023	Ψ131,700	_	Ψ300	Ь
	Not in Ser	vice, Exten	t : Severe, Area Aff	ected : 1	0%			
	Location	ı : 4th Floo	r X - Ray Room					
	Other Obs	servation, E	Extent : Light, Area	Affected	! : 100%			
	Location	ı : 2nd Floo	or					
	Explana	tion : Unde	er Construction					
Window/Wall Unit	20%			2019	\$13,600	1		В
No Component	20%							D
	Other Obs	servation, E	Extent : Light, Area	Affected	!: 0%			
	Location							
	-	tion : 3rd A	and Half Of The 4th	Floor A	C System Is Resp	onsibility	Of Another	
Distribution	Tenant							
Chilled Wtr Pipe/Pump	40%			2044	* *	4	\$1,000	В
No Component	60%			2044		4	\$1,000	D
Terminal Devices	0070							D
Air Handler/Cool/Ht	40%	Now	\$900	2029	* *	1	\$7,800	В
7 III Trandici/ Cool/Tit			Extent : Moderate,		fected : 10%	1	Ψ7,000	Ь
		-	r - Air Handlers Ar					
No Component	60%							D
Heat Rejection	0070							
Remote Air Cond	40%			2029	* *	2	\$9,700	В
No Component	60%						+,,,,,	D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,400	В
Exhaust Fans								
Interior	80%			2024	\$29,200	2	\$900	В
Roof	20%	Now	\$300	2024	\$5,300	2	\$200	В
	-	_	ent : Moderate, Are	a Affecte	ed : 5%			
	Location	a : Roof						

#### Plumbing

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

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

Mechanical	Current Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing	•					•
H/C Water Piping						
Galv Iron/Steel	100%	2029	* *	1		В
Water Heater						
Gas Fired	100%	2022	\$7,700	2	\$500	В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						_
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2029	* *	4	\$2,500	В
<b>Backflow Preventer</b>						
Generic	100%	2029	* *	1	\$2,100	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent: Light, Area	ı Affected	: 100%			
	Location: (2) B-5 Sub B-1					
<del>-</del>	Explanation: 3 Units					
Fire Suppression						
Sprinkler Under Construction	1000/					D
Under Construction	100%					D
Fire Pump Under Construction	1000/					D
	100%					D
Chemical System	100/	2022	¢2.500	1.2	¢5 500	D
Dry No Component	10% 70%	2022	\$2,500	1-3	\$5,500	В
No Component Generic	70% 20%	2022	\$5,000	1-3	\$11,000	D B
Generic	20% Other Observation, Extent: Light, Area			1-3	\$11,000	D
	Location : Throughout	і Ајјестеи	. 100/0			
	Explanation : Fire Extinguishers					
	Explanation : Fire Extinguishers					

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

<sup>\*\*</sup> 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 : 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



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

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

Asset #: 13729

Architecture		Current F	Repair	Futur	Future Replacement Maintenance				
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
xterior									
Exterior Walls Masonry: Brick		Cracks, Ex	\$98,500 tent : Moderate, Ar	LIFE ea Affec	* * ted : 40%	5	\$17,200	A	
	Jnt Morta	ı : Southwe r Miss/Eroo ı : Through	d, Extent : Moderat	e, Area A	Affected : 40%				
Masonry: Limestone	5%			LIFE	* *	5	\$700	A	
Windows									
Aluminum	25%			2037	* *	5	\$1,600	A	
Glass Block	3%		****	LIFE	**	5	\$100	A	
Steel			\$233,900 Extent : Moderate, A out	2046 Area Affe	* * cted : 25%	5	\$29,500	A	
	Location Thermally	i : Through	, Extent : Moderate	-					
Parapets									
Masonry: Brick	_		\$23,600 Extent : Moderate out	LIFE , Area Aj	* * ffected : 20%	5	\$4,300	A	
Masonry: Limestone			\$2,300 d, Extent : Light, Ai out	LIFE ea Affec	* * ted : 10%	5	\$300	A	
Roof									
Modified Bitumen	Blisters, E Location Seams Op	ı : Through en/Split, Ex	ctent : Moderate, A					A	
	Water Per		out xtent : Moderate, A Floor, Stair	rea Affe	cted : 10%				
Skylight, Metal/Glass		Now /Rusting, E n : Over Sta	\$14,900 Extent : Moderate, A vir	2031 Area Affe	* * cted : 25%			A	
		netration, E n : Over Sta	xtent : Moderate, A sir	rea Affe	cted : 5%				

Interior

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

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

Asset #: 13729

Architecture		Current F	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nterior								
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
	Location Other Obs	n : Through		·	•			
Vinyl Tile	15%			2026	* *	3	\$1,400	С
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
		Crumbling, 1 : Staircase	Extent : Moderate	, Area A	ffected : 20%			
Ceilings								
AcousTileSusp.Lay-In	15%			2034	* *	5	\$3,700	В
Gypsum Board	10%			LIFE	* *	5	\$3,100	В
Plaster	75%			LIFE	* *	5	\$11,700	В
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	n : Second I	Floor					

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2021	\$1,600	5	\$100	В
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation: Amp Rating Not Availa	able				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2021	\$30,300	5	\$400	В
Raceway						
Conduit	70%	2021	\$6,800	1		В
Conduit	30%	2031	* *	1		В
Panelboards						
Molded Case Bkrs	70%	2020	\$16,100	5	\$300	В
Molded Case Bkrs	30%	2029	* *	5	\$100	В

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

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

Asset #: 13729

Electrical		Current I	Current Repair Future Replacement Maintenance		Future Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	15%		\$1,400	2046	* *	1		В
		n Aged, Exte n : Basemer	ent : Moderate, Are nt	a Affecte	ed : 100%			
Thermoplastic	20%			2031	* *	1		В
Thermoplastic	65%			2021	\$5,900	1		В
Motor Controllers								
Locally Mounted	100%			2019	\$10,500	5	\$100	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	В
	Location	n : Water M	Extent : Moderate, A Iain vected With Main W					
Lighting								
Interior Lighting				• • • •			40.500	_
Fluorescent	60%			2016	\$49,400	10	\$9,200	В
	Location	n : Through	Extent : Moderate, A out g T-12 Lamps	Area Affe	ected : 100%			
Fluorescent	30%			2021	\$24,700	10	\$4,600	В
	Other Obs	servation, E	Extent : Moderate, A	Area Affe			. ,	
	Location	ı : Through	out					
	Explana	tion : Using	g T-8 Lamps					
HID	3%			2016	\$1,700	10		В
Incandescent	7%			2016	\$5,800	2		В
Egress Lighting					· · ·			
Emergency, Service	50%			2021	\$1,100	1		В
Exit, LED	30%			2049	* *	1		В
Exit, Service	20%			2016	\$500	1		В

Mechanical	Current Repair	Future Repla	acement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2041	* *	1		В
Conversion Equipment						
Steam Boiler	100%	2034	* *	1	\$16,500	В
	Other Observation, Extent : Ligh	t, Area Affected : 100%	ó			
	Location: Basement Boiler Ro	от				
	Explanation: 2 Units					
Distribution						
Steam Piping/Pump	100%	2041	* *	4	\$1,200	В
Terminal Devices			•	•	•	•
Convector/Radiator	100%	2026	* *	1	\$5,400	В

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

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

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2021	\$14,600	2	\$200	В
Window/Wall Unit	60%			2016	\$19,500	1		В
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,300	В
Exhaust Fans								
Roof	100%			2016	\$12,600	2	\$500	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	* *	1		В
Water Heater								
Gas Fired	100%			2019	\$3,700	2	\$200	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$2,500	В
Backflow Preventer								
Generic	100%			2026	* *	1	\$1,000	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : B-2						
	Explana	tion : One	Unit					

<sup>\*\*</sup> 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

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



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

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

Architecture		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior				•				•
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	\$12,800	A
Masonry: Brick	90%			LIFE	* *	5	\$49,000	A
Granite Panels		0-2 r Miss/Eroo ı : Front Fo	\$13,700 d, Extent : Light, A acade	LIFE rea Affec	* * ted : 5%	5	\$2,000	A
Windows								
Aluminum	95%			2039	* *	5	\$17,400	A
Glass Block	5%	Now	\$4,300	LIFE	* *	5	\$600	A
		roken/Crac ı : West Fac	ked, Extent : Mode cade	rate, Are	ea Affected : 10%			
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	1000/			2022	¢157 100	10	¢40.200	<b>A</b>
Single Ply Membrane Interior	100%			2023	\$157,100	10	\$49,300	A
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	Č
Terrazzo	10%			LIFE	* *	5	\$5,400	Č
Terrazzo	5%			LIFE	* *	5	\$2,700	Č
10.111	Recent Re	place Evide 1 : Annex B	ent, Extent : Light, uilding		ected : 100%	C	<b>4-,</b> ,,,,,	
Vinyl Tile	40%			2023	\$222,300	3	\$10,300	С
Vinyl Tile	25%			2033	**	3	\$6,500	Č
v myr The		place Evide	ent, Extent : Light,		ected : 100%	5	Ψ0,500	C
		ı : Annex B		33				
Interior Walls								
Glazed Ceramic Panel	10%			LIFE	* *			C
Gypsum Board	25%			LIFE	* *	5	\$10,800	C
Gypsum Board	30%			LIFE	* *	5	\$13,000	C
••		place Evide ı : Annex B	ent, Extent : Light, uilding	Area Aff	ected : 100%			
Plaster	25%			LIFE	* *	5	\$5,400	С
SGFT/Glazed Masonry		4+	\$13,300	LIFE	* *		. ,	C
,	Staining/L		Extent: Moderate		ffected : 10%			
		ded, Extent 1 : Basemen	: Light, Area Affec t	eted : 5%				

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

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

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

Asset #: 1979

Architecture		Current Repair Future Replacem		e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	50%	2-4	\$13,200	2036	* *	5	\$17,200	В
	Misaligned	d/Bulging, I	Extent : Moderate,	Area Afj	fected : 5%			
	Location	: Through	out					
	Staining/Discoloring, Extent: Light, Area Affected: 5%							
	Location	: Through	out					
AcousTileSusp.Lay-In	30%			2043	* *	5	\$20,700	В
1 ,	Recent Replace Evident, Extent: Light, Area Affected: 100%							
	Location	: Annex Bi	uilding					
Exposed Concrete	10%			LIFE	* *	5	\$1,100	В
Plaster	10%			LIFE	* *	5	\$4,300	В

<b>lectrical</b>	Current Repair	Future	Replacement	Maintenance		
stem Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
der 600 Volts						
Service Equipment						
Air Circuit Breaker	50%	2043	* *	5	\$100	В
	Other Observation, Extent : M	oderate, Area Affecto	ed : 100%			
	Location : Electrical Room					
	Explanation: One 2000 Amp	s Main Disconnect S	Switch For Main	Building	•	
Air Circuit Breaker	50%	2043	* *	5	\$100	В
	Other Observation, Extent : M	oderate, Area Affect	ed : 100%			
	Location : Electrical Room N	1ain Building				
	Explanation: One 400 Amps	Main Disconnect Sv	witch For The An	nex Buil	ding	
Transformers						
Dry Type	100%	2036	* *	5	\$200	В
	Other Observation, Extent : M	oderate, Area Affect	ed : 100%			
	Location : Electrical Room					
	Explanation: One 112 Kva 4	480hv-208/120lv				
Switchgear / Switchboard						
Molded Case Bkrs	70%	2043	* *	5	\$1,000	В
Molded Case Bkrs	30%	2053	* *	5	\$400	В
Raceway						
Conduit	30%	2049	* *	1		В
Conduit	50%	2043	* *	1		В
Conduit	20%	2023	\$7,200	1		В
Panelboards						
Fused Disc Sw	10%	2039	* *	5	\$100	В
Fused Disc Sw	5%	2045	* *	5	\$100	В
Molded Case Bkrs	20%	2022	\$10,300	5	\$300	В
Molded Case Bkrs	35%	2039	* *	5	\$500	В
Molded Case Bkrs	30%	2045	* *	5	\$400	В

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

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

Asset #: 1979

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Wiring	100/ 2.4 0.40	00 2040	ale ale			ъ
Braided Cloth	10% 2-4 \$4,0		**	1		В
	Insulation Aged, Extent: Moderate,	Area Affected	d: 100%			
	Location : Basement					
Thermoplastic	30%	2049	**	1		В
Thermoplastic	20%	2023	\$8,000	1		В
Thermoplastic	40%	2043	* *	1		В
Motor Controllers	<b>5</b> 00/	2025	ماد ماد	_	Φ200	
Locally Mounted	50%	2036	**	5	\$200	В
Locally Mounted	20%	2021	\$6,500	5	\$100	В
Locally Mounted	30%	2040	* *	5	\$100	В
Ground						
Grounding Devices	1000/	LIEE	* *	~	Φ000	ъ
Generic	100%	LIFE	* *	5	\$800	В
Lighting						
Interior Lighting Fluorescent	55%	2028	* *	10	\$22.200	В
Fluorescent	Other Observation, Extent : Modera			10	\$23,200	D
	Location : Throughout The Buildi		nea . 100%			
	•	ng				
<b>T</b>	Explanation: T-8 Lamps	2010	ф11 100	10	Φ2 100	
Fluorescent	5%	2018	\$11,400	10	\$2,100	В
	Other Observation, Extent: Modera		ctea : 100%			
	Location: Throughout The Building	ng				
	Explanation: T-12 Lamps					
Fluorescent	10%	2028	**	10	\$4,200	В
	Other Observation, Extent : Modera	ate, Area Affeo	cted: 100%			
	Location: Throughout					
	Explanation: T-5 Lamps					
Fluorescent	5%	2033	* *	10	\$2,100	В
	Other Observation, Extent : Modera	ate, Area Affed	cted : 100%			
	Location: Throughout					
	Explanation: T-5 Lamps					
Fluorescent	25%	2033	* *	10	\$10,600	В
	Other Observation, Extent : Modera		cted : 100%			
	Location: Throughout Annex Buil	lding				
	Explanation: T-5 Lamps					
Egress Lighting						
Emergency, Battery	35%	2028	* *	10	\$3,900	В
Emergency, Battery	15%	2033	* *	10	\$1,700	В
Exit, LED	15%	2063	* *	1		В
Exit, Service	35%	2028	* *	1		В
Exterior Lighting	-0-1					_
HID	30%	2033	* *	10		В
HID	70%	2018	\$12,500	10	\$100	В
Alarm						
Fire/Smoke Detection	1000/	2022		1.0	<b>#21</b> 000	~
Generic	100%	2033	* *	1-3	\$31,800	В

