

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Interior Architecture		\$187,900
Electrical	\$44,500	\$199,900
Total	\$44,500	\$387,800
Priority B	\$44,500	\$199,900
Priority C		\$187,900
Total	\$44,500	\$387,800

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$70,100	\$4,100	\$4,700	
Interior Architecture	\$62,300		\$4,200	\$2,500
Electrical	\$29,700	\$2,200	\$2,700	\$2,300
Mechanical	\$15,800	\$4,500	\$5,900	\$4,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$181,800	\$14,800	\$21,400	\$13,300
Priority A	\$70,100	\$4,100	\$4,700	
Priority B	\$78,900	\$10,600	\$15,600	\$10,800
Priority C	\$32,800		\$1,100	\$2,500
Total	\$181,800	\$14,800	\$21,400	\$13,300



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Copper/Terne	3%			2059	**	10	\$2,200	A
Masonry: Brick	67%			LIFE	**	5	\$42,300	A
Pre-Cast Concrete	25%			LIFE	**	5	\$51,300	A
Stucco Cement	5%			2037	**	5	\$3,900	A
Windows								
Aluminum	95%			2046	**	5	\$8,200	A
Steel	5%			2032	**	5	\$5,400	A
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$25,600	A
Metal Security Bars	10%			2059	**			A
Pre-Cast Concrete	5%			LIFE	**	5	\$2,800	A
Roof								
Modified Bitumen	95%			2032	**	10	\$22,900	A
Skylight, Metal/Glass	5%			2034	**	10	\$4,000	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,700	C
Ceramic Tile	5%			2027	**	5	\$1,500	C
Terrazzo	15%			LIFE	**	5	\$7,100	C
Vinyl Tile	65%			2024	\$187,900	3	\$9,900	C
Vinyl Tile	10%			2029	**	3	\$1,100	C
Interior Walls								
Gypsum Board	15%			LIFE	**	5-10	\$9,700	C
Metal Panel	5%			LIFE	**	10	\$900	C
Marble Panels	5%			LIFE	**	10	\$800	C
Plaster	60%			LIFE	**	5-10	\$19,500	C
SGFT/Glazed Masonry	15%			LIFE	**	10	\$2,900	C
Ceilings								
AcousTileSusp.Lay-In	20%			2037	**	5	\$6,100	B
Exposed Concrete	5%			LIFE	**	5-10	\$1,900	B
Plaster	60%			LIFE	**	5-10	\$31,400	B
Plaster	15%	Now	\$7,800	LIFE	**	5	\$2,900	B
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$3,000	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$44,500	2054	**	5	\$100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Obsolete Equipment</i>								
Raceway								
Conduit	90%			2024	\$21,800	1		B
Conduit	10%			2034	**	1		B
Panelboards								
Fused Toggle Switch	40%	2-4	\$9,000	2049	**	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	40%			2023	\$9,000	5	\$200	B
Molded Case Bkrs	20%			2032	**	5	\$100	B
Wiring								
Braided Cloth	70%	2-4	\$18,200	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2034	**	1		B
Motor Controllers								
Locally Mounted	50%			2029	**	5	\$100	B
Locally Mounted	50%			2022	\$7,700	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
Lighting								
Interior Lighting								
Fluorescent	60%			2024	\$72,100	10	\$11,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	2%			2024	\$2,400	10	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Cases</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	38%			2024	\$45,700	10	\$7,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$4,200	10	\$2,500	B
Exit, Service	50%			2024	\$1,700	1		B
Exterior Lighting								
HID	100%			2024	\$9,600	10	\$100	B

Alarm

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

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

Alarm

Security System

Generic

100%

2024

\$79,700

1

\$8,700

B

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

Fire/Smoke Detection

Generic

100%

2029

* *

1-3

\$14,300

B

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

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

B

Conversion Equipment

Steam Boiler

100%

2029

* *

1

\$20,200

B

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

Distribution

Steam Piping/Pump

100%

Now

\$3,200

2034

* *

4

\$1,000

B

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

Terminal Devices

Air Handler

10%

2024

\$12,500

1

\$1,300

B

Convector/Radiator

90%

2029

* *

1

\$5,900

B

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

B

Conversion Equipment

Window/Wall Unit

30%

2022

\$14,300

1

B

No Component

70%

D

Terminal Devices

Direct Expansion

10%

2024

\$2,200

1

B

No Component

90%

D

Heat Rejection

Air Condenser Unit

10%

2024

\$1,400

2

\$1,400

B

No Component

90%

D

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$18,000

B

Exhaust Fans

Interior

100%

2019

\$25,500

2

\$600

B

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping Galv Iron/Steel	100%			2029	* *	1	B
Water Heater Gas Fired	100%			2022	\$5,400	2	\$300 B
Sanitary Piping Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping Cast Iron	100%	Now	\$1,600	LIFE	* *	1	B
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
Sump Pump(s) Rigid Piping	100%			2024	\$10,300	4	\$2,000 B
Sewage Ejector(s) Electric	100%			2029	* *	4	\$1,300 B
Backflow Preventer Generic	100%			2032	* *	1	\$1,300 B
Fixtures Generic	100%						B
Vertical Transport							
Elevators Geared Traction	100%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-3</i>					
		<i>Explanation : 1 Unit</i>					
Fire Suppression							
Sprinkler No Component Generic	95%			2044	* *	1-2	\$300 D B
Chemical System No Component Generic	80%			2019	\$4,900	1-3	\$9,000 D B
	20%						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Throughout</i>					
		<i>Explanation : Fire Extinguishers</i>					

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Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$404,700	\$87,600
Interior Architecture	\$376,800	
Electrical	\$141,700	\$62,200
Mechanical		\$225,200
Total	\$923,200	\$375,000
Priority A	\$404,700	\$87,600
Priority B	\$263,000	\$287,400
Priority C	\$255,600	
Total	\$923,200	\$375,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$62,200	\$24,000		
Interior Architecture	\$92,800			\$7,900
Electrical	\$14,200	\$36,600	\$100	
Mechanical	\$42,600	\$12,000	\$11,000	\$4,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$215,800	\$76,600	\$15,000	\$15,900
Priority A	\$62,200	\$24,000		
Priority B	\$74,200	\$52,600	\$15,000	\$8,000
Priority C	\$79,400			\$7,900
Total	\$215,800	\$76,600	\$15,000	\$15,900



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$44,400	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entire Building Is Currently Unoccupied</i>								
<i>Explanation : Building Formery Used As Fordham / Bronx Reference Library</i>								
Masonry: Limestone	10%	Now	\$34,200	LIFE	**	5	\$3,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Window Sills</i>								
Windows								
Glass Block	2%	Now	\$500	LIFE	**	5	\$100	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Wall Facing Lower Roof</i>								
Metal Clad	5%	Now	\$27,500	2046	**	5	\$1,500	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Wood	30%	Now	\$34,800	2029	**	5	\$13,900	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	63%	2-4	\$182,500	2046	**	5	\$29,200	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$58,300	LIFE	**	5	\$4,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$600	A
Roof								
Built-Up (BUR)	100%			2016	\$129,100	10	\$24,000	A
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%	Now	\$52,800	2023	\$52,800	3	\$13,500	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$9,800	C
Ceramic Tile	5%			2030	**	5	\$2,200	C
Terrazzo	5%			LIFE	**	5	\$1,800	C
Vinyl Tile	60%	Now	\$255,600	2031	**	3	\$10,100	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$4,000	C
Gypsum Board	15%			LIFE	**	5	\$7,200	C
Plaster	80%	Now	\$23,400	LIFE	**	5	\$19,300	C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Workroom / Librarian Office</i>								
Ceilings								
AcousTile,Adhered	45%	Now	\$121,200	2041	**	5	\$10,100	B
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%			LIFE	**	5	\$1,400	B
Plaster	35%	Now	\$13,400	LIFE	**	5	\$9,800	B
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Workroom And Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2021	\$3,000	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 700 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2021	\$44,500	5	\$800	B
Raceway								
Conduit	100%			2021	\$24,200	1		B
Panelboards								
Molded Case Bkrs	40%			2029	**	5	\$300	B
Molded Case Bkrs	60%			2020	\$20,200	5	\$500	B
Wiring								
Braided Cloth	50%	2-4	\$13,000	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Thermoplastic	50%			2031	**	1		B

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Asset # : 4223

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2019	\$20,600	5	\$200	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Corroded</i>						
Lighting								
Interior Lighting								
Exit	5%			2021	\$900	2	\$300	B
Fluorescent	10%			2021	\$17,700	10	\$2,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : First And Second Floors</i>						
		<i>Explanation : Using T8 Lamps</i>						
Fluorescent	80%			2016	\$141,700	10	\$22,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T12 Lamps</i>						
Incandescent	5%			2016	\$8,900	2		B
Egress Lighting								
Exit, Service	100%			2016	\$5,000	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Steam Boiler	100%			2026	**	1	\$29,800	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : 1 Unit. This Building Is Vacant And Not Being Used</i>						
Distribution								
Steam Piping/Pump	100%	0-2	\$23,800	2031	**	4	\$1,500	B
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$9,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B

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Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	100%			2021	\$157,200	2	\$1,900	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 4 Units</i>							
Heat Rejection								
Air Condenser Unit	100%			2021	\$68,000	2	\$20,900	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,700	B
Exhaust Fans								
Roof	100%			2021	\$27,100	2	\$900	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$10,200	2026	* *	1		B
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
Water Heater								
Gas Fired	100%			2016	\$7,900	2	\$500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Not Accessible	100%							D

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

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

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$35,700
Electrical	\$16,000	
Mechanical	\$47,400	\$41,500
Total	\$63,400	\$77,200
Priority A		\$35,700
Priority B	\$63,400	\$41,500
Total	\$63,400	\$77,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$4,000	\$12,200		\$31,000
Interior Architecture	\$11,000	\$7,900		
Electrical	\$19,500	\$4,600	\$4,200	\$30,500
Mechanical	\$7,200	\$3,100	\$6,300	\$10,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$45,700	\$31,600	\$14,500	\$75,700
Priority A	\$4,000	\$12,200		\$31,000
Priority B	\$33,400	\$15,700	\$14,500	\$44,700
Priority C	\$8,300	\$3,800		
Total	\$45,700	\$31,600	\$14,500	\$75,700



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	0-2	\$4,000	LIFE	**	5	\$6,300	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Window Sills</i>								
Masonry: Brick	85%			LIFE	**	5	\$35,700	A
Masonry: Limestone	10%			LIFE	**	5	\$3,200	A
Granite Panels	2%			LIFE	**	5	\$600	A
Windows								
Aluminum	100%			2031	**	5	\$11,500	A
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$4,400	A
Masonry: Limestone	10%			LIFE	**	5	\$700	A
Metal Panel	5%			2033	**	5	\$1,100	A
Metal Rail	10%			2036	**	5-10	\$10,600	A
Roof								
Modified Bitumen	95%			2028	**	10	\$30,400	A
Skylight, Metal/Glass	5%			2033	**	10	\$5,300	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,400	C
Ceramic Tile	5%	2-4	\$2,200	2032	**	5	\$1,000	C
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Terrazzo	15%			LIFE	**	5	\$4,800	C
Vinyl Tile	75%			2028	**	3	\$11,400	C
Interior Walls								
Ceramic Tile	5%	2-4	\$3,700	2032	**	5	\$1,300	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Gypsum Board	40%			LIFE	**	5	\$12,200	C
Metal Panel	5%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Plaster	20%			LIFE	**	5	\$3,100	C
Plaster	5%	Now	\$2,300	LIFE	**	5	\$800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwell Y</i>								
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	20%			2036	**	5	\$8,100	B
AcousTileSusp.Lay-In	20%	0-2	\$2,700	2028	**	5	\$4,100	B
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Gypsum Board	20%			LIFE	**	5	\$10,100	B
Metal Panel	10%			LIFE	**	5	\$5,100	B
Plaster	30%			LIFE	**	5	\$7,600	B

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

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

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

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	80%			2028	* *	10	\$19,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2028	* *	10	\$2,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	10%			2018	\$16,000	10	\$2,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Egress Lighting								
Emergency, Service	40%			2028	* *	1		B
Emergency, Battery	10%			2023	\$1,100	10	\$700	B
Exit, LED	45%			2051	* *	1		B
Exit, Service	5%			2023	\$200	1		B
Exterior Lighting								
HID	100%			2023	\$12,800	10	\$100	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2031	* *	1-3	\$19,100	B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2028	* *	1	\$13,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$2,000	B
Terminal Devices								
Air Handler	25%			2023	\$41,500	1	\$4,200	B
Convactor/Radiator	75%			2036	* *	1	\$6,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	25%	Now	\$700	2028	**	2	\$300	B
	<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Temp. Control System</i>							
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Chillers, Roof</i>							
Window/Wall Unit	75%			2018	\$47,400	1		B
Terminal Devices								
Air Handler/Cool/Ht	25%			2028	**	1	\$4,200	B
No Component	75%							D
Heat Rejection								
Air Condenser Unit	25%			2023	\$15,400	2	\$4,700	B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,100	B
Exhaust Fans								
Roof	100%	Now	\$1,200	2023	\$24,500	2	\$700	B
	<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2036	**	1		B
Water Heater								
Gas Fired	100%			2018	\$7,200	2	\$400	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : One Tank Of 70 Gallon Capacity</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,300	4	\$2,000	B
Backflow Preventer								
Generic	100%			2028	**	1	\$1,700	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-3</i>							
	<i>Explanation : 1 Unit</i>							

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$108,300	
Interior Architecture		\$35,100	
Total		\$143,300	
Priority A		\$108,300	
Priority C		\$35,100	
Total		\$143,300	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$10,100			
Interior Architecture	\$19,800	\$400		\$200
Electrical	\$1,700	\$2,200	\$10,500	\$1,700
Mechanical	\$2,000	\$2,000	\$6,800	\$2,000
Total	\$33,600	\$4,500	\$17,200	\$3,800
Priority A	\$10,100			
Priority B	\$23,400	\$4,100	\$17,200	\$3,600
Priority C	\$200	\$400		\$200
Total	\$33,600	\$4,500	\$17,200	\$3,800



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

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

** 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 Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$4,900	LIFE	**	5	\$3,800	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	5%	Now	\$600	2025	**	5	\$1,400	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%	Now	\$4,600	2035	**	5	\$1,200	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	85%	Now	\$40,300	2035	**	5	\$16,100	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Plaza Roof: Stone Panels	100%	Now	\$68,000	2032	**			A
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	**	5	\$27,400	C
Ceramic Tile	5%			2031	**	5	\$700	C
Vinyl Tile	10%			2027	**	3	\$700	C
Interior Walls								
Concrete Masonry Unit	100%	4+	\$35,100	LIFE	**	5	\$7,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$19,600	2027	**	5	\$7,400	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$107,000
Total		\$107,000
Priority A		\$107,000
Total		\$107,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$87,600	\$22,700	\$3,200	
Interior Architecture	\$61,200	\$12,700	\$10,300	
Electrical	\$8,300	\$6,200	\$4,800	\$4,200
Mechanical	\$26,100	\$12,200	\$18,500	\$12,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$187,100	\$57,700	\$40,700	\$20,500
Priority A	\$87,600	\$22,700	\$3,200	
Priority B	\$82,000	\$31,600	\$27,300	\$20,500
Priority C	\$17,500	\$3,500	\$10,300	
Total	\$187,100	\$57,700	\$40,700	\$20,500



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$48,500	A
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, New Building Completed In 2008</i>								
Metal Panel	20%			2050	**	5-10	\$66,700	A
Metal Panel	7%	Now	\$5,300	2050	**	5	\$6,400	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Metal Coiling Doors	3%			2041	**	5	\$4,500	A
Pre-Cast Concrete	5%			LIFE	**	5	\$15,800	A
Window Wall	15%			2050	**	5	\$27,300	A
Windows								
Aluminum	95%			2046	**	5	\$9,700	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Windows</i>								
Metal Louvers	5%			2037	**	10	\$3,200	A
Parapets								
Masonry: Brick	35%			LIFE	**	5-10	\$15,000	A
Metal Panel	25%			2050	**	5	\$6,000	A
Metal Rail	15%			2041	**	5-10	\$16,900	A
Metal Rail	20%			2041	**	5-10	\$22,600	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Second Floor At South Facade</i>								
<i>Explanation : Metal Rail With Glass</i>								
Pre-Cast Concrete	5%	Now	\$2,500	LIFE	**	5	\$2,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Single Ply Membrane	100%			2032	**	10	\$52,200	A
Interior								
Floors								
Carpet	15%			2025	**	3	\$10,400	C
Cast in Place Concrete	5%			LIFE	**	5	\$10,100	C
Ceramic Tile	5%			2037	**	5	\$2,300	C
Granite Panels	20%			LIFE	**	5	\$13,900	C
Traffic Topping	25%			2032	**	5	\$14,400	C
Vinyl Tile	30%			2032	**	3	\$5,200	C
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$400	C
Concrete Masonry Unit	20%			LIFE	**	5	\$1,200	C
Gypsum Board	50%			LIFE	**	5-10	\$6,200	C
SGFT/Glazed Masonry	25%			LIFE	**	10	\$900	C

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2041	**	5	\$18,500	B
Exposed Struc: Steel	20%			LIFE	**	10	\$18,500	B
Gypsum Board	5%			LIFE	**	5-10	\$7,900	B
Metal Panel	35%			LIFE	**	5	\$40,400	B
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>								
Transformers								
Dry Type	100%			2041	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kva, 480/277/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$100	B
Raceway								
Conduit	100%			2050	**	1		B
Panelboards								
Fused Disc Sw	30%			2046	**	5	\$200	B
Molded Case Bkrs	70%			2046	**	5	\$600	B
Wiring								
Thermoplastic	100%			2050	**	1		B
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$9,500	B
Generators								
Diesel	100%			2037	**	1	\$12,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Generator Rated @ 500 Kw</i>								
Batteries								
Nickel Cadmium	100%			2019		5	\$6,900	B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage								
Day Tank	50%			2046	**	5	\$2,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Main Tank	50%			2059	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4000 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	50%			2032	**	10	\$14,200	B
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	50%			2032	**	10	\$14,200	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2032	**	1		B
Exit, LED	50%			2059	**	1		B
Exterior Lighting								
HID	100%			2032	**	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2032	**	1	\$3,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$19,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Strobe Lights , Alarm Bells And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2050	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance At The Basement</i>								
<i>Explanation : Steam Is Provided From Kings County Hospital</i>								