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

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

Asset #: 1979

Energy Source   Natural Gas   100%   2043   **   1   8   8	Mechanical		Current R	epair	Future Replacement		Maintenance		
Energy Source	Component			<b>Estimated Cost</b>		<b>Estimated Cost</b>	•	<b>Estimated Cost</b>	
Natural Gas	Heating	•			•				•
Conversion Equipment   Heat Exchanger   10%   2026   ** 1   \$2,300   B									
Heat Exchanger		100%			2043	* *	1		В
Steam Boiler   Stea									_
Steam Boiler   Explanation : 2 Units For Heating   Steam Boiler	Heat Exchanger		.: E				1	\$2,300	В
Steam Boiler   Stea				=	Affected	: 10%			
Steam Boiler									
Other Observation, Extent: Light, Area Affected: 100%   Location: Boiler Room   Explanation: 2 Units	G. D. 11		ion : 2 Uni	is For пеанид	2020	<b>ታ</b> ታ	1	Φ41 100	D
Location : Boiler Room   Explanation : 2 Units	Steam Boiler		omiation E	utant Liaht Anaa			1	\$41,100	В
Distribution				=	Ајјестеа	: 100%			
Distribution									
Hot Wtr Piping/Pump	Distribution	Ехрини	ion . 2 Oni	113					
Steam Piping/Pump   60%   2033   ** * 4   \$2,000   B     Terminal Devices		40%			2039	* *	4	\$900	В
Terminal Devices	1 - 1					* *			
Air Handler 60% 2028 ** 1 \$17,100 B Convector/Radiator 40% 2036 ** 1 \$6,000 B  Air Conditioning Energy Source Electricity 100% 2039 ** 1 B  Conversion Equipment Reciprocating 60% Now \$1,800 2023 \$88,900 1 \$11,500 B  Compr/Chiller Broken, Extent: Moderate, Area Affected: 10% Location: Chiller Compressor R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Chiller S  Ext Pkg Unit - Cooling 40% 2031 ** 2 \$1,100 B  Distribution Chilled Wtr Pipe/Pump 60% 2033 ** 4 \$2,000 B  No Component 40% 2033 ** 4 \$2,000 B  No Component 40% 2023 \$185,500 1 \$28,500 B  Heat Rejection Air Condenser Unit 100% 2028 ** 2 \$32,100 B  Ventilation Distribution  Distribut		0070					<u> </u>	Ψ2,000	
Convector/Radiator   40%   2036   ** 1   \$6,000   B		60%			2028	* *	1	\$17,100	В
Energy Source   Electricity   100%   2039   ** 1   B						* *	1		
Energy Source   Electricity   100%   2039   ** 1   B	Air Conditioning								
Conversion Equipment   Reciprocating   60%   Now   \$1,800   2023   \$88,900   1   \$11,500   B									
Reciprocating   60%   Now   \$1,800   2023   \$88,900   1   \$11,500   B		100%			2039	* *	1		В
Broken, Extent : Moderate, Area Affected : 10%   Location : Chiller Compressor   R-22 Refrigerant, Extent : Light, Area Affected : 100%   Location : Chillers									
Broken, Extent: Moderate, Area Affected: 10%   Location: Chiller Compressor   R-22 Refrigerant, Extent: Light, Area Affected: 100%   Location: Chillers		60%	Now	\$1,800	2023	\$88,900	1	\$11,500	В
Location : Chiller Compressor   R-22 Refrigerant, Extent : Light, Area Affected : 100%   Location : Chillers	Compr/Chiller								
R-22 Refrigerant, Extent: Light, Area Affected: 100%   Location: Chillers					d: 10%				
Ext Pkg Unit - Cooling				=	CC . 1	1000/			
Ext Pkg Unit - Cooling				ent : Light, Area A	ffected :	100%			
Distribution			Chillers						
Chilled Wtr Pipe/Pump   60%   2033   ** 4   \$2,000   B   No Component   40%   D		40%			2031	**	2	\$1,100	В
No Component   40%   D		<b>CO</b> 0/			2022	<i>ት</i> ታ	4	Φ2.000	D
Terminal Devices					2033	* *	4	\$2,000	
Air Handler/Cool/Ht 100% 2023 \$185,500 1 \$28,500 B  Heat Rejection		40%							<u>D</u>
Heat Rejection		100%			2023	\$185.500	1	\$28 500	D
Air Condenser Unit         100%         2028         ** 2         \$32,100         B           Ventilation           Distribution         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         H/C Water Piping		10070			2023	\$105,500	1	\$20,300	
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		100%			2028	* *	2.	\$32,100	В
Distribution         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         H/C Water Piping         * * * * * * * * * * * * * * * * * * *		10070			2020			Ψ32,100	
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         H/C Water Piping         * * 2-5         \$25,700         B									
Exhaust Fans		100%			LIFE	* *	2-5	\$25,700	В
Interior 60% 2028 ** 2 \$800 B Roof 40% 2023 \$24,100 2 \$600 B  Plumbing H/C Water Piping								•	
Plumbing H/C Water Piping		60%			2028	* *	2	\$800	В
H/C Water Piping	Roof	40%			2023	\$24,100	2	\$600	В
	Plumbing								
Galv Iron/Steel 100% 2028 ** 1 B									
	Galv Iron/Steel	100%			2028	* *	1		В

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

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

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Plumbing								
Water Heater								
Gas Fired	100%	2021	\$10,200	2	\$700	В		
	Other Observation, Extent: Light, A	Area Affected : 100	%					
	Location: Mechanical Room							
	Explanation: 2 Units							
HW Heat Exchanger	100-1				4.400	_		
Low Temp	100%	2043	* *	4	\$4,600	В		
Sanitary Piping						_		
Cast Iron	100%	LIFE	* *	1		В		
Storm Drain Piping						_		
Cast Iron	100%	LIFE	* *	1		В		
Sump Pump(s)								
Rigid Piping	100%	2028	* *	4	\$2,500	В		
Backflow Preventer								
Generic	•	00 2028	* *	1	\$2,500	В		
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Boiler Room							
	Explanation : Installed Incorrectl	y						
Fixtures						_		
Generic	100%					В		
Vertical Transport								
Elevators	0.0-1					~		
Geared Traction	80%	LIFE	**			C		
	Other Observation, Extent: Light, A	Area Affected : 70%	Ó					
	Location: B-4							
	Explanation: Two Passenger Uni							
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			

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

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	

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



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

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

Asset #: 14734

rchitecture	Current Repair		Futur	e Replacement	Maintenance		
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
terior							
Exterior Walls							
Cast in Place Concrete	3%		LIFE	* *	5	\$8,100	A
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$21,100	Α
	Other Observation, E.		Area Affe	cted : 100%			
	Location : First Flo						
	Explanation: This C	Component Is Actu					
Masonry: Brick Cavity	60%		LIFE	* *	5	\$32,400	A
	Efflorescence, Extent		Affected .	: 5%			
	Location : West Fac	rade					
Masonry: Brick Cavity	30%		LIFE	* *	5	\$16,200	Α
	Recent Construction,	_	a Affecte	ed: 100%			
	Location : Third Flo						
	Other Observation, E.		Area Affe	cted : 100%			
	Location : Third Flo						
	Explanation : New I	Floor Completed I	n 2011				
Masonry: Limestone	2%		LIFE	* *	5	\$800	A
Windows							
Aluminum	100%		2047	* *	5	\$8,000	A
	Recent Installation, E	=	Affected	: 100%			
	Location : Through	out					
Parapets	4.507		LIDE	ماد ماد	<b>5</b> 10	ФО 200	
Concrete Masonry Unit	45%	Entered Lieby Ann	LIFE	**	5-10	\$8,200	A
	Recent Construction, Location: Interior I		а Ајјесте	a: 100%			
		- асе					
Masonry: Brick Cavity	50%	F	LIFE	**	5-10	\$11,400	A
	Recent Construction,	_	a Affecte	ed: 100%			
	Location : Through	эит					
Masonry: Limestone	3%		LIFE	* *	5-10	\$1,200	A
Pre-Cast Concrete	2%		LIFE	* *	5	\$800	A
Roof	40004	<b>*</b> • • • • •	2622	a ·			
Single Ply Membrane	100% Now	\$8,800	2033	**			Α
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% Location : Drains At North And South Sides Of Roof						
			-	-			
	Recent Installation, E		Affected	: 100%			
	Location: Througho		A CC	otod . 150/			
	Water Penetration, E.				Dooms 20	2 303	
orior	Location : Third Flo	or Corriaor Near	Lievator	, siajj Kestroom, I	Xooms 30	2, 303	

Interior

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

Asset #: 14734

Architecture	Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
terior							
Floors							
Cast in Place Concrete	5% Now	\$1,000	LIFE	* *	5	\$2,200	C
	Other Observation, I		00				
	Location : Stairs B	etween Second And	Third Fi	oors			
	Explanation: Non	Slip Material Impro	perly Ins	stalled			
Ceramic Tile	5%		2038	* *	5	\$1,000	С
Terrazzo	10%		LIFE	* *	5	\$3,200	C
Vinyl Tile	80%		2033	* *	3	\$6,200	C
-	Recent Installation,	Extent : Light, Area	Affected	: 100%			
	Location : Through	nout					
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: Through	nout					
Ceilings							
AcousTileSusp.Lay-In	85%		2042	* *	5	\$17,500	В
	Recent Installation,	Extent : Light, Area	Affected	: 100%			
	Location: Through	nout					
	Water Penetration, Extent : Moderate, Area Affected : 15%						
	Location : Corrido	r Near Elevator, Sta	aff Room	, Rooms 301, 302,	303		
Gypsum Board	15%		LIFE	* *	5-10	\$10,600	В

Electrical	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Raceway						
Conduit	100%	2051	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2047	* *	5	\$400	В
Wiring						
Thermoplastic	100%	2051	* *	1		В
Lighting						
Interior Lighting						
Fluorescent	90%	2033	* *	10	\$11,300	В
	T-8 Lamps, Extent : Moderate Location : Throughout The I	. 55				
Fluorescent	10%	2033	* *	10	\$1,300	В
	Compact Fluorescent Light, E	Extent : Moderate, Area Af	fected : 100	0%		
	Location: Hallways					
Egress Lighting						
Emergency, Battery	50%	2033	* *	10	\$1,700	В
Exit, LED	50%	2060	* *	1		В

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

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

Asset #: 14734

Electrical	Current Repair	Future Replace	ure Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimat FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting						
Exterior Lighting						
HID	100%	2033	* *	10		В
Alarm						
Security System						
No Component	60%					D
Generic	40%	2033	* *	1	\$2,100	В
	Other Observation, Extent: Mo	oderate, Area Affected : 100	0%			
	Location: Hallways And Out	side				
	Explanation: CCTV Surve	illance Camera				
Fire/Smoke Detection						
Generic, Digital	100%	2033	* *			В
_	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: Throughout The Building					
	Explanation: Smoke Detecto	r, Strobe Lights, Manual Pi	ıll Statior	ı		

Mechanical	Current Repair	Future Repla	cement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Heating								
Energy Source								
Natural Gas	100%	2051	* *	1		В		
Conversion Equipment								
Furnace	80%	2033	* *	1	\$5,400	В		
	Other Observation, Extent: Light, Area	Affected: 80%						
	Location: Roof							
	Explanation: 4 Package Units							
Hot Water Boiler	20%	2042	* *	1	\$1,400	В		
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : 3rd Floor Boiler Room							
	Explanation: 1 Unit							
Terminal Devices								
Convector/Radiator	20%	2042	* *	1	\$900	В		
No Component	80%					D		
Air Conditioning								
Energy Source								
Electricity	100%	2047	* *	1		В		
Conversion Equipment								
Ext Pkg Unit -	100%	2033	* *	2	\$800	В		
Heating/Cooling								
	R-134a Refrigerant, Extent: Light, Area	a Affected : 100%	6					
	Location: 4 Units, Roof							
Ventilation								
Distribution								
Ductwork/Diffusers	100% Now \$2,200	LIFE	* *	2-5	\$7,600	В		
	Unbalanced System, Extent: Moderate,	Area Affected : .	30%		•			
	Location: Various Locations							

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

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

Mechanical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost   Year Estimated Co FY	St Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Ventilation					
Exhaust Fans					
Roof	100%	2033 *	* 2	\$400	В
Plumbing					
H/C Water Piping					
Brass/Copper	100%	2051 *	* 1		В
Water Heater					
Not Accessible	100%				D
	Other Observation, Extent: Light,	Area Affected : 0%			
	Location: Administration Building	ng			
	Explanation : Hot Water Coming	g From Adjacent Building			
Sanitary Piping					
Cast Iron	100%	LIFE *	* 1		В
Storm Drain Piping					
Cast Iron	100%	LIFE *	* 1		В
Backflow Preventer					
Not Accessible	100%				D
	Other Observation, Extent : Light,	Area Affected : 0%			
	Location : Administration Buildi	ng			
	Explanation : Water Main Is In A	Adjacent Building			
Fixtures					
Generic	100%				В
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE *	*		C
•	Other Observation, Extent : Light,	Area Affected : 100%			
	Location: 1, 2, 3				
	Explanation: 1 Unit				

#### 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

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



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

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

Asset #: 13721

Architecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
xterior								
Exterior Walls	0.50/			LIEE	* *	~	ф <b>22</b> соо	
Concrete Masonry Unit	95%	1 C 1 - E		LIFE		5	\$32,600	Α
		i Cracks, E. i : Through	xtent : Light, Area out	Ајјестеа	: 13%			
Masonry: Brick	3%	Now	\$2,400	LIFE	* *	5	\$800	A
			l, Extent : Moderai					
	Location	ı : Through	out Garage, North	And Sou	th Facade			
Metal Coiling Doors	2%			2030	* *	5	\$1,700	A
Windows								
Aluminum	88%			2041	* *	5	\$800	A
Glass Block	10%			LIFE	* *	5	\$100	Α
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%		\$51,900	2035	**			A
	_	_	Extent : Severe, A	rea Affec	rted : 20%			
		ı : Through		1.00	1 2007			
			xtent : Severe, Are	a Affecte	d: 20%			
	-	n: 4 Units			ale ale		ф1 <b>2.2</b> 00	
Sloped Glazing	2%			LIFE	* *	5	\$13,200	A
terior								
Floors	750/			LIDE	* *	_	ф <b>75</b> 400	C
Cast in Place Concrete	75%	0.2	¢12.500	LIFE	**	5	\$75,400	C
Quarry Tile	10%	0-2	\$12,500 Extent : Severe, A	2030		5	\$1,700	C
	_	Crumbung, 1 : Through		геа Ајјес	nea : 10%			
T. 65" T			Эш	2025	ale ale		Ф.4.200	
Traffic Topping	15%			2035	**	5	\$4,300	C
		stallation, E 1 : Through	Extent : Light, Area	Affectea	: 100%			
Intonion Walls	Locuitor	i. Inrough	Эш					
Interior Walls Concrete Masonry Unit	95%	Now	\$50,200	LIFE	* *	5	\$9,500	С
Concrete Masonry Onit			Extent : Light, Are			3	\$9,500	C
	_	crumoung, 1 : Through	_	м пурсен	.u . 10/0			
		_	ош xtent : Light, Area	Affected	. 10%			
		ieiraiion, E. i : Through		rijjeciea	. 10/0			
Diostan				LIDD	* *		¢400	
Plaster	5%	0-2	\$200 Extent: Light Ar.	LIFE		5	\$400	С
	Cracking/	Crumbung,	Extent: Light, Are	ги Ајјеств	zu . 1070			

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

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

Asset #: 13721

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
Exposed Concrete	70%			LIFE	* *	5-10	\$20,100	В
Gypsum Board	10%	Now	\$2,200	LIFE	* *	5	\$2,900	В
	Location Water Pen	: Through	xtent : Light, Area	33				
Plaster	20% Cracking/0	Now	\$5,700 Extent : Severe, A	LIFE rea Affec	* * ted : 20%	5	\$2,900	В
		etration, E. : Through	xtent : Severe, Ared out	a Affecte	d : 10%			

Electrical	Current R	epair F	Future Replacement			Maintenance	
System Component Type	% of Fail Date Total (Years)		ear ] FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	20	051	* *	5	\$100	В
	Other Observation, E.	xtent : Moderate, Area	Affec:	ted : 100%			
	Location : Electrica	l Room					
	Explanation: 1-120	00 Amps Main Disconr	ıect Sv	vitch			
Switchgear / Switchboard							
Molded Case Bkrs	100%	20	051	* *	5	\$400	В
Raceway							
Conduit	50%	20	051	* *	1		В
Conduit	50%	20	045	* *	1		В
Panelboards							
Fused Disc Sw	5%	20	047	* *	5		В
Molded Case Bkrs	60%	20	047	* *	5	\$200	В
Molded Case Bkrs	35%	20	041	* *	5	\$100	В
Wiring							
Thermoplastic	50%	20	051	* *	1		В
Thermoplastic	50%	20	045	* *	1		В
Motor Controllers							
Locally Mounted	100%	20	042	* *	5	\$100	В
Ground							
Grounding Devices							
Generic	100%	L	IFE	* *	5	\$500	В
Lighting	•	•		•		•	

Lighting

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

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

Asset #: 13721

Electrical	Current Repa	ir Future F	Replacement	Maintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Lighting								
Interior Lighting								
Fluorescent	50%	2033	* *	10	\$7,000	В		
	T-8 Lamps, Extent: Mode	rate, Area Affected : 1009	%					
	Location: Throughout T	The Building						
Fluorescent	50%	2030	* *	10	\$7,000	В		
	T-12 Lamps, Extent: Mod	lerate, Area Affected : 100	0%					
	Location : Throughout T	The Building						
Egress Lighting								
Emergency, Battery	50%	2030	* *	10	\$1,900	В		
Exit, Service	50%	2030	* *	1		В		
Exterior Lighting								
Fluorescent	20%	2033	* *	10	\$300	В		
	Compact Fluorescent Light, Extent: Moderate, Area Affected: 100%							
	Location: Throughout T	The Building						
HID	80%	2033	* *	10		В		
Alarm								
Security System								
No Component	50%					D		
Generic	50%	2033	* *	1	\$2,900	В		
Fire/Smoke Detection								
Generic, Digital	100%	2033	* *			В		

Mechanical	Curre	Current Repair		e Replacement	M		
System Component Type	% of Fail Da Total (Year	te Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2035	* *	1		В
Conversion Equipment							
Furnace	85%		2030	* *	1	\$6,500	В
	Location: Roof	n, Extent : Light, Area Roof Top Package Un		: 85%			
Hot Water Boiler	15% 0-2 Other Observation	\$4,900 a, Extent : Light, Area door Boiler Room	2045	**	1	\$1,000	В
Distribution							
Hot Wtr Piping/Pump	15%		2033	* *	4	\$200	В
No Component	85%						D
Terminal Devices							
Fan Coil Unit/Heat	15%		2030	* *	1	\$700	В
No Component	85%						D
Air Conditioning Energy Source							
Electricity	100%		2041	* *	1		В