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Heat Exchanger	10%			2037	**	1	\$1,500	B
Pres. Reducing Valve/LP Steam	90%			2033	**	5	\$1,700	B
Distribution								
Hot Wtr Piping/Pump	10%			2046	**	4	\$200	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Used For Hydronic Loop</i>						
Steam Piping/Pump	90%			2050	**	4	\$1,400	B
Terminal Devices								
Air Handler	90%			2029	**	1	\$17,200	B
Fan Coil Unit/Heat	10%			2032	**	1	\$1,000	B
Air Conditioning								
Energy Source								
Steam/HW System	100%			2050	**	1		B
Conversion Equipment								
Absorption Chiller/Steam/HW	100%			2037	**	1	\$33,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Chillers - Lithium- Bromide And Water Used As Refrigerant</i>						
Distribution								
Chilled Wtr Pipe/Pump	100%			2050	**	4	\$1,500	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$19,100	B
Heat Rejection								
Water Cool Tower	100%			2025	**	2	\$31,100	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$27,300	B
Exhaust Fans								
Roof	100%			2032	**	2	\$1,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		B
HW Heat Exchanger								
Low Temp	100%			2044	**	4	\$4,600	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2019		4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$2,000	B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Backflow Preventer								
Generic	100%			2032	* *	1	\$1,900	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Travels From Basement : 2nd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2050	* *	1-2	\$8,700	B
		<i>Dry System, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fire Pump								
Generic	100%			2037	* *	1	\$5,800	B
Chemical System								
No Component	80%							D
Generic	20%			2023	\$4,900	1-3	\$8,300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

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Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL		FY 2015 - 2018	FY 2019 - 2024
Interior Architecture			\$165,400
Electrical			\$134,800
Mechanical			\$102,200
Total			\$402,400
Priority B			\$237,000
Priority C			\$165,400
Total			\$402,400

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$10,900			\$4,900
Interior Architecture	\$14,500	\$900	\$2,200	\$3,500
Electrical	\$7,900	\$200		\$6,300
Mechanical	\$9,000	\$3,800	\$6,700	\$9,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,200	\$8,900	\$12,900	\$28,100
Priority A	\$10,900			\$4,900
Priority B	\$27,400	\$8,000	\$10,700	\$23,100
Priority C	\$8,000	\$900	\$2,200	
Total	\$46,200	\$8,900	\$12,900	\$28,100



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

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$30,700	A
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$2,700	A
Granite Panels	5%	Now	\$10,900	LIFE	**	5	\$1,400	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade Near Ramp</i>								
Windows								
Aluminum	100%			2028	**	5	\$9,900	A
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$4,800	A
Masonry: Limestone	5%			LIFE	**	5	\$300	A
Roof								
Under Construction	100%							D
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,600	C
Ceramic Tile	5%			2029	**	5	\$1,700	C
Terrazzo	15%			LIFE	**	5	\$4,100	C
Vinyl Tile	50%			2020		3	\$6,500	C
Vinyl Tile	20%			2025	**	3	\$2,600	C
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$900	C
Glazed Ceramic Panel	10%			LIFE	**			C
Gypsum Board	15%			LIFE	**	5	\$3,900	C
Metal Panel	15%			LIFE	**			C
Plaster	45%			LIFE	**	5	\$5,900	C
Plaster	10%	Now	\$8,000	LIFE	**	5	\$1,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2025	**	5	\$7,000	B
AcousTileSusp.Lay-In	20%			2033	**	5	\$7,000	B
Exposed Concrete	15%			LIFE	**	5	\$800	B
Plaster	5%	Now	\$3,000	LIFE	**	5	\$1,100	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
Plaster	40%			LIFE	**	5	\$8,700	B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$100	B
Raceway								
Conduit	50%			2040	**	1		B
Conduit	50%			2020	\$12,100	1		B
Panelboards								
Fused Disc Sw	10%			2036	**	5	\$100	B
Molded Case Bkrs	30%			2019	\$10,100	5	\$200	B
Molded Case Bkrs	60%			2036	**	5	\$400	B
Wiring								
Braided Cloth	30%	2-4	\$7,800	2045	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	70%			2040	**	1		B
Motor Controllers								
Locally Mounted	70%			2033	**	5	\$100	B
Locally Mounted	30%			2018	\$6,200	5	\$100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	98%			2020	\$134,800	10	\$21,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
HID	2%			2020	\$1,900	10		B
Egress Lighting								
Emergency, Battery	50%			2020	\$4,800	10	\$2,800	B
Exit, Service	50%			2020	\$1,900	1		B

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Furnace	20%			2025	**	1	\$2,300	B
	<i>Other Observation, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Roof Mounted</i>							
	<i>Explanation : 2 Units</i>							
Steam Boiler	80%			2033	**	1	\$18,500	B
	<i>Other Observation, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Steam Piping/Pump	100%			2040	**	4	\$1,700	B
Terminal Devices								
Air Handler	30%			2025	**	1	\$4,300	B
Convactor/Radiator	70%			2033	**	1	\$5,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	30%			2021	\$102,200	2	\$400	B
Ext Pkg Unit - Heating/Cooling	60%			2025	**	2	\$900	B
Window/Wall Unit	10%			2015	\$5,400	1		B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000	B
Exhaust Fans								
Interior	100%			2025	**	2	\$700	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2033	**	1		B
Water Heater								
Gas Fired	100%			2018	\$6,200	2	\$400	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	**	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2025	**	4	\$1,300	B
Backflow Preventer								
Generic	100%			2025	**	1	\$1,400	B
Fixtures								
Generic	100%							B
Vertical Transport								

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816
BROWNSVILLE DISTRICT HEALTH CTR.**

Asset # : 1985

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

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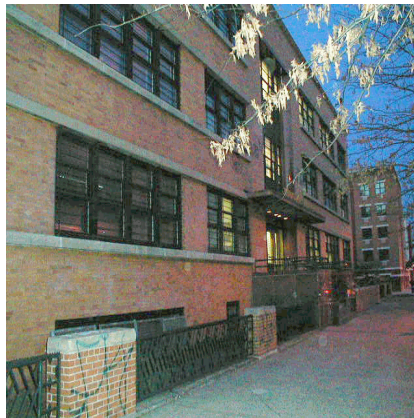
Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$714,700	
Electrical		\$493,600
Mechanical		\$358,100
Total	\$714,700	\$851,600
Priority A	\$714,700	
Priority B		\$851,600
Total	\$714,700	\$851,600

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$71,000	\$6,100		
Interior Architecture	\$6,700	\$15,300	\$2,400	\$24,400
Electrical	\$2,000	\$2,400	\$2,500	\$2,200
Mechanical	\$25,600	\$5,600	\$11,000	\$5,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$113,200	\$37,300	\$23,800	\$40,100
Priority A	\$71,000	\$6,100		
Priority B	\$35,500	\$31,200	\$21,400	\$15,700
Priority C	\$6,700		\$2,400	\$24,400
Total	\$113,200	\$37,300	\$23,800	\$40,100



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	3%			LIFE	**			A
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i> <i>Location : West Facade, Curtain Wall Above Main Entrance</i> <i>Explanation : Bird Droppings</i>							
Cast in Place Concrete	5%	Now	\$25,500	LIFE	**	5	\$9,900	A
	<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i> <i>Location : Spandrels</i> <i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i> <i>Location : Underside Of Canopy At South Facade</i> <i>Spalling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Spandrels</i>							
Masonry: Brick	79%	Now	\$314,200	LIFE	**	5	\$31,300	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> <i>Location : South Facade</i> <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i> <i>Location : Corners, Mechanical Bulkhead</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : Chimney, Bulkheads, Throughout</i> <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i> <i>Location : Bulkheads</i> <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i> <i>Location : At Bulkhead Doors</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Ground Level</i> <i>Explanation : Graffiti Was Removed.</i>							
Masonry: Brick	5%	Now	\$6,600	LIFE	**	5	\$2,000	A
	<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i> <i>Location : East Stair</i>							
Granite Panels	3%			LIFE	**	5	\$900	A
Pre-Cast Concrete	5%			LIFE	**	5	\$6,400	A

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Windows								
Aluminum	90%			2039	**	5	\$9,800	A
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : All Windows Are Bolted</i>							
Aluminum	5%	Now	\$26,000	2048	**	5	\$300	A
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement, North Stair</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement, North Stair</i>							
Glass Block	5%	Now	\$6,300	LIFE	**	5	\$300	A
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : North Facade</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : North Facade, North Stair</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : North Stairway</i>							
Parapets								
Masonry: Brick	80%	Now	\$176,400	LIFE	**	5	\$4,400	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : East Parapet Near South Side</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Third Floor</i>							
Masonry: Limestone	10%	Now	\$13,200	LIFE	**	5	\$700	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</i>							
Metal Rail	10%			2036	**	5-10	\$10,000	A
Roof								
Modified Bitumen	100%	Now	\$217,500	2033	**			A
	<i>Blisters, Extent : Light, Area Affected : 20%</i>							
	<i>Location : North Side</i>							
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Third Floor Roof</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Drain At Chillers Roof, Canopy Roof</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Third Floor And Stairs</i>							
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	5%			2032	**	5	\$1,900	C
Sheet Vinyl/Rubber	85%			2028	**	5	\$48,800	C
Terrazzo	5%			LIFE	**	5	\$1,500	C
Vinyl Tile	5%			2023	\$18,200	3	\$700	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$2,400	C
Concrete Masonry Unit	5%	Now	\$4,500	LIFE	**	5	\$1,000	C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Stair</i>								
Glass: Single Pane	2%			LIFE	**	5	\$700	C
Gypsum Board	50%			LIFE	**	5	\$14,400	C
Plaster	5%	Now	\$2,200	LIFE	**	5	\$700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs</i>								
Plaster	18%			LIFE	**	5	\$2,600	C
SGFT/Glazed Masonry	15%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	80%			2036	**	5	\$30,600	B
Exposed Concrete	10%			LIFE	**	5	\$600	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse</i>								
Gypsum Board	10%			LIFE	**	5	\$4,800	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Disconnect Switches Rated At 2500 And 1200 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	**	5	\$100	B
Raceway								
Conduit	100%			2033	**	1		B
Panelboards								
Fused Disc Sw	3%			2031	**	5		B
Molded Case Bkrs	97%			2031	**	5	\$800	B
Wiring								
Thermoplastic	100%			2033	**	1		B
Motor Controllers								
Locally Mounted	100%			2028	**	5	\$200	B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2023	\$148,000	10	\$23,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2023	\$1,500	10	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	1%			2023	\$1,500	10	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Toilets</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2023	\$2,100	1		B
Exit, LED	50%			2038	**	1		B
Exterior Lighting								
HID	100%			2023	\$12,100	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$30,000	1	\$3,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Exit Doors</i>								
<i>Explanation : C C T V Camera And Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic	100%			2023	\$342,600	1-3	\$18,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station And Horns</i>								

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2036	**	1	\$12,700	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution Hot Wtr Piping/Pump	100%			2031	**	4	\$1,900	B
Terminal Devices Air Handler	50%			2023	\$78,300	1	\$7,900	B
Convector/Radiator	35%			2028	**	1	\$2,900	B
Induction Unit	15%			2026	**	1	\$1,200	B
Air Conditioning								
Energy Source Electricity	100%			2039	**	1		B
Conversion Equipment Reciprocating Compr/Chiller	100%			2023	\$98,500	1	\$11,900	B
Distribution Chilled Wtr Pipe/Pump	100%	Now	\$2,800	2033	**	4	\$1,300	B
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Roof</i>							
Terminal Devices Air Handler/Cool/Ht	100%			2023	\$123,300	1	\$15,900	B
Heat Rejection Air Condenser Unit	100%			2023	\$58,000	2	\$17,800	B
Ventilation								
Distribution Ductwork/Diffusers	100%	0-2	\$12,500	LIFE	**	2-5	\$14,300	B
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Ceiling Of Room 1-43</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Cleaning Needed</i>							
Exhaust Fans Roof	100%			2028	**	2	\$800	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2033	**	1		B
Water Heater Gas Fired	100%			2022	\$6,800	2	\$400	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Sanitary Piping Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping Cast Iron	100%			LIFE	**	1		B

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s)								
Electric	100%			2023	\$10,300	4	\$2,000	B
Backflow Preventer								
Generic	100%			2028	* *	1	\$1,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-3</i>							
	<i>Explanation : 2 Units</i>							

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Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

Asset Name : CENTRAL HARLEM DIST HEALTH CTR.
Address : 2238 FIFTH AVENUE @W. 137 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0012.000 / 2788 **Yr Built/Renovated** : 1937 / 2009
Area Sq Ft : 31,180 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 08-Jul-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1734 **Lot** : 34 **BIN** : 1053900

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$625,100	\$261,800
Interior Architecture	\$83,200	\$148,100
Electrical		\$105,700
Mechanical		\$72,900
Total	\$708,300	\$588,500
Priority A	\$625,100	\$261,800
Priority B	\$51,400	\$178,600
Priority C	\$31,800	\$148,100
Total	\$708,300	\$588,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$33,900			
Interior Architecture	\$22,700		\$1,500	\$1,300
Electrical	\$30,000			\$10,400
Mechanical	\$5,800	\$10,800	\$8,200	\$16,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$96,300	\$14,700	\$13,600	\$32,200
Priority A	\$33,900			
Priority B	\$62,000	\$14,700	\$12,100	\$31,000
Priority C	\$400		\$1,500	\$1,300
Total	\$96,300	\$14,700	\$13,600	\$32,200



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** 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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	93%			LIFE	**	5	\$32,300	A
Masonry: Limestone	5%	Now	\$21,700	LIFE	**	5	\$1,300	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Horizontal Bands</i>							
Masonry: Sandstone	2%	Now	\$61,400	LIFE	**	5	\$500	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement Window Sills</i>							
	<i>Spalling, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Basement Window Sills</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement Window Sills</i>							
	<i>Explanation : This Material Is Actually Bluestone</i>							
Windows								
Steel	70%	Now	\$386,500	2045	**	5	\$41,500	A
	<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement, Second And Third Floors</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement, Second And Third Floors</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement, Second And Third Floors</i>							
Under Construction	30%							D
Parapets								
Masonry: Brick	100%			LIFE	**	5	\$4,800	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Roof								
IRMA/Protected Membrane	90%			2020		10	\$23,800	A
IRMA/Protected Membrane	5%	Now	\$12,200	2030	**			A
	<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Bulkhead</i>							
	<i>Stone Under Insul, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Bulkhead</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Bulkhead</i>							
Skylight, Metal/Glass	5%	0-2	\$177,200	2050	**			A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Bulkhead</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Bulkhead</i>							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,300	C
Ceramic Tile	5%			2023	\$36,900	5	\$1,700	C
Terrazzo	10%			LIFE	**	5	\$2,600	C
Vinyl Tile	35%			2020	\$111,200	3	\$4,400	C
Vinyl Tile	10%			2015	\$31,800	3	\$1,700	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								
<i>Explanation : 9x9 Units</i>								
Under Construction	30%							D
Interior Walls								
Metal Panel	10%			LIFE	**			C
Plaster	50%			LIFE	**	5	\$6,300	C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
SGFT/Glazed Masonry	10%			LIFE	**			C
Under Construction	30%							D
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$51,400	2040	**	5	\$4,200	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
AcousTileSusp.Lay-In	10%	0-2	\$22,300	2040	**	5	\$1,700	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Exposed Concrete	10%			LIFE	**	5	\$500	B
Plaster	30%			LIFE	**	5	\$6,300	B
Under Construction	30%							D

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Under Construction	100%							D
Switchgear / Switchboard								
Under Construction	100%							D
Raceway								
Conduit	90%			2020	\$21,800	1		B
Under Construction	10%							D

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	90%			2019	\$30,300	5	\$600	B
Under Construction	10%							D
Wiring								
Braided Cloth	90%	2-4	\$23,400	2045	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Under Construction	10%							D
Motor Controllers								
Locally Mounted	10%			2033	**	5		B
Locally Mounted	10%			2025	**	5		B
Locally Mounted	50%			2018	\$10,300	5	\$100	B
Locally Mounted	30%	2-4	\$6,200	2040	**	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Ground								
Grounding Devices								
Generic	50%	2-4	\$500	LIFE	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Generic	50%			LIFE	**	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	80%			2020	\$105,700	10	\$16,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T12 Lamps</i>								
Under Construction	20%							D
Egress Lighting								
Emergency, Battery	50%			2020	\$4,600	10	\$2,700	B
Exit, Service	50%			2020	\$1,800	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Old Oil Tank Still In Ground</i>								

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment Steam Boiler	100%			2033	**	1	\$22,200	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution Steam Piping/Pump	100%			2030	**	4	\$1,100	B
Terminal Devices Air Handler	40%			2025	**	1	\$5,600	B
Convector/Radiator	60%			2025	**	1	\$4,400	B
Air Conditioning								
Energy Source Electricity	100%			2036	**	1		B
Conversion Equipment Reciprocating Compr/Chiller	100%			2025	**	1	\$10,400	B
Distribution Chilled Wtr Pipe/Pump	100%			2040	**	4	\$1,700	B
Terminal Devices Air Handler/Cool/Ht	100%			2025	**	1	\$13,900	B
Heat Rejection Water Cool Tower	100%			2024	\$72,900	2	\$22,500	B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,500	B
Exhaust Fans Interior	100%			2025	**	2	\$700	B
Plumbing								
H/C Water Piping Brass/Copper	2%			2040	**	1		B
Galv Iron/Steel	98%			2033	**	1		B
Water Heater Gas Fired	100%			2018	\$5,900	2	\$300	B
Sanitary Piping Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping Cast Iron	100%			LIFE	**	1		B
Sump Pump(s) Rigid Piping	100%			2025	**	4	\$1,300	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : One Unit</i>						