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

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

Mechanical		Current Repair		Futur	e Replacement	M		
System Component Type		ail Date 1 (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Air Conditioning								
Conversion Equipment	1000/			2020	de de	•	<b>\$0.00</b>	-
Ext Pkg Unit - Heating/Cooling	100%			2030	* *	2	\$900	В
Heating/Cooming	Other Ohser	vation Fr	tent : Light, Area	Affected	. 100%			
	Location:		ieni . Ligni, mea	Пусстей	. 100/0			
			Top Package Un	its Using	407c Refrigerant			
Ventilation	1	<u> </u>	1 0		<i>y</i> 0			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,600	В
Exhaust Fans								
Roof	100%			2030	* *	2	\$500	В
Plumbing								
H/C Water Piping	1000/	NT	Ф000	2025	* *	1		D
Brass/Copper		Now	\$900 ere, Area Affected	2035	* *	1		В
			ere, Area Ajjecieo in Valve, 1st Floo					
Water Heater								
Gas Fired	100%			2020	\$3,400	2	\$200	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Backflow Preventer	1.000/			2025	<b>01.100</b>		<b>\$0.00</b>	-
Generic	100%			2025	\$1,400	1	\$900	В
Fixtures	1,000/							D
Generic Wantiagl Transport	100%							В
Vertical Transport Elevators								
Hydraulic	100%			LIFE	* *			С
11) Gradite		vation, Ex	tent : Light, Area		: 100%			Č
	Location :		<i>g,</i>	33				
	Explanatio	on : 1 Unit						

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

<sup>\*\*</sup> 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

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** 

\$23,900	\$31,300	\$9,100	\$7,900
\$10,200		\$1,900	\$100
\$13,700	\$16,700	\$7,200	\$7,800
	\$14,500		
\$23,900	\$31,300	\$9,100	\$7,900
\$3,900	\$3,900	\$3,900	\$3,900
\$9,500	\$3,300	\$2,900	\$3,300
\$300	\$400	\$300	\$500
\$10,200	\$9,100	\$1,900	\$100
	\$14,500		
FY 2016	FY 2017	FY 2018	FY 2019
	\$10,200 \$300 \$9,500 \$3,900 <b>\$23,900</b> \$13,700 \$10,200	\$14,500 \$10,200 \$300 \$400 \$9,500 \$3,300 \$3,900 \$3,900 \$23,900 \$14,500 \$13,700 \$16,700	\$14,500 \$10,200 \$9,100 \$1,900 \$300 \$400 \$300 \$9,500 \$3,300 \$2,900 \$3,900 \$3,900 \$3,900 \$23,900 \$31,300 \$9,100 \$14,500 \$13,700 \$16,700 \$7,200 \$10,200 \$1,900



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

<sup>\*\*</sup> 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 E	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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
	Cracking/0	בר Crumbling, Ex	tent : Severe, A	ea Affec	ted : 100%			
	Location	: Throughout	9x9 Tiles					
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	В
- '	-	olace Evident, : Throughout	Extent : Light,	Area Affa	ected : 100%			
Exposed Concrete	20%			LIFE	* *	5	\$700	В

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	* *	5	\$100	В
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%			
	Location: Basement					
	Explanation: 400 Amps					
Switchgear / Switchboard						
Fused Disc Sw	100%	2032	* *	5	\$100	В
Raceway						
Conduit	100%	2048	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2044	* *	5	\$400	В
Wiring						
Thermoplastic	100%	2048	* *	1		В

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

<sup>\*\*</sup> 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		e Replacement	M	Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Under 600 Volts							
Motor Controllers							
Locally Mounted	100%	2039	* *	5	\$100	В	
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$200	В	
	Other Observation, Extent : Mo Location : Basement	oderate, Area Affe	cted : 100%				
	Explanation : Water Main						
Lighting	4						
Interior Lighting							
Fluorescent	100%	2030	* *	10	\$14,000	В	
	Other Observation, Extent : Me	oderate, Area Affe	cted : 100%				
	Location: Throughout						
	Explanation: T-8 & Compac	t					
Egress Lighting							
Exit, LED	100%	2057	* *	1		В	
Exterior Lighting							
HID	100%	2030	* *	10		В	
Alarm							
Security System							
No Component	80%					D	
Generic	20%	2027	* *	1	\$1,100	В	
Fire/Smoke Detection							
No Component	80%					D	
Generic	20%	2030	* *	1-3	\$1,900	В	

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2042	* *	1		В
Conversion Equipment						
Steam Boiler	100%	2035	* *	1	\$15,100	В
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement					
	Explanation: 2 Units					
Distribution						
Steam Piping/Pump	100%	2042	* *	4	\$800	В
Terminal Devices						
Convector/Radiator	100%	2035	* *	1	\$4,900	В
Air Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		В
Conversion Equipment						
Window/Wall Unit	50%	2020	\$14,900	1		В
No Component	50%					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.

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

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

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

Mechanical	Current Repair	r Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estin	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Air Conditioning						
Terminal Devices						
Fan Coil - Cooling	50%	2027	* *	1	\$2,500	В
	Other Observation, Extent	: Light, Area Affected	: 50%			
	Location: 2nd Floor	C . II .				
N. G	Explanation: 9 Split Dx	System Units				
No Component	50%					D
Heat Rejection	<b>70</b> 0/	2027	* *	2	Φ. 200	D
Air Condenser Unit	50%	2027		2	\$5,300	В
	Other Observation, Extent Location : Roof	: Ligni, Area Ajjeciea	: 30%			
	Explanation: 9 Condense	or Units Part Of Split	Custom			
No Commonant	50%	er Onus Lari Oj Spili i	System			D
No Component Ventilation	30%					D
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$1,700	В
No Component	80%	En E		23	φ1,700	D
Exhaust Fans	0070					- Б
Roof	20%	2022	\$2,300	2	\$100	В
No Component	80%		<del>+-,-</del> • •	_	7-00	D
Plumbing						
H/C Water Piping						
Brass/Copper	20%	2042	* *	1		В
Galv Iron/Steel	80%	2035	* *	1		В
Water Heater						
Gas Fired	100%	2020	\$3,400	2	\$200	В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						_
Submersible	100%	2016	\$6,300	4	\$2,500	В
Fixtures	1000/					-
Generic	100%					В
Vertical Transport						
Elevators	1000/	I IIDD	* *			C
Hydraulic	100% Other Observation Extent	LIFE				С
	Other Observation, Extent Location : Basement : 2n		. 100%			
	Explanation: One Unit	u 1 1001				
	Explanation . One Onti					

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

<sup>\*\*</sup> 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

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



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$61,700	A
			: Moderate, Area	Affected	: 10%			
			rade Of Bulkhead					
Masonry: Brick	5%		\$23,500	LIFE	**	5	\$4,100	Α
	-		tent : Severe, Area					
		i : Base Of	Column By Main I					
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%		\$16,900	2039	* *	5	\$1,100	Α
			t : Moderate, Area			,		
		i : 2nd Floc	or Counseling Offic					
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	400		40.000					
Modified Bitumen	100%	0-2	\$9,800	2028	* *			A
			lerate, Area Affect	ed : 5%				
			nd South Ends	1 00	. 1 50/			
			xtent : Moderate, A					
	Lосапот	i : North Ar	nd South Ends Of M	ain Kooj				
nterior Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$14,800	C
Cast in Place Concrete Ceramic Tile	10% 5%			2026	* *	5 5	\$3,400	C C
_	10%			LIFE	* *	5	\$5,300	C
Terrazzo Vinyl Tile	55%			2028	* *	3	\$18,600	C
	35% 15%			2028		3	\$3,800	C
Vinyl Tile		servation E	Extent : Severe, Are		\$81,700 d · 100%	3	\$3,600	C
		i : 3rd Floo		u ryjecte	u . 100/0			
		t . 57a 1 100 tion : 9x9 T						
Vinyl Tile	5%			2021	* *	2	\$1,700	С
Vinyl Tile			ent, Extent : Light,	2031		3	\$1,700	C
		-	out 4th Floor	areu Aff	cieu. 100/0			

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

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

Asset #: 2645

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nterior							
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
	Recent Replace Evider Location: Througho		Area Affe	ected : 100%			
Marble Panels	5%		LIFE	* *			С
Plaster	50%		LIFE	* *	5	\$12,700	C
Plaster	5%		LIFE	* *	5	\$1,300	C
	Recent Replace Evider Location: Througho	_	Area Affe	ected : 100%			
SGFT/Glazed Masonry	20%		LIFE	* *			С
Ceilings							
AcousTileSusp.Lay-In	25% 0-2 Loose/Delam Surface,				5	\$8,400	В
	Location: Througho Staining/Discoloring, Location: Througho Water Penetration, Ex Location: Eip Lobb	Extent : Moderate out 1st, 2nd And 31 ctent : Moderate, A	, Area Aj d Floors	ffected : 10%			
A coueTileCuen I ev In	5%	9 011 3111 1 1001	2040	* *		\$2.400	D
AcousTileSusp.Lay-In	7%  Recent Replace Evider  Location : Througho	_	2040 Area Affe		5	\$3,400	В
Plaster	65% 0-2 Cracking/Crumbling, Location: Stairwell: Water Penetration, Ex	s ctent : Moderate, A			5	\$27,400	В
	Location: Rooms 52	22 Ana 323					
Plaster	5% Recent Replace Evider Location : Througho		LIFE Area Affa	* * ected : 100%	5	\$2,100	В

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Inder 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2049	* *	5	\$300	В
Switchgear / Switchboard							
Air Circuit Breaker	90%		2049	* *	5	\$200	В
Molded Case Bkrs	10%		2049	* *	5	\$100	В
Raceway							
Conduit	80%		2023	\$28,800	1		В
Conduit	20%		2049	* *	1		В

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

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

Asset #: 2645

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System	% of Fail Date Estin	nated Cost Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component Type	Total (Years)	FY		(Yrs)		Code
Under 600 Volts						
Panelboards						
Fused Disc Sw	10%	2022	\$5,200	5	\$100	В
Molded Case Bkrs	20%	2045	**	5	\$300	В
Molded Case Bkrs	70%	2022	\$36,100	5	\$900	В
Wiring			, ,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Braided Cloth	50% 2-4	\$19,900 2048	* *	1		В
	Insulation Aged, Extent : M	loderate, Area Affecte	d : 100%			
	Location: Throughout					
Thermoplastic	20%	2049	* *	1		В
Thermoplastic	30%	2023	\$12,000	1		В
Motor Controllers			+,			
Locally Mounted	50%	2021	\$16,200	5	\$200	В
Locally Mounted	50%	2040	* *	5	\$200	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	В
Lighting						
Interior Lighting						
Fluorescent	10%	2031	* *	10	\$4,100	В
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: T-5 Lamps					
Fluorescent	60%	2031	* *	10	\$24,800	В
	Other Observation, Extent		cted : 100%			
	Location: Throughout Th	ne Building				
	Explanation: T-8 Lamps					
Fluorescent	30%	2023	\$66,800	10	\$12,400	В
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: T-12 Lamp	S				
Egress Lighting						
Emergency, Battery	50%	2028	* *	10	\$5,400	В
Exit, LED	10%	2058	* *	1		В
Exit, Service	40%	2028	* *	1		В
Exterior Lighting	0.004					_
HID	90%	2023	\$16,000	10	\$100	В
Incandescent	10%	2023	\$2,500	2		В
Alarm						
Security System	700/					Ъ
No Component	70%	2021	* *	1	Φ <b>ε</b> 000	D
Generic	30%	2031	* *	1	\$5,800	В
Fire/Smoke Detection	1000/	2022	ماد ماد	1.2	¢22.700	D
Generic	100%	2028	* *	1-3	\$32,700	В

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

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

Asset #: 2645

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		В
Conversion Equipment								
Hot Water Boiler	100%			2036	* *	1	\$22,300	В
•			Extent : Light, Area	Affected	: 100%			
			ıt Boiler Room					
	Explana	tion : 2 Nai	tural Gas Fired Ho	t Water I	Boilers			
Distribution	1000/			2020	de de		Φ2.200	-
Hot Wtr Piping/Pump	100%			2039	* *	4	\$2,200	В
Terminal Devices	4007			2020	* *		<b>411.200</b>	-
Air Handler	40%			2028	* *	1	\$11,200	В
Convector/Radiator	60%			2028	* *	1	\$8,800	В
Air Conditioning								
Energy Source	1000/			2021	* *	1		D
Electricity	100%			2031	-11-	1		В
Conversion Equipment Int Pkg Unit - Cooling	10%			2021	¢55 100	2	\$200	D
Reciprocating	30%			2021	\$55,100 * *	2 1	\$300	B B
Compr/Chiller	30%			2028		1	\$6,300	В
Window/Wall Unit	60%			2018	\$52,800	1		В
Distribution	0070			2016	\$32,800	1		
Chilled Wtr Pipe/Pump	30%			2043	* *	4	\$700	В
No Component	70%			2043		7	Ψ700	D
Terminal Devices	7070							
Air Handler/Cool/Ht	40%			2028	* *	1	\$11,200	В
No Component	60%			2020			Ψ11,200	D
Heat Rejection	0070							
Remote Air Cond	40%			2028	* *	2	\$12,600	В
No Component	60%					_	, - <b>-</b> ,,	D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,200	В
Exhaust Fans							·	
Interior	70%			2023	\$33,100	2	\$1,000	В
Roof	30%			2028	* *	2	\$400	В
Plumbing								_
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		В
Water Heater								
Gas Fired	100%			2022	\$10,000	2	\$700	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В

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

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

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing						
Sump Pump(s)						
Rigid Piping	100%	2023	\$10,500	4	\$1,600	В
	Other Observation, Extent : Light, An	rea Affected :	10%			
	Location: Boiler Room					
	Explanation: Boiler Pit Only					
Backflow Preventer						
Generic	100%	2028	* *	1	\$2,800	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Light, Ar	rea Affected :	100%			
	Location: B-5					
	Explanation: Two Units					

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

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



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

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

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

Asset #: 14212

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior	•							•
Exterior Walls	<b></b>				ate ate	_	<b>424 5</b> 00	
Masonry: Granite	5%			LIFE	* *	5	\$21,700	A
Metal/Glass Curt Wall Metal Panel	25% 20%			LIFE 2047	**	5	\$271,000 \$795,100	A
Pre-Cast Concrete	50%			LIFE	* *	5-10 5	\$939,600	A A
Parapets	3070			LITE			Ψ939,000	Λ
Concrete Masonry Unit	30%			LIFE	* *	5	\$7,200	A
, , , , , , , , , , , , , , , , , , , ,		servation, E	Extent : Moderate, A		ected : 100%		1.,	
	Location	: Various	Locations.					
	Explana	tion : Rubb	er Membrane Ran	All The	Way Up This Porti	on Of Pa	rapet.	
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
T. C. III	Location	ı : Under C	Extent : Light, Area Tooling Tower. In Basket Missing O			l With D	rinkino Cans	
nterior	Елриана	iion . Braii	i Busker Intesting O	n one D	74111, 71130 C1088CC	i Will D	thang cans.	
Floors								
Carpet	40%			2020	\$2,739,200	3	\$339,600	C
Cast in Place Concrete	5%	Now	\$5,600	LIFE	* *	5	\$61,900	C
			xtent : Moderate, A or Mechanical Roc		cted : 10%			
Ceramic Tile	5%			2034	* *	5	\$28,300	С
Sheet Vinyl/Rubber	20%			2026	* *	5	\$169,800	C
Terrazzo	30%			LIFE	* *	5	\$132,700	C
Interior Walls	<b>5</b> 0/			LIDE	ate ate	_	Φ7 (00	
Class Special Course				LIFE	* *	5	\$7,600	C C
Glass: Special Gauge	15% Other Obs	carvation E	Ertant : Savara Ara	LIFE		1		C
	Other Observation, Extent : Severe, Area Affected : 100%  Location : Various Locations.							
			Component Referrs	s To Mtl/	glass Curtain Wali	!.		
Gypsum Board	55%		T	LIFE	**	5	\$125,800	C
Gypsum Bourd	Repairs in	Progress, n : Staircase	Extent : Light, Area		d : 2%	J	Ψ123,000	C
Masonry: Limestone	15%			LIFE	* *			С
Metal Panel	5%			LIFE	* *			C
Wood	5%			LIFE	* *	5	\$76,300	C
Ceilings								
AcousTileSusp.Lay-In	60%			2038	* *	5	\$339,600	В
Gypsum Board	20%			LIFE	* *	5	\$141,500	В
Metal Panel	20%			LIFE	* *	5	\$141,500	В