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

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

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

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$110,100	
Interior Architecture	\$352,500	
Electrical		\$77,200
Mechanical		\$363,900
Total	\$462,500	\$441,100
Priority A	\$110,100	
Priority B	\$129,900	\$441,100
Priority C	\$222,500	
Total	\$462,500	\$441,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$70,700			
Interior Architecture	\$15,800		\$700	\$2,900
Electrical	\$45,700	\$700	\$900	\$900
Mechanical	\$12,100	\$3,100	\$6,400	\$2,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$148,200	\$7,700	\$12,000	\$10,300
Priority A	\$70,700			
Priority B	\$70,700	\$7,700	\$11,300	\$7,400
Priority C	\$6,800		\$700	\$2,900
Total	\$148,200	\$7,700	\$12,000	\$10,300



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	0-2	\$110,100	LIFE	**	5	\$32,900	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout All Facades</i>								
Masonry: Granite	8%			LIFE	**	5	\$4,400	A
Pre-Cast Concrete	2%			LIFE	**	5	\$4,800	A
Windows								
Aluminum	80%			2040	**	5	\$6,800	A
Steel	20%	Now	\$29,500	2032	**	5	\$10,600	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	5%			LIFE	**	5	\$3,700	A
Copper/Terne	5%			2044	**	5	\$900	A
Masonry: Brick	80%			LIFE	**	5-10	\$19,800	A
Metal Panel	10%			2044	**	5	\$1,400	A
Roof								
Modified Bitumen	95%	0-2	\$14,500	2029	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Main Roof</i>								
Skylight, Metal/Glass	5%			2034	**	10	\$3,500	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,400	C
Ceramic Tile	5%			2027	**	5	\$1,500	C
Terrazzo	10%			LIFE	**	5	\$4,600	C
Vinyl Tile	75%	Now	\$62,400	2029	**	3	\$8,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement, 1st And 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement, 1st And 2nd Floor</i>								
Vinyl Tile	5%	Now	\$13,900	2034	**	3	\$500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement And Room 107</i>								
<i>Explanation : 9 inch X 9 inch Tiles</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Marble Panels	5%			LIFE	**	10	\$600	C
Plaster	90%	Now	\$146,300	LIFE	**	5	\$8,000	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Explanation : Recent Flood Damage After Pipe Burst</i>								
SGFT/Glazed Masonry	5%			LIFE	**	10	\$700	C
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$5,800	2029	**	5	\$4,400	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Gypsum Board	5%			LIFE	**	5-10	\$5,000	B
Plaster	65%	Now	\$129,900	LIFE	**	5	\$11,900	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Storage Room In Basement, Throughout First Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Storage Room In Basement, Throughout First Floor</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2044	**	5		B
Molded Case Bkrs	50%			2024	\$22,200	5	\$300	B
Raceway								
Conduit	90%			2034	**	1		B
Conduit	10%			2044	**	1		B

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2023	\$2,200	5	\$100	B
Fused Toggle Switch	30%	2-4	\$6,700	2049	**	5	\$100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	20%			2040	**	5	\$100	B
Molded Case Bkrs	40%			2023	\$9,000	5	\$200	B
Wiring								
Braided Cloth	70%	2-4	\$18,200	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2024	\$5,200	1		B
Thermoplastic	10%			2044	**	1		B
Motor Controllers								
Locally Mounted	70%			2022	\$10,800	5	\$100	B
Locally Mounted	30%	2-4	\$4,600	2044	**	5		B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room - Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2029	**	10	\$3,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2029	**	10	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	67%			2019	\$77,200	10	\$12,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2019	\$1,600	10		B
Incandescent	1%			2019	\$1,200	2		B

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2019	\$4,000	10	\$2,400	B
Exit, LED	20%			2052	* *	1		B
Exit, Service	30%			2019	\$1,000	1		B
Exterior Lighting								
HID	100%			2019	\$8,800	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2032	* *	1	\$2,400	B
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2032	* *	1-3	\$5,200	B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$19,400	B
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement Boiler Room</i>				
				<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>				
Distribution								
Steam Piping/Pump	100%			2024	\$154,700	4	\$1,400	B
				<i>Corroded, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout, Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit</i>				
Terminal Devices								
Convactor/Radiator	100%			2022	\$209,200	1	\$6,300	B
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout, The Steam Radiators Are Beyond Their Useful Life Cycle Limit</i>				
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2029	* *	2	\$500	B
Split Unit	10%			2029	* *			B
Window/Wall Unit	50%			2019	\$22,800	1		B
Heat Rejection								
Air Condenser Unit	50%			2029	* *	2	\$6,800	B
No Component	50%							D

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,200	B
Exhaust Fans								
Interior	25%	Now	\$600	2019	\$6,100	2	\$100	B
	<i>Not in Service, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : 2 Units In Penthouse</i>							
Roof	75%			2029	**	2	\$500	B
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2044	**	1		B
Galv Iron/Steel	70%	0-2	\$900	2029	**	1		B
	<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement, Deteriorated Water Main Piping</i>							
Water Heater								
Gas Fired	100%			2023	\$5,200	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout, The Sanitary Piping Is Beyond Its Useful Life Cycle Limit</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout, The Storm Piping Is Beyond Its Useful Life Cycle Limit</i>							
Sump Pump(s)								
Rigid Piping	100%			2029	**	4	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B, 1, 2, 3</i>							
	<i>Explanation : 1 Unit</i>							

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

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

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

Asset Name : CHIEF MEDICAL EXAMINERS BUILDING
Address : 520 FIRST AVENUE
Borough : MANHATTAN **Agency's Number** : 312-139
Program / Asset # : DGS0012.000 / 1572 **Yr Built/Renovated** : 1960 / 1992
Area Sq Ft : 94,251 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 03-Jun-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6
Block : 962 **Lot** : 1 **BIN** : 1022053

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$290,700	\$149,400
Interior Architecture	\$388,600	\$42,500
Electrical	\$128,500	\$1,646,900
Mechanical	\$193,500	\$1,046,900
Total	\$1,001,300	\$2,885,700
Priority A	\$290,700	\$149,400
Priority B	\$437,000	\$2,693,800
Priority C	\$273,600	\$42,500
Total	\$1,001,300	\$2,885,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$28,600	\$47,700		
Interior Architecture	\$33,100	\$20,200	\$10,100	\$3,600
Electrical	\$16,000	\$26,500	\$10,300	\$11,700
Mechanical	\$50,300	\$28,100	\$42,400	\$18,000
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Total	\$159,500	\$154,100	\$94,300	\$64,900
Priority A	\$28,600	\$47,700		
Priority B	\$97,800	\$106,400	\$84,200	\$61,300
Priority C	\$33,100		\$10,100	\$3,600
Total	\$159,500	\$154,100	\$94,300	\$64,900



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$173,700	LIFE	**	5	\$52,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : West And South Facades</i>								
Metal/Glass Curt Wall	45%			LIFE	**	5	\$97,500	A
Metal Panel	5%			2051	**	5-10	\$39,700	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Tower</i>								
Window Wall	5%	Now	\$15,800	2041	**	5	\$10,800	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	95%	Now	\$117,000	2037	**	5	\$12,200	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2030	**	10	\$8,000	A
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$3,400	A
Metal/Glass Curt Wall	45%			2041	**	5	\$12,000	A
Metal Panel	5%			2041	**	5	\$1,300	A
Roof								
Modified Bitumen	95%			2026	**	10	\$30,200	A
Skylight, Metal/Glass	3%	Now	\$12,800	2031	**			A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Stair</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Stair</i>								
Skylight, Plastic	2%			2034	**	1		A

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	10%			2020	\$67,900	3	\$17,300	C
Cast in Place Concrete	10%			LIFE	**	5	\$25,200	C
Ceramic Tile	10%			2030	**	5	\$11,500	C
Quarry Tile	10%			2034	**	5	\$17,300	C
Terrazzo	5%	Now	\$17,200	LIFE	**	5	\$4,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	25%	Now	\$273,600	2031	**	3	\$10,800	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Second And Third Floors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								
Vinyl Tile	30%			2026	**	3	\$13,000	C
Interior Walls								
Ceramic Tile	10%			2030	**	5	\$20,200	C
Concrete Masonry Unit	15%			LIFE	**	5	\$12,100	C
Glass: Single Pane	2%			LIFE	**	5	\$3,000	C
Gypsum Board	35%			LIFE	**	5	\$42,500	C
Marble Panels	3%			LIFE	**			C
Plaster	20%			LIFE	**	5	\$12,100	C
SGFT/Glazed Masonry	15%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$115,000	2041	**	5	\$8,700	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
AcousTileSusp.Lay-In	15%			2034	**	5	\$17,300	B
AcousTileSusp.Lay-In	35%			2026	**	5	\$40,400	B
Exposed Concrete	15%			LIFE	**	5	\$2,700	B
Plaster	20%			LIFE	**	5	\$14,400	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$28,500	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated @ 2000 Amperes Each</i>								

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2019	\$13,900	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 500 Kva</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2031	**	5		B
Molded Case Bkrs	90%			2021	\$66,700	5	\$1,800	B
Raceway								
Conduit	70%			2021	\$47,600	1		B
Conduit	30%			2031	**	1		B
Panelboards								
Fused Disc Sw	5%			2029	**	5	\$100	B
Molded Case Bkrs	55%			2029	**	5	\$1,100	B
Molded Case Bkrs	40%			2020	\$27,000	5	\$800	B
Wiring								
Braided Cloth	60%	2-4	\$46,500	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2031	**	1		B
Motor Controllers								
Locally Mounted	5%			2019	\$4,800	5		B
Locally Mounted	25%			2026	**	5	\$100	B
Motor Control Center	20%			2026	**	5	\$400	B
Motor Control Center	50%			2019	\$47,600	5	\$1,100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	B
Stand-by Power								
Transfer Switches								
Automatic	50%			2019	\$5,400	1	\$11,900	B
Automatic	50%			2026	**	1	\$11,900	B
Generators								
Diesel	50%			2017	\$36,500	1	\$14,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 205 Kw</i>								
Diesel	50%			2024	\$36,500	1	\$14,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 225 Kw</i>								
Batteries								
Lead/Acid	100%			2015	\$600	5	\$2,900	B
Fuel Storage								
Day Tank	25%			2020	\$1,600	5	\$3,600	B
Day Tank	25%			2029	**	5	\$3,600	B
Main Tank	50%			2024	\$5,300	5	\$1,100	B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	10%			2016	\$45,500	10	\$7,100	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Upper Floors</i>					
			<i>Explanation : T-12 Lamps</i>					
Fluorescent	78%			2021	\$355,000	10	\$55,200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	10%			2021	\$45,500	10	\$7,100	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Compact Fluorescent Lamps</i>					
HID	1%			2016	\$3,200	10		B
Incandescent	1%			2016	\$4,600	2		B
Egress Lighting								
Emergency, Battery	10%			2021	\$3,200	10	\$1,900	B
Exit, LED	50%			2049	* *	1		B
Exit, Battery	40%			2021	\$25,400	10	\$2,100	B
Exterior Lighting								
HID	100%			2021	\$32,000	10	\$200	B
Alarm								
Security System								
No Component	80%							D
Generic	20%			2021	\$52,900	1	\$5,800	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : CCTV Surveillance Camera System</i>					
Fire/Smoke Detection								
Generic	100%			2021	\$905,900	1-3	\$49,100	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Addressable Main Control Panel</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2031	* *	1		B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Steam From Con Ed</i>					

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger	50%			2024	\$9,300	1	\$19,100	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 6th Floor East M. E. R.</i>								
<i>Explanation : 2 Units</i>								
Pres. Reducing Valve/LP Steam	50%			2024	\$27,100	5	\$2,300	B
Distribution								
Hot Wtr Piping/Pump	50%			2029	**	4	\$1,900	B
Steam Piping/Pump	50%			2031	**	4	\$2,900	B
Terminal Devices								
Air Handler	40%	Now	\$3,800	2021	\$188,600	1	\$17,200	B
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Air Leaking From Ext. Ahu's On The Roof</i>								
Air Handler	20%	0-2	\$94,300	2031	**	1	\$8,600	B
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor M. E. R. #3</i>								
Convactor/Radiator	20%			2019	\$165,200	1	\$5,000	B
Fan Coil Unit/Heat	20%			2021	\$261,900	1	\$5,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	60%			2024	\$141,500	1	\$50,100	B
Window/Wall Unit	20%			2016	\$36,000	1		B
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	60%			2031	**	4	\$3,400	B
No Component	40%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2021	\$118,900	1	\$19,100	B
Air Handler/Cool/Ht	20%	0-2	\$59,400	2031	**	1	\$8,600	B
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor M. E. R. #3</i>								
No Component	40%							D
Heat Rejection								
Water Cool Tower	60%	Now	\$32,500	2019	\$108,300	2	\$37,300	B
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Suporting Beams @ Roof</i>								
No Component	40%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$43,000	B
Exhaust Fans								
Interior	80%			2021	\$62,400	2	\$1,900	B
Roof	20%			2021	\$13,900	2	\$500	B

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping Brass/Copper	100%			2031	* *	1	B
HW Heat Exchanger Low Temp	100%			2021	\$27,100	4	\$7,600 B
Sanitary Piping Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s) Rigid Piping	100%			2021	\$10,300	4	\$1,300 B
Sewage Ejector(s) Electric	100%			2021	\$10,300	4	\$1,300 B
Backflow Preventer Generic	100%			2026	* *	1	\$4,800 B
Fixtures Generic	100%						B
Vertical Transport							
Elevators							
Geared Traction	90%			LIFE	* *		C
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
	<i>Location : (1) C, B-6 (2) 1-6</i>						
	<i>Explanation : 3 Units</i>						
Hydraulic	10%			LIFE	* *		C
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
	<i>Location : B-1</i>						
	<i>Explanation : 1 Unit</i>						
Fire Suppression							
Standpipe							
Generic	100%			2041	* *	1-5	\$39,000 B
Sprinkler							
No Component	30%						D
Generic	70%			2041	* *	1-2	\$15,200 B
Fire Pump							
Generic	100%			2030	* *	1	\$14,400 B

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Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$135,300	
Electrical		\$293,100
Total	\$135,300	\$293,100
Priority A	\$135,300	
Priority B		\$293,100
Total	\$135,300	\$293,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$93,500		\$2,400	
Interior Architecture	\$74,600	\$2,300	\$6,100	\$1,700
Electrical	\$5,200	\$1,600	\$1,800	\$2,000
Mechanical	\$14,800	\$5,200	\$9,000	\$12,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$192,100	\$13,000	\$23,300	\$20,000
Priority A	\$93,500		\$2,400	
Priority B	\$54,200	\$13,000	\$17,800	\$18,300
Priority C	\$44,400		\$3,100	\$1,700
Total	\$192,100	\$13,000	\$23,300	\$20,000



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$10,200	LIFE	**	5	\$8,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	73%	Now	\$77,700	LIFE	**	5	\$23,200	A
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : North And South Facades</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Facades</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,400	A
Masonry: Limestone	2%			LIFE	**	5	\$1,000	A
Masonry: Marble	5%			LIFE	**	5	\$2,400	A
Metal Panel	10%			2044	**	5-10	\$21,900	A
Windows								
Aluminum	95%			2040	**	5	\$8,300	A
Bronze/Brass	5%	Now	\$57,600	2049	**	5	\$1,400	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
Parapets								
Masonry: Brick	55%			LIFE	**	5-10	\$16,700	A
Masonry: Marble	20%	Now	\$26,900	LIFE	**	5	\$1,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	5%			2044	**	5	\$900	A
Metal Rail	5%			2037	**	5-10	\$4,000	A
Metal: Cage/Fence	15%	Now	\$2,000	2029	**	5	\$2,100	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Roof									
Modified Bitumen	95%	Now	\$33,200	2029	**			A	
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Over Third Floor</i>									
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Over Third Floor</i>									
Skylight, Metal/Glass	5%			2034	**	10	\$4,000	A	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>									
<i>Location : Over Stair</i>									
Interior									
Floors									
Ceramic Tile	5%			2033	**	5	\$1,500	C	
Terrazzo	15%	Now	\$13,700	LIFE	**	5	\$3,600	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Front And East Stairs</i>									
Vinyl Tile	60%			2029	**	3	\$6,900	C	
Vinyl Tile	20%			2032	**	3	\$2,300	C	
Interior Walls									
Ceramic Tile	5%			2033	**	5	\$1,900	C	
Glass: Single Pane	5%			LIFE	**	5	\$2,900	C	
Gypsum Board	30%			LIFE	**	5-10	\$19,600	C	
Gypsum Board	20%			LIFE	**	5-10	\$13,100	C	
Metal Panel	5%			LIFE	**	10	\$900	C	
Plaster	20%			LIFE	**	5-10	\$6,600	C	
SGFT/Glazed Masonry	15%			LIFE	**	10	\$2,900	C	
Ceilings									
AcousTileSusp.Lay-In	20%			2037	**	5	\$6,100	B	
AcousTileSusp.Lay-In	15%			2041	**	5	\$4,600	B	
Gypsum Board	25%			LIFE	**	5-10	\$26,400	B	
Plaster	40%			LIFE	**	5-10	\$21,100	B	
Electrical									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2044	**	5	\$100	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated @ 2000 Amperes</i>									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2044	**	5	\$600	B	
Raceway									
Conduit	10%			2024		\$2,400	1	B	
Conduit	90%			2044	**	1		B	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	90%			2040	**	5	\$600	B
Molded Case Bkrs	10%			2023	\$2,200	5	\$100	B
Wiring								
Braided Cloth	10%	2-4	\$2,600	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	90%			2044	**	1		B
Motor Controllers								
Locally Mounted	50%			2037	**	5	\$100	B
Motor Control Center	50%			2037	**	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
Lighting								
Interior Lighting								
Fluorescent	85%			2029	**	10	\$16,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	15%			2024	\$18,200	10	\$2,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	40%			2029	**	10	\$2,000	B
Exit, Service	60%			2029	**	1		B
Exterior Lighting								
HID	100%			2024	\$9,700	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$24,100	1	\$2,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Entry And Exit Doors</i>								
<i>Explanation : Intrusion Alarm System; Motions Sensors</i>								
Fire/Smoke Detection								
Generic	100%			2024	\$274,900	1-3	\$14,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns And Manual Pull Stations</i>								