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

<sup>\*\*</sup> 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

ectrical	Current Repair	Future Replacement	M	Maintenance					
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Cod				
der 600 Volts									
Service Equipment			_		_				
Air Circuit Breaker	2%	2047 **	5	<b>44.500</b>	В				
Fused Disc Sw	98%	2047 **	5	\$1,600	В				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Switchgear Room								
	Explanation: One 6000 Amps East one 6000 Amps. North								
	five 6000 Amps.	1							
	1200 Amps. Fire Pump.								
	1600 Amps. For 9th Floor								
Transformers					_				
Dry Type	100%	2038 **	5	\$1,400	В				
		Other Observation, Extent: Moderate, Area Affected: 100%							
	9	Location: Switchgear Room, 15, 14, 9 Floors And Sub 2 Electrical Closet.							
G :: 1 / G :: 11 1	Explanation: 500 Kva, 225 Kva, 45	Kva, 30 Kva And 15 Kva.							
Switchgear / Switchboard Fused Disc Sw	100%	2047 **	: 5	\$1,600	В				
Fused Disc Sw		2047	5	\$1,000	D				
	Other Observation, Extent : Moderate, Area Affected : 100%  Location : Switchgear Room								
	Explanation: One 6000 Amps East								
	one 6000 Amps. North								
	five 6000 Amps.								
	1200 Amps. Fire Pump.								
	1600 Amps.								
Raceway	1000/	2047 **	. 1		р				
Conduit Panelboards	100%	2047 **	1		В				
Fused Disc Sw	30%	2043 **	5	\$2,600	В				
Molded Case Bkrs	70%	2043 **	5	\$7,000	В				
Wiring	7070	2043		\$7,000	ъ				
Thermoplastic	100%	2047 **	: 1		В				
Motor Controllers	100/0	2047	1		ъ				
Locally Mounted	70%	2038 **	5	\$1,800	В				
Locally Woulded	Other Observation, Extent: Moderate		5	Ψ1,000					
	Location : Mechanical Spaces.								
	Explanation : Variable Frequency 1	Orive Controllers.							
Motor Control Center	30%	2038 **	5	\$3,100	В				
Motor Control Conte	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								
ound	•	<u> </u>							
Grounding Devices									
Generic	100%	LIFE **	5	\$5,600	В				
nd-by Power									

Stand-by Power

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

<sup>\*\*</sup> 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

Electrical	Current Repair Future Replacement			М	Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Stand-by Power							
Transfer Switches	0.50/		2020	* *		¢110.700	D
Automatic	95%	T M 1 .	2038		1	\$110,500	В
	Other Observation, I		Area Affe	ectea : 100%			
	Location : Transfer Explanation : A. T.						
	ats -2 2000 Amps.	51 1000 Amps.					
	ats - 3 800 Amps.						
	ats - 4 260 Amps.						
	ats - 5 260 Amps.						
Automatic	5%		2038	* *	1	\$5,800	В
	Other Observation, I	Extent : Moderate, A	Area Affe	ected : 100%			
	Location: 15 Floo						
	Explanation: 2 Ats	: 15 A/b @ 260 Amp	os.				
Generators	4000:		2021			<b></b>	
Diesel	100%		2034	* *	1	\$146,500	В
	Other Observation, I			ected : 100%			
	Location: 14 Th F		om				
Dettering	Explanation: 2400	KW					
Batteries Lead/Acid	100%		2016	\$600	5	\$14,000	В
Fuel Storage	10070		2010	\$000		\$14,000	В
Day Tank	10%		2043	* *	5	\$7,000	В
Day Tunk	Other Observation, I	Extent : Moderate. A		ected : 100%	3	Ψ7,000	Ь
	Location : Generat		33				
	Explanation: 200	Gallons.					
Main Tank	90%		2056	* *	5	\$10,000	В
1124411 244111	Other Observation, I	Extent : Moderate, A		ected : 100%		Ψ10,000	-
	Location : Undergr		33				
	Explanation: 2000	Gallons.					
Lighting	•						
Interior Lighting							
Fluorescent	65%		2029	* *	10	\$225,400	В
HID	34%		2029	* *	10	\$4,200	В
HID	1% Now	\$5,200	2026	* *			В
	Other Observation, I		a Affecte	ed: 10%			
	Location : Main Er						
=	Explanation : 46 D	efective Lighting B	allasts.				
Egress Lighting	250/		2020	-i. ·			ъ
Emergency, Service	35%		2029	* *	1		В
Exit, LED	15%		2056	* *	1		В
Exit, Service	5% 45%		2029	* *	1	¢11 500	В
Exit, Battery	45%		2029	-1	10	\$11,500	В
Exterior Lighting HID	100%		2029	* *	10	¢1 200	В
	100%		2029		10	\$1,200	D
Lightning Protection Arresters/Cabling							
Generic	100%		2056	* *	5	\$11,100	В
Alarm	100/0		2030			Ψ11,100	

#### Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

<sup>\*\*</sup> 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

Electrical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Alarm							
Security System							
Generic	100%		2029	* *	1	\$141,200	В
Fire/Smoke Detection							
Generic	100%		2029	* *	1-3	\$233,000	В

Mechanical	Current Repair	Future I	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating						
Energy Source						
Utility Steam	100%	2047	* *	1		В
Conversion Equipment						
Heat Exchanger	30%	2034	* *	1	\$56,100	В
	Other Observation, Extent : L	ight, Area Affected : .	100%			
	Location : Mechanical Equi	oment Room				
	Explanation : Serves Reheat	System And Perimete	er Heat			
Pres. Reducing Valve/LP	70%	2034	* *	5	\$15,700	В
Steam Distribution						
Hot Wtr Piping/Pump	30%	2043	* *	4	\$5,600	В
Steam Piping/Pump	70%	2047	* *	4	\$13,000	В
Terminal Devices	7070	2047		-	\$13,000	ъ
Air Handler	70%	2029	* *	1	\$163,700	В
Convector/Radiator	15%	2038	* *	1	\$18,300	В
Fan Coil Unit/Heat	15%	2029	* *	1	\$18,300	В
Tan Con Onit/Heat	Other Observation, Extent : L		100%	1	\$10,500	Ь
	Location: Throughout	ідні, Агей Аујесіей .	10070			
	Explanation: Reheat System	,				
Air Conditioning	Explanation . Reneal System	,				
Energy Source						
Electricity	100%	2043	* *	1		В
Conversion Equipment	10070	2043		1		ъ
Centrifugal, Elec Chiller	80%	2034	* *	1	\$327,400	В
	R-134a Refrigerant, Extent: 1		100%	1	Ψ327,400	ь
	Location : Chillers	ugm, med nyjecied .	10070			
	$Other\ Observation,\ Extent:\ L$		100%			
	Location: 15th Mechanical	Equipment Room				
	Explanation: 3 Chillers					
Int Pkg Unit -	20%	2025	\$1,428,000	2	\$4,600	В
Heating/Cooling			•		•	
Distribution						
Chilled Wtr Pipe/Pump	100%	2047	* *	4	\$18,600	В
Terminal Devices					· · · · · · · · · · · · · · · · · · ·	
Air Handler/Cool/Ht	100%	2029	* *	1	\$233,900	В

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

<sup>\*\*</sup> 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

/lechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod
ir Conditioning						
Heat Rejection	200/	2020	* *	2	¢52.700	D
Evap Condenser Water Cool Tower	20% 80% Now \$10	2029 5,500 2025		2 2	\$52,700 \$243,600	B B
water Coor Tower	Other Observation, Extent: Light Location: Roof  Explanation: Basin Leak Evid	nt, Area Affected	\$823,100 : 20%	2	\$243,000	Б
entilation	-					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$210,900	В
Exhaust Fans						
Interior	100%	2029	* *	2	\$11,600	В
umbing						
H/C Water Piping						
Brass/Copper	100%	2047	* *	1		В
	Other Observation, Extent : Ligh	ıt, Area Affected	: 100%			
	Location: Sub Basement 1					
	Explanation : Triplex House P	umps				
HW Heat Exchanger	1000/	20.45	* *		Ф27. 400	ъ
Low Temp	100%	2047		4	\$37,400	В
	Other Observation, Extent : Light Location : 9th Mechanical Equ		: 100%			
	Explanation: 2 Units - Intanta	=	torage			
Sanitary Piping	Explanation . 2 Ontis - Intanta	nious with two b	iorage			
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping	10070					
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)	10070					
Rigid Piping	100%	2029	* *	4	\$2,500	В
2 1 2	Other Observation, Extent : Ligh	it, Area Affected	: 100%		. ,	
	Location: SB2					
	Explanation: 2 Duplex Units					
Sewage Ejector(s)						
Electric	100%	2029	* *	4	\$2,500	В
	Other Observation, Extent : Ligh	ıt, Area Affected	: 100%			
	Location: SB2					
-	Explanation : Duplex Unit					
Backflow Preventer						
Generic	100%	2029	**	1	\$23,200	В
	Other Observation, Extent: Light	ıt, Area Affected	: 100%			
	Location: Various Locatioins	F F1 5		•		
T'	Explanation : Multiple Device.	s For Fire, Dome	estic Water, And L	abratory	water Supply	
Fixtures	1000/					D
Generic ertical Transport	100%					В

Vertical Transport

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

<sup>\*\*</sup> 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

Mechanical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Vertical Transport						
Elevators						
Geared Traction	70%	LIFE	* *			C
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : (1) S-2 To 15	5. (6) S-1 To 13				
	Explanation: 7 Units					
Hydraulic	30%	LIFE	* *			C
-	Other Observation, Exten	t : 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	В
Sprinkler						
Generic	100%	2047	* *	1-2	\$105,900	В
Fire Pump						
Generic	100%	2034	* *	1	\$70,600	В

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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	

. ,		•	
\$14,100		\$2,600	
\$2,300	\$1,900	\$3,300	\$2,100
\$3,400			
\$19,700	\$1,900	\$5,900	\$2,100
\$1,500	\$1,100	\$2,200	\$1,100
\$800	\$800	\$1,100	\$1,000
\$14,100		\$2,600	
\$3,400			
FY 2016	FY 2017	FY 2018	FY 2019
	\$3,400 \$14,100 \$800 \$1,500 <b>\$19,700</b> \$3,400	\$3,400 \$14,100 \$800 \$1,500 \$1,500 \$1,100 \$19,700 \$1,900 \$3,400 \$2,300 \$1,900	\$3,400 \$14,100 \$2,600 \$800 \$800 \$1,100 \$1,500 \$1,100 \$2,200 <b>\$19,700 \$1,900 \$5,900</b> \$3,400 \$2,300 \$1,900 \$3,300



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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$27,000	Α
	Sidewalk S	hed in Use	, Extent : Moderat	e, Area A	Affected : 30%			
	Location	: Along Fr	ont Sidewalk					
Windows								
Aluminum	100%	Now	\$3,400	2038	* *	5	\$800	A
		_	ents, Extent : Ligh	t, Area A	ffected : 5%			
	Location	: Through	out					
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
			Extent: Moderate	, Area A	ffected : 20%			
	Location	: Through	out					
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			C
Concrete Masonry Unit	90%			LIFE	* *	5	\$6,400	C
Gypsum Board	5%			LIFE	* *	5	\$500	С
Ceilings								
AcousTileSusp.Lay-In	5%			2035	* *	5	\$1,000	В
Metal Panel	95%			LIFE	* *	5	\$24,200	В

Electrical	Current R	epair	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2	2048	* *	5	\$100	В
	Other Observation, Ex	ctent : Moderate, Are	a Affe	cted : 100%			
	Location : Electrica	Room					
	Explanation: One 8	00 Amps Main Disco	nnect	Switch			
Switchgear / Switchboard							
Fused Disc Sw	100%	2	2048	* *	5	\$100	В
Raceway							
Conduit	100%	2	2048	* *	1		В
Panelboards							
Fused Disc Sw	10%	2	2044	* *	5		В
Molded Case Bkrs	90%	2	2044	* *	5	\$300	В
Wiring							
Thermoplastic	100%	2	2048	* *	1		В
Motor Controllers							
Locally Mounted	100%	2	2039	* *	5	\$100	В

Ground

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

<sup>\*\*</sup> 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

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Ground	•	•		
Grounding Devices				
Generic	100%	LIFE **	5 \$200	В
Stand-by Power				
Transfer Switches				
<b>Under Construction</b>	100%			D
Generators				
<b>Under Construction</b>	100%			D
Batteries				
<b>Under Construction</b>	100%			D
Fuel Storage				
Under Construction	100%			D
Lighting				
Interior Lighting				
Fluorescent	100%	2030 * *	10 \$12,500	В
	Other Observation, Extent: Mod	erate, Area Affected : 100%		
	Location : Throughout			
	Explanation: T-12 Lamps			
Egress Lighting				
Emergency, Battery	50%	2030 * *	10 \$1,600	В
Exit, Service	50%	2030 * *	1	В
Exterior Lighting				
HID	100%	2030 **	10	В
Alarm				
Fire/Smoke Detection				
Generic	100%	2030 **	1-3 \$8,400	В

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2042	* *	1		В
Conversion Equipment						
Furnace	100%	2027	* *	1	\$6,700	В
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Roof					
	Explanation : 2 - Gas Fr Serving Warehouse Spa	O	ditioning Units, Ga	is Fired S	Space Heater	
Air Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		В
Conversion Equipment						
Ext Pkg Ûnit -	50%	2027	* *	2	\$400	В
Heating/Cooling						
No Component	50%					D
X.7						

Ventilation

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

<sup>\*\*</sup> 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

Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,600	В
Exhaust Fans								
Roof	100%			2027	* *	2	\$400	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		В
Water Heater								
Electric	100%			2021	\$2,000	4	\$100	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%	0-2	\$400	LIFE	* *	1		В
	Leak Evide	nt, Extent :	Light, Area Affect	ted : 5%				
	Location	: Warehous	se Roof, Possible I	eak Fro	m Roof Drain Pipe	?		
Fixtures								
Generic	100%							В
Fire Suppression								
Sprinkler								
Generic	100%			2042	* *	1-2	\$3,800	В

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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

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

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



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

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

rchitecture Curi		Current F	rrent Repair Fut		Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
xterior									
Exterior Walls			<b>***</b>			_	<b>* 1= *</b> 00		
Cast in Place Concrete	3%	Now	\$50,500	LIFE	**	5	\$47,200	A	
	_	Crumbling, e: Through	Extent : Light, Are out	a Affecto	ed : 10%				
		etration, E. : Through	xtent : Light, Area out	Affected	: 10%				
Masonry: Brick	87%	Now	\$782,800	LIFE	* *	5	\$273,700	A	
•	Cracking/	Crumbling,	Extent: Light, Are	a Affecte	ed : 10%				
	Location	: Through	out						
	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%				
	Location	: Through	out						
Granite Panels	5%	Now	\$158,200	LIFE	* *	5	\$11,800	A	
	Jnt Morta	r Miss/Eroc	l, Extent : Light, Ar	ea Affec	ted : 10%				
	Location	: Through	out						
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								
			Extent : Moderate	, Area A	ffected : 50%				
		: Through							
		_	xtent : Light, Area	Affected	: 10%				
		: Through		55					
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	

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior								
Roof								
Asphalt Macadam		Now	\$3,200	2030	* *	5	\$3,200	A
			xtent : Moderate, A uding Dock	rea Affe	cted : 5%			
Built-Up (BUR)			\$42,200 lerate, Area Affecte ond Floor	2035 ed : 10%	* *			A
			: Moderate, Area A cond Floor	Affected .	: 50%			
Built-Up (BUR)	15%			2025	\$63,300	10	\$14,600	Α
Modified Bitumen	30%			2030	* *	10	\$29,200	Α
	Location	: Through						
		on: Over	14th Floor And Pe		**	1.0	Φ1 <b>C 2</b> 00	
Skylight, Metal/Glass Spray-on Foam	5% 30%			2035 2030	* *	10 5	\$16,200 \$38,900	A A
	Other Obse Location	ervation, E : Through ion : Penth			: 100%		420,200	
nterior								
Floors			<b>***</b> ***			_	<del></del>	~
Cast in Place Concrete	Water Pene	Now etration, E. : Through	\$37,100 xtent : Light, Area out	LIFE Affected	**	5	\$164,700	С
Ceramic Tile	5%			2028	* *	5	\$25,100	С
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
	_	Crumbling, : Through	Extent : Moderate out	, Area Aj			. ,	
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
			xtent : Light, Area ows Throughout	Affected	: 5%			

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

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

Asset #: 1574

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	25%	0-2	\$96,200	2030	* *	5	\$78,400	В
	U	Crumbling, : Through	Extent : Light, Ard out	ea Affecte	ed : 10%			
AcousTileSusp.Lay-In	5%			2038	* *	5	\$25,100	В
Exposed Concrete	35%	Now	\$267,900	LIFE	* *	5	\$27,500	В
•		etration, E : Loading	xtent : Moderate, A Dock	Area Affe	cted : 10%			
Metal Panel	15%	Now	\$715,000	LIFE	* *	5	\$94,100	В
	Location	: Corrido	ts, Extent : Modera					
	Location	: Corrido	rs					
Plaster	20%	Now	\$124,900	LIFE	* *	5	\$62,700	В
	_	Crumbling, : Through	Extent : Light, Are	ea Affecto	ed : 10%			
		etration, E : Through	xtent : Light, Area out	Affected	: 10%			

lectrical	Current Repair	Future Replac	ement	M	aintenance	
ystem Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nder 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2055	* *	5	\$800	В
	Other Observation, Extent: 1	Moderate, Area Affected : 10	0%			
	Location : Electrical Room					
	Explanation: 2-5000 Amp.	s Main Diconnect Switch				
Fused Disc Sw	25%	2051	* *	5	\$400	В
	Other Observation, Extent : 1	Moderate, Area Affected : 10	0%		, , , ,	
	Location : Electrical Room	. 55				
	Explanation: 1-1600 Amp.	s Main Disconnect Switch Fo	or Fire Pu	тр		
Fused Disc Sw	25%	2051	* *	5	\$400	В
	Other Observation, Extent: 1	Moderate, Area Affected : 10	0%			
	Location: Electrical Room					
	Explanation: 1-1200 Amp.	s Main Disconnect Switch Fo	or Emerge	псу		
Transformers						
Dry Type	100%	2042	* *	5	\$1,300	В
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location : Generator Room	& Electrical Room				
	Explanation: 1-500 Kva,1-	300				
	kva & 1- 225 Kva 480hv-20	8/120lv				
Switchgear / Switchboard						
Fused Disc Sw	80%	2051	* *	5	\$1,200	В
Molded Case Bkrs	20%	2051	* *	5	\$1,900	В

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

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

Asset #: 1574

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts								
Raceway								
Busway	20%			2023	\$60,300	1		В
Conduit	60%			2025	\$181,000	1		В
Conduit	20%	ı		2051	* *	1		В
Panelboards								
Fused Disc Sw	10%			2024	\$34,400	5	\$800	В
Fused Disc Sw	5%			2041	* *	5	\$400	В
Molded Case Bkrs	60%			2024	\$206,500	5	\$5,600	В
Molded Case Bkrs	25%	1		2041	* *	5	\$2,300	В
Wiring								
Braided Cloth	50%		\$242,000	2050	* *	1		В
		_	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	n : Through	out					
Thermoplastic	50%	ı		2051	* *	1		В
Motor Controllers								
Locally Mounted	20%	ı		2038	* *	5	\$500	В
Locally Mounted	5%	ı		2023	\$2,700	5	\$100	В
Motor Control Center	15%			2038	* *	5	\$1,400	В
Motor Control Center	60%			2023	\$258,400	5	\$5,800	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$10,400	В
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	* *	1	\$108,600	В
Generators								
Diesel	100%	1		2038	* *	1	\$136,700	В
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Generat	or Room					
	Explana	ıtion : 1- 20	00 Kw					
Batteries								
Lead/Acid	100%	1		2020	\$600	5	\$13,100	В
Fuel Storage						_		
Day Tank	50%			2047	* *	5	\$31,100	В
Main Tank	50%			2060	* *	5	\$4,900	В
			Extent : Moderate, A	Area Affe	ected : 100%			
	Locatio	n : Generat	or Room					
	Explana	ıtion : 1- 27	5 Gals					

Lighting

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

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

Asset #: 1574

Electrical	Current I	Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Lighting									
Interior Lighting							_		
Fluorescent	30%		2033	* *	10	\$92,300	В		
	T-8 Lamps, Extent: 1		cted : 10	00%					
	Location : Through	out The Building							
Fluorescent	50%		2030	* *	10	\$153,800	В		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Through	out The Building							
	Explanation: T-8 I	amps							
Fluorescent	20%		2030	* *	10	\$61,500	В		
	T-5 Lamps, Extent : I	Moderate, Area Affe		00%		, - ,			
	Location : Through								
Egress Lighting									
Emergency, Service	10%		2033	* *	1		В		
Emergency, Service	40%		2030	* *	1		В		
Exit, Service	40%		2020	\$18,500	1		В		
Exit, Service	10%		2030	* *	1		В		
Exterior Lighting									
Fluorescent	20%		2030	* *	10	\$6,500	В		
	Compact Fluorescen	t Light, Extent : Mod	lerate, A	Area Affected : 100	0%				
	Location: Outside								
HID	80%		2025	\$46,800	10	\$900	В		
Alarm				· · · · · · · · · · · · · · · · · · ·					
Security System									
No Component	70%						D		
Generic	30%		2030	* *	1	\$39,600	В		
Fire/Smoke Detection						•			
No Component	60%						D		
Generic, Digital	40%		2030	* *			В		

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
leating							
Energy Source							
Utility Steam	100%		2035	* *	1		В
	Other Observation, Ex	ctent : Light, Area	Affected	: 100%			
	Location : Basement	•					
	Explanation : Steam	From Con Edison					
Conversion Equipment							
Pres. Reducing Valve/LP	100%		2021	\$197,200	5	\$19,900	В
Steam						,	
	ther Observation, Ex	ctent : Light, Area	Affected	: 60%			
	Location : Basement		-				
	Explanation: 3 Old	Steam To Hot Wat	er Conv	erters			

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

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

Asset #: 1574

Mechanical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating	•							•
Distribution								
Hot Wtr Piping/Pump			\$19,200 Extent : Moderate, nt	2033 Area Af	* * Fected : 10%	4	\$9,900	В
Steam Piping/Pump	40%			2025	\$887,800	4	\$9,900	В
Terminal Devices								
Air Handler	80%			2020	\$1,371,200	1	\$165,900	В
Convector/Radiator	20%			2023	\$600,500	1	\$21,700	В
Air Conditioning Energy Source								
Electricity	65%			2033	* *	1		В
Steam/HW System	35%			2035	* *	1		В
Conversion Equipment								
Absorption	40%			2028	* *	1	\$145,200	В
Chiller/Steam/HW								
Centrifugal, Elec Chiller				2028	* *	1	\$145,200	В
		igerant, Ex 1 : 14th Flo	tent : Light, Area A or	ffected :	40%			
Reciprocating	20%			2030	* *	1	\$31,100	В
Compr/Chiller	R-134a R Location		Extent : Light, Ared	ı Affected	d : 20%			
Distribution Chilled Wtr Pipe/Pump	100%			2035	* *	4	\$16,500	В
Terminal Devices								
Air Handler/Cool/Ht	100%			2020	\$1,350,300	1	\$207,400	В
Heat Rejection	200/			2020	* *	2	¢46.700	ъ
Air Condenser Unit Water Cool Tower	20% 80%			2030 2023	\$730,000	2 2	\$46,700 \$270,000	B B
entilation	80%			2023	\$750,000		\$270,000	Б
Distribution								
Ductwork/Diffusers	100%	Now	\$137,200	LIFE	* *	2-5	\$187,000	В
2 det ii ona 2 magens			nt : Severe, Area A		20%	- 0	4107,000	-
			nt - Interior Exhaus	-				
Exhaust Fans								
Interior	80%	Now	\$14,100	2020	\$281,100	2	\$6,600	В
		servation, E 1 : Through	Extent : Moderate, A out	Area Affe	ected : 25%			
			rent Areas Are Mix	ed Toger	ther Allowing Cros	s Contan	nination	
Roof	20%		\$2,500	2025	\$50,500	2	\$1,600	В
	Other Ob.		Extent : Severe, Are			_	T -, - 3 0	_
	Explana		oui sign Of Some Exha	ust Duct.	s Necessary To Pre	event Bac	kfeed And Cross	

Plumbing

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

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

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

Mechanical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing						
H/C Water Piping Brass/Copper	100% Now Corroded, Extent: Severe, Location: Basement	\$47,500 2035 Area Affected : 30%	* *	1		В
HW Heat Exchanger						
Low Temp	100% Other Observation, Extent Location : 14th Floor Explanation : 2 Units	2035 : Light, Area Affected	**	4	\$33,200	В
Sanitary Piping	•					
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		В
Sewage Ejector(s)						
Compressed Air	100%	2025	\$27,000	4	\$2,500	В
Fixtures						
Generic	100% Obsolete Fixtures, Extent Location : Throughout	: Severe, Area Affected	: 100%			В
Vertical Transport						
Elevators						
Geared Traction	100% Other Observation, Extent Location: Pass C-13 Explanation: 4 Pass, 2 1	Freight C-14	* * : 100%			С
Fire Suppression						
Standpipe Generic	100%	2035	* *	1-5	\$169,100	В
Sprinkler						
No Component	80%					D
Generic	20%	2035	* *	1-2	\$18,800	В
Fire Pump Generic	100%	2028	* *	1	\$62,600	В

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

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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

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

\$4,200	\$12,600		\$4,200
\$43,400	\$22,900	\$35,500	\$32,600
\$29,000	\$3,900		
\$76,600	\$39,400	\$35,500	\$36,800
\$3,900	\$3,900	\$3,900	\$3,900
\$20,600	\$13,100	\$26,400	\$18,400
\$7,600	\$5,900	\$5,200	\$10,300
\$15,500	\$12,600		\$4,200
\$29,000	\$3,900		
FY 2016	FY 2017	FY 2018	FY 2019
	\$29,000 \$15,500 \$7,600 \$20,600 \$3,900 <b>\$76,600</b> \$29,000 \$43,400	\$29,000 \$3,900 \$15,500 \$12,600 \$7,600 \$5,900 \$20,600 \$13,100 \$3,900 \$3,900 <b>\$76,600 \$39,400</b> \$29,000 \$3,900 \$43,400 \$22,900	\$29,000 \$3,900 \$15,500 \$12,600 \$7,600 \$5,900 \$5,200 \$20,600 \$13,100 \$26,400 \$3,900 \$3,900 \$3,900 <b>\$76,600 \$39,400 \$35,500</b> \$29,000 \$3,900 \$43,400 \$22,900 \$35,500



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

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

Asset #: 14654

rchitecture		Current l	Repair	Futur	e Replacement	M		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod
xterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	\$29,600	A
			Extent : Light, Are out. New Building					
Metal Panel	27%			2050	* *	5-10	\$110,000	A
Metal Coiling Doors	3%			2041	* *	5	\$5,600	Α
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
	Location	: Through		Area Affe	cted : 100%			
		tion : Fixed	d 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	Α
Metal Rail	15%			2041	* *	5-10	\$20,700	A
Metal Rail	20%			2041	* *	5-10	\$27,600	A
	Location	: Over Sec tion : Meta	Extent : Moderate, A cond Floor Roof At l Rail With Glass					
Pre-Cast Concrete	5%	Now	\$1,300	LIFE	* *	5	\$2,400	A
	Jnt Morta	r Miss/Ero	d, Extent : Modera	te, Area A	Affected : 25%			
	Location	: Coping						
	Caulking .	Deteriorate	ed, Extent : Modera	ite, Area	Affected : 25%			
	Location	: Coping						
Roof								
Single Ply Membrane	100%			2032	* *	10	\$63,800	A
terior								
Floors								
Carpet	15%			2025	\$102,500	3	\$16,900	C
Cast in Place Concrete	5%			LIFE	* *	5	\$6,200	C
C : T:1					* *	5	\$2,800	C
Ceramic Tile	5%			2037			¢0 <b>5</b> 00	
<b>Granite Panels</b>	20%			LIFE	* *	5	\$8,500	C
Granite Panels Traffic Topping					* *	5 5	\$17,600	C
<b>Granite Panels</b>	20%			LIFE				
Granite Panels Traffic Topping Vinyl Tile Interior Walls	20% 25%			LIFE 2032 2032	* *	5	\$17,600	C
Granite Panels Traffic Topping Vinyl Tile	20% 25%			LIFE 2032	* *	5	\$17,600 \$6,400 \$400	C C
Granite Panels Traffic Topping Vinyl Tile Interior Walls	20% 25% 30%			LIFE 2032 2032	* *	5 3	\$17,600 \$6,400	C C C
Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile	20% 25% 30%			2032 2032 2037	* *	5 3 5	\$17,600 \$6,400 \$400	C C
Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	20% 25% 30% 5% 20%			2032 2032 2037 LIFE	* * * * * * * * * * * * * * * * * * * *	5 3 5 5	\$17,600 \$6,400 \$400 \$700	C C C
Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	20% 25% 30% 5% 20% 50%			LIFE 2032 2032 2037 LIFE LIFE	**  **  **  **	5 3 5 5	\$17,600 \$6,400 \$400 \$700	C C C C
Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board SGFT/Glazed Masonry	20% 25% 30% 5% 20% 50%			LIFE 2032 2032 2037 LIFE LIFE	**  **  **  **	5 3 5 5	\$17,600 \$6,400 \$400 \$700	C C C C
Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board SGFT/Glazed Masonry Ceilings	20% 25% 30% 5% 20% 50% 25%			LIFE 2032 2032 2037 LIFE LIFE LIFE	* * * * * * * * * * * * * * * * * * *	5 3 5 5 5 5	\$17,600 \$6,400 \$400 \$700 \$2,700	C C C C C
Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board SGFT/Glazed Masonry Ceilings AcousTileSusp.Lay-In	20% 25% 30% 5% 20% 50% 25%			2032 2032 2037 LIFE LIFE 2041	* *  * *  * *  * *  * *	5 3 5 5 5 5	\$17,600 \$6,400 \$400 \$700 \$2,700	C C C C C C

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

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

Asset #: 14654

Electrical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2050	* *	5	\$200	В	
	Other Observation,		Area Affe	cted : 100%				
	Location : Electric							
	Explanation : Mai	ı Service Switch Ra	ted @ 40	000 Amperes				
Transformers	1000/		20.41	<b>ታ</b> ታ	-	<b>#100</b>	ъ	
Dry Type	100%		2041	**	5	\$100	В	
	Other Observation,		Area Affe	cted: 100%				
	Location : Electric		0.17.1.					
9 1 /9 1 1	Explanation: 112.	5 Kva, 480/277/120	) Volts					
Switchgear / Switchboard	1000/		2050	* *	~	<b>#200</b>	ъ	
Fused Disc Sw	100%		2050	* *	5	\$200	В	
Raceway	1000/		2050	* *	1		ъ	
Conduit	100%		2050	* *	1		В	
Panelboards	1.50/		20.46	* *	~	<b>#100</b>	ъ	
Fused Disc Sw	15%		2046	**	5	\$100	В	
Molded Case Bkrs	85%		2046	* *	5	\$800	В	
Wiring	1000/		2050	* *	1		ъ	
Thermoplastic	100%		2050	* *	1		В	
Motor Controllers	1000/		20.41	* *	~	Ф200	ъ	
Locally Mounted	100%		2041	* *	5	\$300	В	
Ground								
Grounding Devices	1000/		LIEE	* *	~	<b>\$</b>	ъ	
Generic	100%		LIFE	* *	5	\$600	В	
Stand-by Power								
Transfer Switches	100%		2041	* *	1	¢11.600	D	
Automatic	100%		2041		1	\$11,600	В	
Generators Diesel	100%		2037	* *	1	¢14.600	В	
Diesei		Extent Moderate			1	\$14,600	D	
	Other Observation, Location: Roof	Exient : Moderaie, A	<i>Агеа А</i> јје	ciea : 100%				
	· ·	erator Rated @ 600	$K_{10}$					
Dattarias	Explanation . Gen	eraior Kaiea @ 000	'AW					
Batteries Nickel Cadmium	100%		2019	\$600	5	\$8,400	В	
Fuel Storage	10070		2019	\$000		\$6,400	ъ	
Day Tank	50%		2046	* *	5	\$3,500	В	
Day Talik	Other Observation, I	Extent : Moderate :			3	\$3,300	ь	
	Location : Roof	znem i moderate, i	rea rijje	cieu . 10070				
	Explanation: 275	Gallons Canacity						
Main Taul			2050	* *		\$600	D	
Main Tank	50%	Extent Madanat	2059		5	\$600	В	
	Other Observation, Location: Baseme		<b>1</b> геи Ађе	ciea : 100%				
=	Explanation : 4500	Gallons Capacity						

Lighting

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

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

Asset #: 14654

Electrical		Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting								
Interior Lighting								
Fluorescent	2%			2032	* *	10	\$700	В
			Extent : Moderate, A	rea Affe	ected : 100%			
		ı : Halways						
	Explana	tion : Com	pact Fluorescent Li	ght Fixti	ures			
Fluorescent	80%			2032	* *	10	\$27,700	В
	T-5 Lamps	s, Extent : l	Moderate, Area Affe	ected : 1	00%			
	Location	ı : Through	out The Building					
Fluorescent	18%			2032	* *	10	\$6,200	В
			Moderate, Area Affe		00%		+ -,	
		i : Basemer						
Egress Lighting								
Emergency, Service	50%			2032	* *	1		В
Exit, LED	50%			2059	* *	1		В
Exterior Lighting								
HID	100%			2032	* *	10	\$100	В
Alarm								
Security System								
No Component	70%							D
Generic	30%			2032	* *	1	\$4,200	В
	Other Obs	servation, E	Extent : Moderate, A	rea Affe	ected : 100%			
	Location	ı : Hallway	S					
	Explana	tion : C C	TV Surveillance C	ameras				
Fire/Smoke Detection								
Generic	100%			2032	* *	1-3	\$23,200	В
	Other Obs	servation, E	Extent : Moderate, A	rea Affe	ected : 100%			
	Location	i : Through	out The Building					
	Explana	tion : Strob	e Lights, Manual P	ull Stati	ons, Alarm Bells, S	Smoke De	rtectors	