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

Heating

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		B
Conversion Equipment								
Steam Boiler	100%			2029	**	1	\$20,400	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers + Summer Boiler For T B Clinic</i>								
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$1,000	B
Terminal Devices								
Air Handler	5%			2024	\$6,300	1	\$600	B
Convactor/Radiator	95%			2029	**	1	\$6,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2029	**	1	\$5,700	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers On Roof</i>								
Ext Pkg Unit - Heating/Cooling	30%			2029	**	2	\$400	B
Window/Wall Unit	10%			2019	\$4,800	1		B
Distribution								
Chilled Wtr Pipe/Pump	60%			2044	**	4	\$900	B
No Component	40%							D
Terminal Devices								
Air Handler/Cool/Ht	60%			2029	**	1	\$7,600	B
No Component	40%							D
Heat Rejection								
Remote Air Cond	60%			2029	**	2	\$8,600	B
No Component	40%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,100	B
Exhaust Fans								
Interior	40%			2024	\$10,300	2	\$300	B
Roof	60%			2029	**	2	\$400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		B
Water Heater								
Gas Fired	100%			2019	\$5,400	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Sump Pump(s)								
Submersible	100%			2018	\$6,200	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2029	* *	4	\$1,300	B
Backflow Preventer								
Generic	100%			2034	* *	1	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement : 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Chemical System								
No Component	80%							D
Generic	20%			2019	\$4,900	1-3	\$9,000	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fire Extinguishers</i>					

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

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

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

Asset Name : CROWN HEIGHTS HEALTH CENTER
Address : 1218 PROSPECT PLACE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0030.000 / 14331 **Yr Built/Renovated** : 1954 / 2009
Area Sq Ft : 17,400 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 01-Feb-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1365 **Lot** : 9 **BIN** : 3036147

CAPITAL

Total

Priority

Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				\$1,200
Interior Architecture	\$7,700			\$2,000
Electrical	\$2,600	\$2,300	\$3,200	\$2,700
Mechanical	\$1,600	\$2,200	\$2,500	\$2,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$15,800	\$8,500	\$9,700	\$12,400
Priority A				\$1,200
Priority B	\$12,800	\$8,500	\$9,700	\$9,200
Priority C	\$3,000			\$2,000
Total	\$15,800	\$8,500	\$9,700	\$12,400



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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	15%			LIFE	**	5	\$2,400	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	32%			LIFE	**	5	\$3,800	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Metal/Glass Curt Wall	45%			LIFE	**	5	\$13,500	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Granite Panels	5%			LIFE	**	5	\$600	A
Window Wall	3%			2048	**	5	\$1,800	A
Windows								
Aluminum	10%			2044	**	5	\$500	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Special Gauge/Ballistic	90%			LIFE	**	1		A
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Recent Replacement Evident</i>							
Parapets								
Metal Panel	5%			2048	**	5	\$700	A
Metal Rail	85%			2039	**	5-10	\$55,300	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Metal: Cage/Fence	10%			2039	**	5-10	\$2,800	A
Roof								
Modified Bitumen	100%			2030	**	10	\$19,700	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Covered With Snow</i>							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	C
Ceramic Tile	5%			2035	**	5	\$900	C
Granite Panels	5%			LIFE	**	5	\$700	C
Vinyl Tile	50%			2027	**	3	\$4,700	C
Vinyl Tile	35%			2030	**	3	\$3,300	C
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : West Section</i>							

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

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Natural Gas	100%			2035	**	1	\$5,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Natural Gas Genset Rated @ 25kw</i>								
Batteries								
Lead/Acid	100%			2017	\$600	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	100%			2030	**	10	\$11,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$1,500	B
Exit, LED	50%			2057	**	1		B
Exterior Lighting								
HID	100%			2030	**	10		B
Alarm								
Security System								
Generic	100%			2030	**	1	\$5,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Only. Motion Sensors In The Hallways</i>								
Fire/Smoke Detection								
Generic	100%			2030	**	1-3	\$9,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detector</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	100%			2048	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$6,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2044	**	4	\$900	B
Terminal Devices								
Air Handler	50%			2030	**	1	\$3,900	B
Convactor/Radiator	40%			2039	**	1	\$1,600	B
Fan Coil Unit/Heat	10%			2030	**	1	\$400	B

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	67%			2030	**	2	\$500	B
No Component	33%							D
Terminal Devices								
Direct Expansion	33%			2030	**	1		B
No Component	67%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,000	B
Exhaust Fans								
Roof	100%			2030	**	2	\$400	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		B
Water Heater								
Gas Fired	100%			2021	\$3,300	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2030	**	4	\$1,300	B
Backflow Preventer								
Generic	100%			2030	**	1	\$800	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To Second Floor</i>								
<i>Explanation : 1 Unit - New Doors On Existing Cab</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2048	**	1-2	\$3,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Right Side Of Structure</i>								
<i>Explanation : Siamese Connection Not Readily Accessible By Fire Department</i>								

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$43,800
Interior Architecture		\$362,700
Electrical		\$85,700
Mechanical	\$42,700	\$63,600
Total	\$42,700	\$555,800
Priority A		\$43,800
Priority B	\$42,700	\$149,300
Priority C		\$362,700
Total	\$42,700	\$555,800

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$7,700			\$14,200
Interior Architecture	\$39,400	\$1,300	\$4,800	\$500
Electrical	\$32,500	\$3,400	\$2,900	\$6,400
Mechanical	\$32,500	\$4,900	\$8,200	\$4,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$116,000	\$13,600	\$19,900	\$29,900
Priority A	\$7,700			\$14,200
Priority B	\$100,700	\$12,300	\$15,100	\$15,700
Priority C	\$7,600	\$1,300	\$4,800	
Total	\$116,000	\$13,600	\$19,900	\$29,900



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$43,800	A
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Repointing Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,200	A
Masonry: Limestone	5%			LIFE	**	5	\$2,200	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Repointing Throughout</i>								
Stucco Cement	15%			2028	**	5	\$21,900	A
Windows								
Aluminum	100%			2045	**	5	\$15,400	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$5,300	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Repointing Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$400	A
Metal Rail	5%			2028	**	5-10	\$5,300	A
Roof								
Modified Bitumen	95%			2031	**	10	\$30,600	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2049	**	10	\$5,400	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$11,200	C
Ceramic Tile	5%			2026	**	5	\$2,600	C
Terrazzo	10%	4+	\$7,600	LIFE	**	5	\$4,000	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell And Lobby</i>								
Vinyl Tile	45%			2023	\$217,600	3	\$8,600	C
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 1st And 3rd Floors</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Vinyl Tile	30%			2023	\$145,100	3	\$5,700	C
Interior Walls								
Glass: Single Pane	3%			LIFE	**	5	\$1,400	C
Marble Panels	2%			LIFE	**			C
Plaster	80%			LIFE	**	5	\$15,300	C
SGFT/Glazed Masonry	15%			LIFE	**			C

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

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	2%			2028	**	5	\$1,000	B
Exposed Concrete	15%			LIFE	**	5	\$1,200	B
Gypsum Board	10%			LIFE	**	5	\$6,400	B
Plaster	73%	0-2	\$31,800	LIFE	**	5	\$23,300	B

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

Location : Stairwell Y

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$59,300	5	\$1,000	B
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Raceway

Conduit	75%			2023	\$26,400	1		B
Conduit	20%			2033	**	1		B
Conduit	5%			2053	**	1		B

Panelboards

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

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

Location : Throughout

Molded Case Bkrs	5%			2048	**	5	\$100	B
Molded Case Bkrs	55%			2022	\$18,500	5	\$600	B

Wiring

Braided Cloth	35%	2-4	\$13,700	2048	**	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	10%			2033	**	1		B
Thermoplastic	50%			2023	\$19,500	1		B
Thermoplastic	5%			2053	**	1		B

Motor Controllers

Locally Mounted	80%			2021	\$20,600	5	\$200	B
Locally Mounted	20%	2-4	\$5,200	2043	**	5		B

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

Location : Mechanical Room

Ground

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		B
Conversion Equipment								
Steam Boiler	100%			2036	**	1	\$33,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>								
Distribution								
Steam Piping/Pump	90%			2033	**	4	\$1,500	B
Steam Piping/Pump	10%	0-2	\$27,000	2053	**	4	\$200	B
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Terminal Devices								
Convector/Radiator	100%			2028	* *	1	\$11,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Window/Wall Unit	80%			2022	\$63,600	1		B
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,000	B
Exhaust Fans								
Interior	100%			2018	\$42,700	2	\$1,100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Gas Fired	100%			2021	\$9,000	2	\$500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,300	4	\$2,000	B
Backflow Preventer								
Generic	100%			2031	* *	1	\$2,100	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : 1 Unit</i>						

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

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

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$176,300	\$54,500
Electrical		\$305,300
Mechanical		\$43,600
Total	\$176,300	\$403,400
Priority A	\$176,300	\$54,500
Priority B		\$348,900
Total	\$176,300	\$403,400

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$39,000		\$7,200	
Interior Architecture	\$88,900		\$15,100	\$6,400
Electrical	\$20,100	\$1,000	\$1,200	\$1,300
Mechanical	\$31,000	\$8,500	\$11,400	\$7,700
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$193,900	\$24,300	\$49,700	\$30,200
Priority A	\$39,000		\$7,200	
Priority B	\$91,600	\$24,300	\$39,100	\$23,900
Priority C	\$63,300		\$3,300	\$6,400
Total	\$193,900	\$24,300	\$49,700	\$30,200