Mechanical	Current R	epair Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2050	* *	1		В
	Other Observation, Ex	ctent : Moderate, Area Affe	ected : 100%			
	Location: QHC					
	Explanation: From	Queens Hospital Center				
Conversion Equipment						
Heat Exchanger	10%	2037	* *	1	\$1,900	В
Pres. Reducing Valve/LP	90%	2037	* *	5	\$2,000	В
Steam					, ,	
Distribution						
Hot Wtr Piping/Pump	10%	2046	* *	4	\$200	В
Steam Piping/Pump	90%	2050	* *	4	\$1,700	В

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

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

Asset #: 14654

Mechanical	Current Repair		Future l	Replacement	M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							•
Terminal Devices							
Air Handler	90%		2032	* *	1	\$21,000	В
Fan Coil Unit/Heat	10%		2032	* *	1	\$1,200	В
Air Conditioning							
Energy Source	400		•0.00				_
Steam/HW System	100%		2050	* *	1		В
Conversion Equipment	1.000/		2025	de de		<b># 40,000</b>	
Absorption	100%		2037	* *	1	\$40,800	В
Chiller/Steam/HW	0.1 01 2	F I' 1 . A	A CC . 1	1000/			
	Other Observation, Location: Baseme	_	Affectea:	100%			
			D	C.:			
Distribution	Explanation : 2 Ur	nits, Using Lithium I	bromiae Ke	grigerant			
	100%		2050	* *	4	\$1,900	D
Chilled Wtr Pipe/Pump Terminal Devices	100%		2030		4	\$1,900	В
Air Handler/Cool/Ht	100%		2032	* *	1	\$23,300	D
	100%		2032		1	\$23,300	В
Heat Rejection Water Cool Tower	100%		2028	* *	2	\$38,000	В
Ventilation	100%		2028			\$38,000	Б
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$21,000	В
Exhaust Fans	100/0		LIITE		2-3	\$21,000	
Roof	100%		2032	* *	2	\$1,200	В
Plumbing	10070		2032			Ψ1,200	
H/C Water Piping							
Brass/Copper	100%		2050	* *	1		В
HW Heat Exchanger	10070		2030		-		
Low Temp	100%		2050	* *	4	\$3,700	В
Sanitary Piping	10070		2020		•	Ψ3,700	
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	10070						
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Submersible	100%		2019	\$6,300	4	\$1,600	В
Sewage Ejector(s)				+ -,		+-,	
Electric	100%		2032	* *	4	\$2,500	В
Backflow Preventer						. , , ,	
Generic	100%		2032	* *	1	\$2,300	В
Fixtures						· · ·	
Generic	100%						В
Vertical Transport Elevators							
Hydraulic	100%		LIFE	* *			С
11y draune	Other Observation, I	Extent : Light Area		100%			C
	Location: B: 2nd	_	1.111000000	,0			
	Explanation : One						
Eira Suppression	<u> Бърганинон</u> . Опе	· · · · · ·					

#### Fire Suppression

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

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

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

Mechanical	Current Repair	Future Rep	olacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Fire Suppression						
Sprinkler						
Generic	100%	2050	* *	1-2	\$10,600	В
Fire Pump						
Generic	100%	2037	* *	1	\$7,000	В
Chemical System						
No Component	80%					D
Generic	20%	2023	\$5,000	1-3	\$10,100	В
	Other Observation, Extent : Light,	Area Affected : 100	0%			
	Location: Throughout					
	Explanation: Fire Extinguishers					

Page: 130

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

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		

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



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

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

Architecture		Current Repair Future Replacement Maintenance							
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
xterior									
Exterior Walls	<b>5</b> 00/		<b>4.24</b> 4.00		de de	_	<b>425 5</b> 00		
Masonry: Brick	Location	nce, Exteni 1 : North Fo	\$431,100 : Moderate, Area acade d, Extent : Severe, A			5	\$37,700	A	
	Location Spalling, I	n : Facade 1 Extent : Sev	Along Stuyvesant vere, Area Affected	: 30%					
	Water Per	etration, E	Locations Through Extent : Severe, Are se, East And North	a Affecte	d : 30%				
Masonry: Granite	5%			LIFE	* *	5	\$2,000	A	
Pre-Cast Concrete	_		\$126,500 Extent : Moderate Lintels	LIFE c, Area A	* * ffected : 50%	5	\$43,700	A	
Windows									
Steel	-		\$704,100 nt : Moderate, Arec out	2049 a Affected	* * 1 : 30%	5	\$88,900	A	
	Location	: At Fifth							
		/Rusting, E i : Through	xtent : Moderate, A out	Area Affe	ected : 35%				
	-	Inefficient : Through	, Extent : Moderate out	e, Area A	ffected : 35%				
	_	erable, Exte i : Through	ent : Severe, Area A out	Affected :	75%				
Parapets			<b></b>			_			
Masonry: Brick		r Miss/Ero	\$75,900 d, Extent : Moderar Locations Through		* * Affected : 30%	5	\$4,600	A	
	Miss/Dam Location								
		Extent : Mo i : Interior	derate, Area Affect Face	ted : 30%	ó				
		netration, E 1 : Above P	xtent : Severe, Are enthouse	a Affecte	d : 25%				
Pre-Cast Concrete		issing Elen	\$5,500 nents, Extent : Mod ive Molding Around			5	\$5,100	A	
	_	_	Extent : Moderate ive Molding Around	_	-				

Asset #: 1983

Architecture	Current F	Repair	Futur	e Replacement	M	Maintenance				
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority Code			
Exterior										
Roof Modified Bitumen	100% Now Blisters, Extent: Mod Location: Through		2029 ed : 35%	* *			A			
	Location : Through Seams Open/Split, Ex Location : Through	Ridging, Extent: Moderate, Area Affected: 35%  Location: Throughout  Seams Open/Split, Extent: Moderate, Area Affected: 35%  Location: Throughout								
	Water Penetration, E Location: Over Per			d : 20%						
Interior Floors	200000000000000000000000000000000000000	<u> </u>	1100111							
Carpet	5% Now Staining/Discoloring, Location: Penthou	se			3	\$3,500	C			
	Worn/Eroded, Extent Location: Penthous		Ађестеа .	100%						
Cast in Place Concrete	10%	<b>#4.200</b>	LIFE	* *	5	\$10,300	С			
Ceramic Tile	5% 4+ Punct/Tear/Impact D Location: Bathroom	-	2027 oderate, 1		5	\$1,200	С			
Terrazzo Vinyl Tile	15% 65% Now Punct/Tear/Impact D Location: Through	_	LIFE 2019 oderate, 1	* * \$246,400 Area Affected : 30	5 3 %	\$5,500 \$11,500	C C			
	Other Observation, E Location : Through Explanation : 9 X 9	out	a Affecte	d : 100%						
Interior Walls Ceramic Tile	5% 4+ Punct/Tear/Impact D Location : Through	-	2033 oderate, 1	* * Area Affected : 20	5%	\$1,500	С			
Marble Panels	5%		LIFE	* *			С			
Plaster	75% Now Cracking/Crumbling, Location: 4th Floo	r And Penthouse			5	\$13,300	С			
	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%	., . comonocima (	LIFE	**	Comons		С			

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

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

Asset #: 1983

Architecture		Current Re	pair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date l (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
AcousTile, Adhered	10%			2029	* *	5	\$4,700	В
Plaster	90%	0-2	\$105,300	LIFE	* *	5	\$26,500	В
	Cracking/C	Crumbling, E	Extent : Moderate	, Area Aj	ffected : 15%			
	Location	: 4th Floor	Rooms 415 And 4	18				
	Staining/D	iscoloring, E	Extent : Moderate	, Area A	ffected : 15%			
	Location	: Various Lo	ocations Through	out				

Electrical		Current Repair	Future	Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2050	* *	5	\$200	В
	Other Obser	vation, Extent : Moderate,	Area Affec	cted : 100%			
	Location :	Boiler Room					
	Explanatio	on : One 800 Amps Main D	Disconnect S	Switch			
Switchgear / Switchboard							
Fused Knife Sw	100%	0-2 \$45,400		* *	5	\$100	В
2 4000 22440 2 11	_	uipment, Extent : Moderat Boiler Room	e, Area Aff	ected : 100%			
	On Extende	d Life, Extent : Moderate, 1	Area Affect	ed : 100%			
	Location:	Electrical Room					
Raceway							
Conduit	85%		2034	* *	1		В
Conduit	5%		2050	* *	1		В
Conduit	10%		2044	* *	1		В
Panelboards							
Fused Toggle Switch	85%	0-2 \$29,300	2049	* *	5	\$300	В
		d Life, Extent : Moderate, A Throughout	Area Affect	ed : 100%			
Molded Case Bkrs	15%		2032	* *	5	\$100	В
Wiring	10,0					Ψ100	
Braided Cloth	85%	2-4 \$22,500	2049	* *	1		В
Ziaiaca Cioin	Insulation A	ged, Extent : Moderate, Ai Throughout		d : 100%	•		Z
Thermoplastic	5%		2050	* *	1		В
Thermoplastic	10%		2034	* *	1		В
Motor Controllers							
Locally Mounted	70%		2022	\$14,700	5	\$200	В
Locally Mounted	30%	0-2 \$6,300	2044	* *	5		В
•	On Extended	d Life, Extent : Moderate, 1		ed : 100%			
	Location:	Mech Room					
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$500	В

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

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

Asset #: 1983

Electrical	Current Repair	Future R	Replacement	Ma	aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Lighting								
Interior Lighting								
Fluorescent	88%	2019	\$136,400	10	\$25,400	В		
	Other Observation, Extent: Mode	rate, Area Affecte	d: 100%					
	Location: Throughout							
	Explanation: Using T-12 Lamp.	S						
Fluorescent	10%	2024	\$15,500	10	\$2,900	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout							
	Explanation: Using T-8 Lamps							
Incandescent	2%	2019	\$3,100	2		В		
Egress Lighting								
Emergency, Battery	50%	2024	\$5,400	10	\$3,800	В		
Exit, Service	50%	2024	\$2,200	1		В		
Exterior Lighting								
HID	100%	2024	\$12,400	10	\$100	В		
Alarm								
Fire/Smoke Detection								
No Component	65%					D		
Generic	35%	2032	* *	1-3	\$7,700	В		

<b>Mechanical</b>	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
eating						
Energy Source						
Natural Gas	100%	2044	* *	1		В
Conversion Equipment						
Steam Boiler	100%	2037	* *	1	\$31,100	В
	Other Observation, Extent : Light, A	rea Affected .	: 100%			
	Location: Basement Boiler Room					
	Explanation: 2 Natural Gas Steam	Boilers				
Distribution						
Steam Piping/Pump	80%	2024	\$166,400	4	\$1,900	В
	On Extended Life, Extent : Moderate	, Area Affect	ed : 100%			
	Location : Beyond Boiler Room, St Approaching Their Useful Life Cyc		ndensate Return P	iping Are	e At Or	
Steam Piping/Pump	20%	2044	* *	4	\$500	В
Terminal Devices						
Convector/Radiator	100%	2022	\$281,400	1	\$10,200	В
	On Extended Life, Extent : Moderate	, Area Affect	ed : 100%			
	Location : Throughout, The Radiat	ors Are At O	r Approaching Th	eir Usefu	ıl Life Cycle Limit	
ir Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		В

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

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

Mechanical	Current Repair	Future	Replacement	М	aintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Air Conditioning							
Conversion Equipment							
Window/Wall Unit	85%	2019	\$52,100	1		В	
No Component	15%		22.4			D	
	Other Observation, Extent : Lig		0%				
	Location: Communication Re						
	Explanation : Installation Of Recommended	Air Conditioning U	nit In Communic	ation Ro	om Is		
Ventilation							
Distribution							
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$3,500	В	
No Component	80%					D	
Exhaust Fans							
Roof	20%	2019	\$4,700	2	\$200	В	
	On Extended Life, Extent : Mod	lerate, Area Affecte	ed : 100%				
	Location : The Rooftop Exhau	ust Fan Is At Or Ap	proaching Its Use	eful Life	Cycle Limit		
No Component	80%					D	
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%	2029	* *	1		В	
Water Heater							
Gas Fired	100%	2022	\$6,900	2	\$500	В	
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1		В	
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1		В	
Backflow Preventer							
No Component	80%					D	
Generic	20%	2029	* *	1	\$400	В	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Boiler Room						
	Explanation: Boiler Only						
Fixtures	•						
Generic	100%					В	
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *			C	
	Other Observation, Extent : Lig		100%				
	Location: (1) B-4 (1) B-3						
	Explanation: 2 Units						

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

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#### 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

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

Mechanical Elevators/Escalators	\$35,300 \$3,900	\$4,100 \$3,900	\$7,100 \$3,900	\$4,100 \$3,900
Total	\$135,300	\$10,000	\$3,900	\$3,900 <b>\$99,600</b>
	. ,	Ψ10,000	ψ50,000	Ψ>>,000
Priority A	\$41,800			
Priority B	\$89,800	\$8,000	\$38,000	\$39,400
Priority C	\$3,600	\$2,000	,	\$60,200
, .				



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

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

Asset #: 1984

Architecture	Current	Repair	Future l	Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior							
Exterior Walls Glazed Ceramic Panel	Location : North	\$7,200 g, Extent : Moderate Facade od, Extent : Moderat			5	\$10,800	A
	Location : North		е, Агеи Ајј	ectea . 5070			
Masonry: Brick	95% Now Jnt Mortar Miss/Er Location : Bulkhe	\$125,700 od, Extent : Moderar ads,Throughout	LIFE te, Area Aff	* * ected : 25%	5	\$43,900	A
Windows Aluminum	Location : Throug Thermally Inefficien Location : Throug	nt, Extent : Moderate hout Extent : Severe, Are	e, Area Affe	cted : 50%	5	\$6,300	A
Parapets							
Masonry: Brick	95% Now Jnt Mortar Miss/Er Location : Throug	\$33,500 od, Extent : Moderat rhout	LIFE te, Area Aff	* * ected : 50%	5	\$6,100	A
Pre-Cast Concrete	5% Now Jnt Mortar Miss/Er Location: Coping	\$1,100 od, Extent : Moderat	LIFE te, Area Aff	* * ected : 50%	5	\$2,000	A
Roof							
Modified Bitumen	Location : Over T Seams Open/Split, I Location : Over T	Extent : Moderate, A hird Floor Extent : Moderate, A	rea Affecte				A
nterior							
Floors	4.00:		2012	<b>47.0</b> 7.	-	<b>*</b> 2 2 5 -	~
Carpet	10%		2019	\$54,000 * *	3	\$8,900	C
Cast in Place Concrete Ceramic Tile	10% 5%		LIFE 2029	* *	5 5	\$9,800	C C
Terrazzo	5% 15%		2029 LIFE	* *	5	\$2,200 \$5,200	C
Vinyl Tile	35%		2020	\$126,000	3	\$5,200 \$5,900	C
Vinyl Tile Vinyl Tile	35% 25%		2020	\$126,000	3	\$5,900 \$5,600	C
vinyi The	Other Observation,	Extent : Moderate, A s Locations Through	Area Affect		3	\$3,000	C
	Explanation: 9x9	_					

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

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

Asset #: 1984

Architecture		Current F	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	В
	U	Crumbling, : Corridor	Extent : Moderate	, Area Aj	ffected : 25%			
	Worn/Eroa	led, Extent	: Moderate, Area A	Affected .	: 25%			
	Location	: Corridor	S					
AcousTileSusp.Lay-In	45%			2033	* *	5	\$20,100	В
Exposed Concrete	10%			LIFE	* *	5	\$700	В
Plaster	30%			LIFE	* *	5	\$8,400	В

Electrical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts	•			•				•
Service Equipment								
Fused Disc Sw	100%			2020	\$3,100	5	\$100	В
	Other Obs	ervation, Ext	ent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrical	Room					
	Explana	tion : Two 40	0 Amps Main Di	sconnect	Switch			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2020	\$45,400	5	\$900	В
Raceway								
Conduit	95%			2020	\$23,500	1		В
Conduit	5%			2040	* *	1		В
Panelboards								
Molded Case Bkrs	90%			2019	\$31,000	5	\$800	В
Molded Case Bkrs	10%			2036	* *	5	\$100	В
Wiring								
Braided Cloth	60%	2-4	\$15,900	2045	* *	1		В
	Insulation	Aged, Extent	: Moderate, Are	a Affecte	ed : 100%			
	Location	: Throughou	ıt					
Thermoplastic	10%			2040	* *	1		В
Thermoplastic	30%			2020	\$8,000	1		В
Motor Controllers					•			
Locally Mounted	80%			2018	\$16,900	5	\$200	В
Locally Mounted	20%			2025	\$4,200	5		В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	В
Lighting							<u> </u>	

Lighting

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

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

Asset #: 1984

Electrical	Current Rep	air Fu	ture Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Yea		Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting						
Interior Lighting						
Fluorescent	20%	202	0 \$29,400	10	\$5,500	В
	Other Observation, Exte	nt : Moderate, Area A	ffected : 100%			
	Location: Throughout					
	Explanation: Using T	12 Lamps				
Fluorescent	78%	201	6 \$114,800	10	\$21,300	В
	Other Observation, Exte	nt : Moderate, Area A	ffected : 100%			
	Location: Throughout					
	Explanation: Using T	12 Lamps				
HID	1%	201	6 \$1,000	10		В
Incandescent	1%	201	6 \$1,500	2		В
Egress Lighting						
Emergency, Battery	50%	201	6 \$5,100	10	\$3,600	В
Exit, Service	50%	201	6 \$2,100	1		В

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2040	* *	1		В
Conversion Equipment							
Steam Boiler	100%		2025	\$137,700	1	\$29,600	В
	Other Obs	ervation, Extent : Light, Area	Affected	: 100%			
	Location	: Boiler Room					
	Explanat	tion: 2 Units					
Distribution							
Hot Wtr Piping/Pump	50%		2028	* *	4	\$1,100	В
Steam Piping/Pump	50%		2030	* *	4	\$700	В
Terminal Devices							
Air Handler	20%		2020	\$30,500	1	\$3,700	В
Convector/Radiator	50%		2018	\$133,600	1	\$4,800	В
Fan Coil Unit/Heat	30%		2020	\$127,000	1	\$2,900	В
Air Conditioning							
Energy Source							
Electricity	100%		2028	* *	1		В
Conversion Equipment							
Ext Pkg Unit - Cooling	5%		2020	\$6,500	2	\$100	В
Window/Wall Unit	95%		2016	\$55,200	1		В
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$16,600	В
Exhaust Fans							
Roof	100%		2016	\$22,500	2	\$900	В
Plumbing							

Plumbing

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

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

Mechanical	Current Re	pair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2025	\$84,500	1		В
Water Heater							
Gas Fired	100%		2016	\$6,600	2	\$400	В
HW Heat Exchanger							
High Temp	100%		2020	\$17,600	4	\$4,400	В
	Other Observation, Ext	0 .	Affected	: 100%			
	Location: Boiler Roo	m					
	Explanation : For Ger	nerating Hot Wate	er For H	leating			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
	Other Observation, Exte	ent : Light, Area A	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

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

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



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

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

Asset #: 1977

\$66,100 at : Moderate, Area 3rd Floor	LIFE LIFE LIFE 2039	** ** **  : 30%	Cycle (Yrs)  5 5 5 5	\$15,700 \$50,400 \$7,100 \$8,300	Priority Code A A A A
nt : Moderate, Area	LIFE LIFE 2039 Affected	* *	5 5	\$50,400 \$7,100	A A
nt : Moderate, Area	LIFE LIFE 2039 Affected	* *	5 5	\$50,400 \$7,100	A A
nt : Moderate, Area	LIFE LIFE 2039 Affected	* *	5 5	\$50,400 \$7,100	A A
nt : Moderate, Area	LIFE 2039 Affected	* *	5	\$7,100	A
nt : Moderate, Area	2039 Affected	* *		·	
nt : Moderate, Area	Affected		5	\$8,300	A
nt : Moderate, Area	Affected		5	\$8,300	A
		: 30%			
3rd Floor	LIFE				
	LIFE				
	LIFE				
		* *	5	\$4,900	Α
	LIFE	* *	5	\$5,700	A
	2023	\$182,200	10	\$33,000	Α
	2033	* *	10	\$5,800	Α
	LIFE	* *	5	\$6,000	C
	2032	* *	5	\$2,800	C
	LIFE	* *	5	\$6,200	C
	LIFE	* *	5	\$4,300	C
	2023	\$288,300	3	\$13,400	C
	2026	* *	5	\$3,500	C
	LIFE	* *	5	\$33,100	C
	LIFE	* *			C
	LIFE	* *			C
\$31,600	2036	* *	5	\$20,600	В
e, Extent : Moderat out	e, Area Ą	ffected : 10%			
	e, Area A <u>f</u>	fected : 20%			
	LIFE	* *	5	\$400	В
		* *			В
	LIFE	* *	5		В
,	e, Extent : Moderat out Extent : Moderate	2032 LIFE LIFE 2023  2026 LIFE LIFE LIFE LIFE  \$31,600 2036  , Extent: Moderate, Area A out Extent: Moderate, Area Af out LIFE LIFE  LIFE LIFE	2032 ** LIFE ** LIFE ** 2023 \$288,300  2026 ** LIFE **	2032 ** 5 LIFE ** 5 LIFE ** 5 2023 \$288,300 3  2026 ** 5 LIFE ** 5	2032 ** 5 \$2,800 LIFE ** 5 \$6,200 LIFE ** 5 \$4,300 2023 \$288,300 3 \$13,400  2026 ** 5 \$3,500 LIFE ** 5 \$33,100 LIFE ** 5 \$33,100 LIFE ** LIFE **  \$31,600 2036 ** 5 \$20,600  Cout Extent: Moderate, Area Affected: 20% out  LIFE ** 5 \$400 LIFE ** 5 \$400 LIFE ** 5 \$400

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

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

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

Asset #: 1977

Electrical	Current Repair	Future Rep	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Under 600 Volts		•						
Transformers								
Dry Type	100%	2040	* *	5	\$200	В		
	Other Observation, Extent: Modera	ite, Area Affected :	100%					
	Location: Basement							
	Explanation: One 75 Kva 480hv-	208/120lv						
Switchgear / Switchboard Fused Disc Sw	100%	2049	* *	5	\$200	В		
Raceway	100/0	2017			Ψ200	ь		
Conduit	100%	2049	* *	1		В		
Panelboards	100/0	2019						
Fused Disc Sw	10%	2045	* *	5	\$100	В		
Molded Case Bkrs	90%	2045	* *	5	\$1,000	В		
Wiring	20,0	20.0			Ψ1,000			
Thermoplastic	100%	2049	* *	1		В		
Motor Controllers								
Locally Mounted	100%	2040	* *	5	\$300	В		
Ground					, , , , , ,			
Grounding Devices								
Generic	100%	LIFE	* *	5	\$600	В		
Lighting								
Interior Lighting								
Fluorescent	10%	2031	* *	10	\$3,400	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout							
	Explanation: T-5 Lamps							
Fluorescent	90%	2031	* *	10	\$30,300	В		
	Other Observation, Extent: Modera	ite, Area Affected :	100%					
	Location: Throughout							
<u> </u>	Explanation: T-8 Lamps							
Egress Lighting								
Emergency, Service	40%	2031	* *	1		В		
Emergency, Battery	10%	2031	* *	10	\$900	В		
Exit, Service	50%	2031	* *	1		В		
Exterior Lighting								
HID	100%	2031	* *	10	\$100	В		
Alarm								
Security System	<b>5</b> 004							
No Component	70%	2021		_	<b>* . =</b> a =	D		
Generic	30%	2031	* *	1	\$4,700	В		
Fire/Smoke Detection	1000	2021			<b>d</b> =			
Generic	100%	2031	* *	1-3	\$26,600	В		

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

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

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

Asset #: 1977

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating	•		•				
Energy Source							
Natural Gas	100%		2043	* *	1		В
Conversion Equipment							
Hot Water Boiler	100%		2036	* *	1	\$18,200	В
		ion, Extent : Light, Area	Affected	: 100%			
		sement Boiler Room					
-	Explanation :	6 Natural Gas Fired Sec	tional H	ot Water Boilers			
Distribution	1000/		2020	de de		<b>#1</b> 000	-
Hot Wtr Piping/Pump	100%		2039	* *	4	\$1,800	В
Terminal Devices	<b>5</b> 00/		2020	* *		Φ	-
Convector/Radiator	50%		2028	* *	1	\$5,900	В
Fan Coil Unit/Heat	50%	den Enteret Liebt Anne	2028		1	\$5,900	В
		ion, Extent : Light, Area					
	Location : Throughout Air Distribution System  Explanation : Vav Boxes With Reheat Coils In The Ductwork						
A : C 1'4' '	Ехріапапоп :	vav Boxes with Reneat	Cous in	Ine Ductwork			
Air Conditioning							
Energy Source Electricity	100%		2039	* *	1		В
	100%		2039		1		Б
Conversion Equipment Ext Pkg Unit - Cooling	100%		2028	* *	2	\$2,300	В
Ventilation Ext Fkg Offit - Cooling	100%		2028			\$2,300	Б
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$20,500	В
Exhaust Fans	10070		LILE		2-3	\$20,300	
Interior	90%		2028	* *	2	\$1,000	В
Roof	10%		2028	* *	2	\$1,000	В
Plumbing	1070		2020			\$100	ъ
H/C Water Piping							
Brass/Copper	100%		2043	* *	1		В
Water Heater	10070		2043				
Gas Fired	100%		2022	\$8,100	2	\$500	В
Sanitary Piping	10070		2022	ψ0,100		Ψ500	
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	100/0						
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)	100/0		LHL		1		ש
Rigid Piping	100%		2023	\$10,500	4	\$1,600	В
Backflow Preventer	100/0		2023	ψ10,500	т	Ψ1,000	ע
Generic	100%		2028	* *	1	\$2,300	В
Concile	Other Observation, Extent: Light, Area Affected: 100%						_
	Location : 1st	_	- 255 001001	00/0			
	Explanation:						
Fixtures	zap amenon .	- T ~					
Generic	100%						В
Vertical Transport	20070						

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.

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

Mechanical	Current Re	oair I	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)		/ear ] FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Vertical Transport							
Elevators							
Geared Traction	75%	L	IFE	* *			C
	Other Observation, Ext	ent : Light, Area Aff	ected :	100%			
	Location: Basement T	To The 5th Floor					
	Explanation: 2 Units						
Hydraulic	25%	L	IFE	* *			C
	Other Observation, Ext	ent : Light, Area Aff	ected :	100%			
	Location: Basement T	To The 1st Floor					
	Explanation: 1 Unit						
Fire Suppression							
Standpipe							
No Component	50%						D
Generic	50%	2	2043	* *	1-5	\$9,600	В
Sprinkler			•			_	
Generic	100%	2	2043	* *	1-2	\$10,300	В

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

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

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



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

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

Asset #: 1999

rchitecture	Current Repair	Future Replacement	M	aintenance	
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
terior					
Exterior Walls					
Masonry: Brick	80% Now \$165,100 Cracking/Crumbling, Extent: Modera Location: Around Windows, Throug Jnt Mortar Miss/Erod, Extent: Severe	te, Area Affected : 10% hout	5	\$57,700	A
	Location : Bulkhead, Throughout Spalling, Extent : Moderate, Area Affe Location : Bulkhead, Throughout	cted : 10%			
Masonry: Limestone	5% Now \$37,400 Vertical Cracks, Extent : Moderate, A. Location : Window Sills		5	\$2,700	A
Metal Panel	15%	2033 **	5-10	\$74,400	A
Windows					
Aluminum	95% Now \$137,600 Air Infiltration, Extent: Severe, Area Location: Throughout Caulking Deteriorated, Extent: Mode Location: Throughout	Affected : 70%	5	\$8,700	A
Steel	5% Now \$45,200	2048 **	5	\$5,700	A
	Air Infiltration, Extent: Moderate, Arc Location: Penthouse Corrosion/Rusting, Extent: Moderate, Location: Penthouse	ea Affected : 25%		, , , , , ,	
	Thermally Inefficient, Extent : Modera Location : Penthouse	te, Area Affected : 50%			
Parapets					
Masonry: Brick	80% Now \$17,400 Cracking/Crumbling, Extent : Modera Location : Throughout	te, Area Affected : 10%	5	\$3,200	A
	Jnt Mortar Miss/Erod, Extent: Moder Location: Throughout Spalling, Extent: Moderate, Area Affe		10%		
	Location: Throughout				
Masonry: Limestone	10% Cracking/Crumbling, Extent: Modera Location: Throughout	LIFE ** te, Area Affected : 10%	5	\$500	A
Pre-Cast Concrete	10% Now \$2,700 Cracking/Crumbling, Extent: Modera Location: Coping Jnt Mortar Miss/Erod, Extent: Moder Location: Coping	te, Area Affected : 10%	5	\$2,500	A
Roof					
Modified Bitumen	100%	2023 \$120,100	10	\$21,800	A

Interior

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

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

Asset #: 1999

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
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%		\$6,100	LIFE	* *	5	\$2,200	C
	_	Crumbling, n : Stairwel	Extent : Moderate ls	, Area A	ffected : 5%			
Vinyl Tile	10%		\$4,400	2023	\$44,500	3	\$2,100	С
		Crumbling, n : Stock Ro	Extent: Severe, A	rea Affec	eted : 20%			
			Extent : Severe, Are	a Affacta	d · 10%			
		n : Stock Ro		и Ајјесте	a . 10/0			
		tion : 9 X 9						
Vinyl Tile	45%			2023	\$200,100	3	\$9,300	С
Wood	10%			2051	* *	5	\$10,300	C
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : 4th, 5th,	6th And 7th Floor					
	Explana	tion : Lami	nated Wood					
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	В
AcousTileSusp.Lay-In	40%			2036	* *	5	\$22,100	В
Gypsum Board	10%			LIFE	* *	5	\$6,900	В
Plaster	25%		\$17,200	LIFE	* *	5	\$8,600	В
			Extent : Moderate		ffected : 5%		. ,	
	_	n : Stairwell		·				
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 30%			
	Location	n : Stock Ro	oom					

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

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

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

Asset #: 1999

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts								
Switchgear / Switchboard Fused Disc Sw	100%			2033	* *	5	\$200	В
Raceway								
Conduit	30%			2033	* *	1		В
Conduit	65%			2023	\$23,400	1		В
Conduit	5%			2053	* *	1		В
Panelboards								
Fused Toggle Switch		-	\$13,800 tent : Moderate, An at,1,2,3,4 Stairway	2048 ea Affec	* * ted : 100%	5	\$200	В
Molded Case Bkrs	55%			2022	\$18,900	5	\$600	В
Molded Case Bkrs	5%			2048	**	5	\$100	В
Wiring	370			2040			Ψ100	ъ
Braided Cloth		-	\$21,900 ent : Moderate, Are out The Building	2048 a Affecte	* * ed : 100%	1		В
Thermoplastic	40%			2023	\$16,000	1		В
Thermoplastic	5%			2023	\$10,000 * *	1		В
Motor Controllers	3%			2033		1		Б
	600/			2028	* *	5	\$200	В
Locally Mounted Locally Mounted	60% 40%			2028	\$10,500	5 5	\$200 \$100	В
Ground	4070			2021	\$10,500		\$100	ь
Grounding Devices								
Generic Generic	100%			LIFE	* *	5	\$600	В
ighting	10070			- LII L			φοσσ	
Interior Lighting								
Fluorescent	30%			2018	\$54,500	10	\$10,100	В
	Location		Extent : Moderate, A nt, 1, 2, 3 And 4 Flo Lamps		ected : 100%			
Fluorescent	50%			2023	\$90,900	10	\$16,900	В
	Location	: 5, 6 And		Area Affe	ected : 100%			
		ion : T-8 L	amps					
Fluorescent	Location	: 5, 6 And		2023 Area Affe	\$36,400 ected : 100%	10	\$6,800	В
Essential C	Explanat	ion : T-5 L	amps					
Egress Lighting	200/			2022	¢2 500	10	¢1 000	D
Emergency, Battery	20%			2023	\$2,500	10	\$1,800	В
Emergency, Battery	30%			2018	\$3,800	10	\$2,700	В
Exit, LED	10%			2038		1		В
Exit, Service	30%			2018	\$1,500	1		В
Exit, Service	10%			2023	\$500	1		В
Exterior Lighting	700/			2010	¢10.000	10	<b>#100</b>	D
HID Incondescent	70%			2018	\$10,200	10	\$100	В
Incandescent	30% imates are in cu			2018	\$6,200	2		В

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

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

Asset #: 1999

Electrical	C	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Alarm							
Security System							
No Component	70%						D
Generic	30%		2028	* *	1	\$4,700	В
Fire/Smoke Detection							
Generic	100%		2028	* *	1-3	\$26,700	В

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								ı
Energy Source								
Campus Steam	100%			2033	* *	1		В
-	Other Obs	ervation, E.	xtent : Light, Area	Affected	: 100%			
	Location	: Columbia	a University - Adja	cent Bui	lding			
	Explana	ion : From	Outside Source					
Conversion Equipment								
Pres. Reducing Valve/LF	P 100%			2032	* *	5	\$2,200	В
Steam								
Distribution								
Steam Piping/Pump	5%	Now	\$12,200	2053	* *	4	\$100	В
			ıt : Severe, Area Aj	-				
				ping Sys	tem Inoperable, Co	ondensat	e Is Presently	
		ienched And	d Disposed Of					
Steam Piping/Pump	95%			2033	* *	4	\$2,600	В
Terminal Devices								
Air Handler	40%			2028	* *	1	\$9,100	В
Convector/Radiator	60%			2028	* *	1	\$7,100	В
Air Conditioning								
Energy Source	1000/			2020	* *			ъ
Electricity	100%			2039	* *	1		В
Conversion Equipment	4007			2022	Φ.4 <b>7</b> , 400		Φ	ъ
Reciprocating	40%			2023	\$47,400	1	\$6,800	В
Compr/Chiller Window/Wall Unit	<b>600</b> /	N	¢4.200	2010	¢42 100	1		D
window/waii Unit	60%	Now Mode	\$4,300 rate, Area Affected	2018	\$43,100	1		В
		eni : Model : 1st & 2nd		: 15%				
Distribution	Location	. 1st & 2nd	i Fioors					
Distribution Chilled Wtr. Pine /Pymn	40%			2033	* *	4	\$1,100	В
Chilled Wtr Pipe/Pump	60%			2033		4	\$1,100	Б
No Component Terminal Devices	00%							<u> </u>
Air Handler/Cool/Ht	40%			2023	\$50.400	1	¢0 100	В
No Component	40% 60%			2023	\$59,400	1	\$9,100	Б
Heat Rejection	00%							ע
Air Condenser Unit	40%			2023	\$27,900	2	\$10,300	В
No Component	60%			2023	\$41,900	2	\$10,300	D
Ventilation Ventilation	00%							<u> </u>

Ventilation

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

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

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,600	В
Exhaust Fans								
Interior	50%			2023	\$19,300	2	\$600	В
Roof	50%			2023	\$13,900	2	\$600	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$5,500	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,500	4	\$1,600	В
Sewage Ejector(s)								
Electric	100%			2023	\$10,500	4	\$1,600	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Obs Location		Extent : Light, Area	Affected	: 100%			
	Explana	tion : Two	Units, Maintained I	By Colun	ıbia University			

<sup>\*\*</sup> 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

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



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

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

Asset #: 1978

rchitecture	Current Repair		Future	Future Replacement		Maintenance		
stem Component Type		il Date E Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit Cod
terior								
Exterior Walls Masonry: Brick	Jnt Mortar M Location : T	hroughout ation, Exte	nt : Moderate, A			5	\$32,000	A
Windows								
Aluminum			\$62,700 nt : Severe, Ared	2031 a Affected	* * l : 30%	5	\$7,900	A
Parapets	1.00/			LIDD	* *	_	\$2.500	<b>A</b>
Cast Stone/Terra Cotta	10%	т.	¢44.000	LIFE	* *	5	\$3,500	A
Masonry: Brick			\$44,800 Extent : Moderat	LIFE e, Area A		5	\$4,100	A
Roof								
Roll Roofing	Ponding, Exte Location : L	ower Roof ation, Exte	\$1,500 rate, Area Affect Over Storage S nt : Moderate, A tairwell Y	hed		5	\$1,000	A
Roll Roofing	95%			2022	\$92,700	5	\$39,500	A
erior								
Floors Carpet	15% Recent Replac Location : I		Extent : Light, . d 3rd Floor	2024 Area Affe	\$96,300 ected : 75%	3	\$11,900	C
Cast in Place Concrete	5%			LIFE	* *	5	\$5,800	C
Ceramic Tile	5%			2026	* *	5	\$2,700	Č
Quarry Tile	5%			2028	* *	5	\$4,000	C
Terrazzo	15%		\$17,500 tent : Light, Are	LIFE	* * d : 5%	5	\$6,200	C
Vinyl Tile	45%			2031	* *	3	\$11,900	C
			Extent : Light, . d 3rd Floors		ected : 75%		. ,,	-
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	•		Extent : Light, A	LIFE rea Affec	* * ted : 75%	5	\$7,700	С
CCET/C11M		sī, ∠na, An	d 3rd Floors	LIDD	* *			
SGFT/Glazed Masonry	35%			LIFE	* *			С

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

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

Asset #: 1978

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
AcousTile,Adhered	10%			2028	* *	5	\$5,300	В
AcousTileSusp.Lay-In	25%			2040	* *	5	\$13,300	В
	Recent Replace Evident, Extent: Light, Area Affected: 75%							
	Location	: 1st, 2nd	And 3rd Floors					
Plaster	65%	Now	\$21,500	LIFE	* *	5	\$21,600	В
	Cracking/Crumbling, Extent: Severe, Area Affected: 5%							
	Location	: Stairwell	Y					
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location	: Stairwell	! Y					

Electrical	C	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2049	* *	5	\$200	В
	Other Obser	vation, Extent : Moderate, A	rea Affe	cted : 100%			
	Location:	Electrical Room					
	Explanatio	n : One 2000 Amps Main D	isconnec	rt Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2049	* *	5	\$900	В
	Obsolete Equ	uipment, Extent : Moderate,	Area Af	fected : 80%			
	Location:	Electrical Room					
Raceway							
Conduit	90%		2023	\$22,200	1		В
Conduit	10%		2049	* *	1		В
Panelboards							
Fused Disc Sw	10%		2022	\$3,400	5	\$100	В
Molded Case Bkrs	70%		2022	\$24,100	5	\$700	В
Molded Case Bkrs	20%		2045	* *	5	\$200	В
Wiring							
Braided Cloth	60%	2-4 \$15,900	2048	* *	1		В
	Insulation Ag	ged, Extent : Moderate, Are	a Affecte	ed : 80%			
	Location:	Throughout					
Thermoplastic	30%		2043	* *	1		B
Thermoplastic	10%		2049	* *	1		В
Motor Controllers							
Locally Mounted	100%		2036	* *	5	\$200	В
Ground						+200	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$500	В
Lighting					-	,	

Lighting

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

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

Asset #: 1978

Electrical	Current Repair	Future	e Replacement	Ma				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Lighting								
Interior Lighting								
Fluorescent	65%	2031	* *	10	\$21,100	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout							
	Explanation: T-8 Lamps							
Fluorescent	5%	2018	\$8,700	10	\$1,600	В		
	Other Observation, Extent : Modera Location : Boiler Room Explanation : T-12 Lamps	ute, Area Affe	cted : 100%					
El		2020	* *	10	Φ0.000	D.		
Fluorescent	30%	2028		10	\$9,800	В		
	Other Observation, Extent: Modera	ite, Area Affe	ctea : 100%					
	Location: Throughout							
T. 1.1	Explanation : T-8 Lamps							
Egress Lighting	500/	2020	* *			D		
Emergency, Service	50%	2028	* *	1		В		
Exit, Service	50%	2028	* *	1		В		
Exterior Lighting	<b>7</b> 0-1	•040				_		
HID	50%	2018	\$6,100	10	\$100	В		
HID	50%	2033	* *	10	\$100	В		
Alarm								
Security System								
No Component	70%					D		
Generic	30%	2031	* *	1	\$4,000	В		
Fire/Smoke Detection								
Generic	100%	2023	\$348,100	1-3	\$21,900	В		

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2033	* *	1		В
Conversion Equipment							
Hot Water Boiler	100%		2036	* *	1	\$17,500	В
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: Baseme	nt Boiler Room					
	Explanation: 2 Un	aits					
Distribution							
Hot Wtr Piping/Pump	100%		2039	* *	4	\$1,700	В
Terminal Devices							
Air Handler	20%		2018	\$36,200	1	\$4,400	В
Convector/Radiator	80%		2028	* *	1	\$9,200	В
Air Conditioning							
Energy Source							
Electricity	100%		2039	* *	1		В

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

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

Asset #: 1978

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Air Conditioning				
Conversion Equipment	1000	2010 0 0 100		
Window/Wall Unit	100%	2018 \$69,100	1	В
Terminal Devices	200/	2023 \$77,600	1 \$2.400	D
Fan Coil - Cooling No Component	30% 70%	2023 \$77,600	1 \$3,400	B D
Heat Rejection	7070			ע
Air Condenser Unit	30%	2028 **	2 \$7,400	В
No Component	70%		_	D
Ventilation				
Distribution				
Ductwork/Diffusers	100% Now \$5,3 Needs Cleaning, Extent : Moderate Location : Throughout		2-5 \$19,800	В
Exhaust Fans				
Interior	100%	2028 **	2 \$1,100	В
Plumbing				
H/C Water Piping				
Galv Iron/Steel	100% Now \$2,0 Leak Evident, Extent : Moderate, A Location : Booster Pump		1	В
Water Heater				
Gas Fired	100% Other Observation, Extent: Light, Location: Mechanical Room Explanation: One Tank Of 70 G		2 \$500	В
Sanitary Piping		• •		
Cast Iron	100% Now \$1,5 Leak Evident, Extent : Moderate, A Location : Boiler Room		1	В
Storm Drain Piping Cast Iron	100% Now \$9 Blockage /Clogged, Extent : Mode Location : Backyard Leaders	900 LIFE ** rate, Area Affected : 2%	1	В
Sump Pump(s) Submersible	100%	2017 \$6,300	4 \$2,500	В
Fixtures				
Generic	100% Obsolete Fixtures, Extent: Modera Location: Throughout	ate, Area Affected : 50%		В
Vertical Transport				
Elevators Geared Traction	100% Other Observation, Extent: Light, Location: B-3 Explanation: 1 Unit	LIFE ** Area Affected : 100%		С

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<sup>\*\*</sup> 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 : WILLIAMSBURG DISTRICT HEALTH CTR
Address : 151 MAUJER STREET (NEAR GRAHAM AVE.)

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 27,172 Project Type : HEALTH AND MENTAL HYGIENE

Date of Survey : 14-Dec-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 2788 Lot : 33 BIN : 3069604

CAPITAL	FY 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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$33,300	Α
Granite Panels	2%			LIFE	* *	5	\$600	A
Pre-Cast Concrete	8%	0-2	\$4,600	LIFE	**	5	\$9,600	Α
	U	Crumbling, ı : Main En	Extent : Light, Are try	ea Affecte	ed : 5%			
Windows								
Aluminum	100%	0-2	\$80,300	2040	* *	5	\$5,100	A
	-	ation, Exter 1 : Through	ıt : Light, Area Affe out	ected : 50	%			
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 15%			
			r, North Side	00				
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$4,600	A
Metal Rail	3%			2037	* *	5-10	\$2,800	Α
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	Α
terior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$7,800	C
Ceramic Tile	8%	4+	\$5,200	2027	* *	5	\$1,400	C
		_	nents, Extent : Ligh athroom In Baseme	_	ffected : 5%			
Terrazzo	12%	Now	\$18,900	LIFE	* *	5	\$3,300	С
	_		Extent : Severe, A	rea Affec	ted : 15%		70,000	_
Vinyl Tile	55%	4+	\$47,500	2029	* *	3	\$7,400	C
vinyi The			: Moderate, Area		50%	3	Ψ7,400	C
	Location	ı : Through	out 2nd And 3rd F	loor				
Vinyl Tile	15%	4+	\$4,300	2019	\$43,100	3	\$2,000	С
<b>3</b>	Cracking/	Crumbling, 1 : Staircas	Extent : Moderate	, Area A <u>f</u>			, ,,,,,	
			Extent : Moderate, A	Area Affo	cted : 100%			
			er And Some Section	00				
		tion : 9x9 <b>U</b>						

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

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

Asset #: 1987

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Interior Walls								
Ceramic Tile	5%			2027	* *	5	\$2,200	C
Gypsum Board	10%	~ -	\$3,500	LIFE	* *	5	\$2,700	C
		-	amage, Extent : Me	oderate,	Area Affected : 10	%		
		n: 2nd And			7.50 /			
			: Moderate, Area	00	: 15%			
			out 2nd And 3rd Fl					
Marble Panels	5%			LIFE	* *			C
Plaster	50%			LIFE	* *	5	\$6,700	C
Plaster	15%		\$15,300	LIFE	* *	5	\$2,000	C
	_	_	Extent: Severe, A		cted : 25%			
			Locations In Basen					
		,	xtent : Severe, Ared	33	d : 25%			
			Locations In Basen					
			Extent : Severe, Are	33				
			rage Room In The		ıt			
	Explana	tion : Mold	Growing On Walls	S				
SGFT/Glazed Masonry	15%		\$24,600	LIFE	* *			C
	_		Extent: Moderate		ffected : 10%			
	Location	n : Chimney	Chute On 3rd Flo	or				
Ceilings								
AcousTileSusp.Lay-In	40%		\$109,500	2044	* *	5	\$7,100	В
		issing Elem 1 : 2nd And	ents, Extent : Mod 3rd Floor	erate, Ar	ea Affected : 50%			
	Staining/I	Discoloring,	Extent : Moderate	, Area Ą	ffected : 50%			
	Location	ı : 2nd And	3rd Floor					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
	Location	n: 2nd And	3rd Floor					
Exposed Concrete	10%			LIFE	* *	5	\$600	В
Plaster	50%			LIFE	* *	5	\$11,200	В

lectrical	Current Repair	Future	Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nder 600 Volts						•
Service Equipment						
Fused Disc Sw	100%	2024	\$3,100	5	\$100	В
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation: One 800 Amps Main D	isconnect S	Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2024	\$45,400	5	\$700	В
Raceway						
Conduit	100%	2024	\$24,700	1		В
Panelboards						
Molded Case Bkrs	100%	2023	\$22,900	5	\$700	В

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Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Wiring						
Thermoplastic	100%	2024	\$26,500	1		В
Motor Controllers						
Locally Mounted	100%	2022	\$15,800	5	\$200	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	В
	Other Observation, Extent: Mo	derate, Area Affe	cted : 100%			
	Location: Water Main					
	Explanation : Connected With	Main Water Pipe	2			
Lighting						
Interior Lighting						
Fluorescent	70%	2019	\$82,300	10	\$15,300	В
	Other Observation, Extent : Mo	derate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Using T-8 Lamp	os .				
Fluorescent	30%	2024	\$35,300	10	\$6,600	В
	Other Observation, Extent: Mo	derate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Using T-8 Lamp	os .				
Egress Lighting						
Emergency, Service	50%	2019	\$1,600	1		В
Exit, Service	50%	2019	\$1,600	1		В
Exterior Lighting						
HID	100%	2019	\$9,400	10	\$100	В
Alarm						
Security System						
No Component	80%					D
Generic	20%	2019	\$15,600	1	\$2,000	В
Fire/Smoke Detection						
No Component	75%					D
Generic	25%	2024	\$66,700	1-3	\$4,200	В

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2044	* *	1		В

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Asset #: 1987

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Conversion Equipment								_
Heat Exchanger	50%			2033	* *	1	\$5,900	В
			Extent : Light, Area	Affected	: 100%			
		: Basemen		_				
		ion : 2 Stee	am To Hot Water C					
Steam Boiler	50%			2037	* *	1	\$11,800	В
			Extent : Light, Area	Affected	: 100%			
		: Basemen						
	Explana	ion : 2 Gas	s Fired Steam Boile	ers				
Distribution								
Hot Wtr Piping/Pump	80%			2032	* *	4	\$1,400	В
Steam Piping/Pump	20%			2044	* *	4	\$400	В
Terminal Devices								
Convector/Radiator	100%			2037	* *	1	\$7,700	В
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment								
Ext Pkg Unit - Cooling	15%			2024	\$15,600	2	\$200	В
Split Unit	15%			2024	\$15,600			В
Window/Wall Unit	60%			2022	\$27,900	1		В
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,300	В
Exhaust Fans								
Roof	100%	Now	\$3,600	2029	* *	2	\$600	В
		-	nt : Moderate, Ared					
	Location: First Floor Roof, 1 Of 5 Burnt Out Exhaust Fan Motor							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2044	* *	1		В
Galv Iron/Steel	80%			2022	\$54,000	1		В
		-	tent : Moderate, Ai					
		: Beyond T eful Life C	The Boiler Room, T ycle Limit	he Dome	estic Hot And Cold	Water P	iping Are Beyond	
Water Heater								
Gas Fired	100%			2022	\$5,300	2	\$300	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)				·				
Submersible	100%			2018	\$6,300	4	\$1,600	В
Backflow Preventer								
Generic	100%			2029	* *	1	\$1,500	В
-								

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

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

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

#### **DEPT. OF HEALTH & MENTAL HYGIENE - 816**

#### **Project: HEALTH AND MENTAL HYGIENE**

CAPITAL	F	Y 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

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