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$105,100	A
Masonry: Brick	3%	Now	\$6,600	LIFE	**	5	\$2,000	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Regional Director Office On Fifth Floor</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,900	A
Metal Panel	7%			2044	**	5-10	\$31,600	A
Granite Panels	5%	Now	\$79,100	LIFE	**	5	\$2,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Ramp</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Below Ramp</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Entrance</i>								
Windows								
Aluminum	90%			2040	**	5	\$13,800	A
Metal Louvers	5%			2027	**	10	\$4,800	A
Steel	5%	Now	\$44,600	2049	**	5	\$4,800	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$24,100	A
Masonry: Limestone	5%			LIFE	**	5-10	\$2,700	A
Metal Panel	10%			2044	**	5	\$1,700	A
Metal Rail	5%			2037	**	5-10	\$4,000	A
Roof								
Modified Bitumen	100%			2029	**	10	\$19,700	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$18,700	C
Ceramic Tile	13%			2033	**	5	\$5,600	C
Terrazzo	10%			LIFE	**	5	\$6,700	C
Vinyl Tile	62%			2029	**	3	\$9,900	C
Under Construction	5%							D
Interior Walls								
Ceramic Tile	10%			2033	**	5	\$7,200	C
Concrete Masonry Unit	10%			LIFE	**	5	\$5,800	C
Gypsum Board	35%			LIFE	**	5-10	\$42,900	C
Marble Panels	3%			LIFE	**	10	\$900	C
Plaster	20%			LIFE	**	5-10	\$12,300	C
SGFT/Glazed Masonry	15%			LIFE	**	10	\$5,400	C
Wood	2%			LIFE	**	5	\$11,500	C
Under Construction	5%							D

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	55%			2037	**	5	\$23,500	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Regional Directors Office On Fifth Floor</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$5,300	B
Exposed Struc: Steel	5%			LIFE	**	10	\$4,300	B
Gypsum Board	10%			LIFE	**	5-10	\$14,700	B
Metal Panel	5%			LIFE	**	5	\$5,300	B
Plaster	10%			LIFE	**	5-10	\$7,300	B
Under Construction	5%							D

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$200	B
Raceway								
Conduit	90%			2024	\$31,700	1		B
Conduit	10%			2044	**	1		B
Panelboards								
Molded Case Bkrs	40%			2032	**	5	\$400	B
Molded Case Bkrs	40%			2023	\$13,500	5	\$400	B
Molded Case Bkrs	20%			2040	**	5	\$200	B
Wiring								
Braided Cloth	20%	2-4	\$7,800	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	60%			2034	**	1		B
Thermoplastic	20%			2044	**	1		B
Motor Controllers								
Locally Mounted	85%			2029	**	5	\$200	B
Locally Mounted	15%			2022	\$3,900	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	20%			2029	* *	10	\$5,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	40%			2019	\$67,300	10	\$10,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	30%			2024	\$50,500	10	\$7,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	10%			2024	\$16,800	2	\$100	B
Egress Lighting								
Emergency, Service	20%			2029	* *	1		B
Emergency, Battery	30%			2024	\$3,500	10	\$2,100	B
Exit, LED	40%			2052	* *	1		B
Exit, Service	10%			2024	\$500	1		B
Exterior Lighting								
HID	100%			2019	\$14,200	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$35,200	1	\$3,800	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2024	\$120,500	1-3	\$6,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		B
Conversion Equipment								
Hot Water Boiler	10%			2029	* *	1	\$1,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub Basement Boiler Room, Penthouse</i>						
		<i>Explanation : 3 Units (Summer Boiler)</i>						
Steam Boiler	90%			2037	* *	1	\$25,500	B
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Sub Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	10%			2040	**	4	\$200	B
Steam Piping/Pump	90%			2034	**	4	\$1,300	B
Terminal Devices								
Air Handler	25%			2024	\$43,600	1	\$4,400	B
Convactor/Radiator	75%			2029	**	1	\$6,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2027	**	1	\$12,400	B
								<i>R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : One Chiller On Roof</i>
Int Pkg Unit - Heating/Cooling	20%	Now	\$12,900	2025	**	2	\$300	B
								<i>Not in Service, Extent : Severe, Area Affected : 10% Location : 4th Floor X - Ray Room Other Observation, Extent : Light, Area Affected : 100% Location : 2nd Floor Explanation : Under Construction</i>
Window/Wall Unit	20%			2019	\$13,300	1		B
No Component	20%							D
								<i>Other Observation, Extent : Light, Area Affected : 0% Location : Explanation : 3rd And Half Of The 4th Floor A C System Is Responsibility Of Another Tenant</i>
Distribution								
Chilled Wtr Pipe/Pump	40%			2044	**	4	\$800	B
No Component	60%							D
Terminal Devices								
Air Handler/Cool/Ht	40%	Now	\$900	2029	**	1	\$6,400	B
								<i>Unbalanced System, Extent : Moderate, Area Affected : 10% Location : 5th Floor - Air Handlers Are In The Penthouse</i>
No Component	60%							D
Heat Rejection								
Remote Air Cond	40%			2029	**	2	\$8,000	B
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,200	B
Exhaust Fans								
Interior	80%			2024	\$28,600	2	\$700	B
Roof	20%	Now	\$300	2024	\$5,100	2	\$100	B
								<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5% Location : Roof</i>
Plumbing								

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping Galv Iron/Steel	100%			2029	* *	1	B
Water Heater Gas Fired	100%			2022	\$7,500	2	\$400 B
Sanitary Piping Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s) Rigid Piping	100%			2029	* *	4	\$1,300 B
Backflow Preventer Generic	100%			2029	* *	1	\$1,800 B
Fixtures Generic	100%						B
Vertical Transport							
Elevators Geared Traction	100%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : (2) B-5 Sub B-1</i>					
		<i>Explanation : 3 Units</i>					
Fire Suppression							
Sprinkler Under Construction	100%						D
Fire Pump Under Construction	100%						D
Chemical System Dry	10%			2022	\$2,400	1-3	\$4,100 B
No Component	70%						D
Generic	20%			2022	\$4,900	1-3	\$8,300 B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Throughout</i>					
		<i>Explanation : Fire Extinguishers</i>					

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

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

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$420,300	
Interior Architecture	\$19,400	\$106,500
Electrical	\$48,300	\$24,200
Total	\$488,000	\$130,700
Priority A	\$420,300	
Priority B	\$48,300	\$24,200
Priority C	\$19,400	\$106,500
Total	\$488,000	\$130,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$37,300		\$700	
Interior Architecture	\$29,700	\$800	\$400	\$1,700
Electrical	\$1,500	\$15,500		
Mechanical	\$2,000	\$33,400	\$4,000	\$2,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$74,300	\$53,600	\$9,000	\$7,600
Priority A	\$37,300		\$700	
Priority B	\$7,400	\$52,900	\$8,000	\$5,900
Priority C	\$29,700	\$800	\$400	\$1,700
Total	\$74,300	\$53,600	\$9,000	\$7,600



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$94,200	LIFE	**	5	\$14,100	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Southwest Corner</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5	\$600	A
Windows								
Aluminum	25%			2037	**	5	\$1,300	A
Glass Block	3%			LIFE	**	5	\$100	A
Steel	72%	Now	\$224,800	2046	**	5	\$24,200	A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	95%	Now	\$23,400	LIFE	**	5	\$3,500	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%	Now	\$2,200	LIFE	**	5	\$200	A
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Roof								
Modified Bitumen	97%	Now	\$101,400	2031	**			A
	<i>Blisters, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Second Floor, Stair</i>							
Skylight, Metal/Glass	3%	Now	\$11,700	2031	**			A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Stair</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Over Stair</i>							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$3,100	C
Ceramic Tile	5%			2030	**	5	\$1,000	C
Mosaic Tile	3%			2026	**	5	\$1,500	C
Terrazzo	5%			LIFE	**	5	\$800	C
Vinyl Tile	10%	Now	\$1,900	2016	\$19,400	3	\$800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Corridor</i>								
<i>Explanation : 9x9 Units</i>								
Vinyl Tile	15%			2026	**	3	\$1,100	C
Vinyl Tile	55%			2021	\$106,500	3	\$5,600	C
Interior Walls								
Ceramic Tile	7%			2030	**	5	\$1,300	C
Glass Block	3%			LIFE	**			C
Gypsum Board	15%			LIFE	**	5	\$1,700	C
Plaster	75%	Now	\$25,200	LIFE	**	5	\$4,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Staircase</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2034	**	5	\$3,100	B
Gypsum Board	10%			LIFE	**	5	\$2,600	B
Plaster	75%			LIFE	**	5	\$9,600	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$1,600	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Amp Rating Not Available</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2021	\$29,600	5	\$400	B
Raceway								
Conduit	70%			2021	\$6,600	1		B
Conduit	30%			2031	**	1		B
Panelboards								
Molded Case Bkrs	70%			2020	\$15,700	5	\$300	B
Molded Case Bkrs	30%			2029	**	5	\$100	B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	15%	2-4	\$1,300	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	20%			2031	**	1		B
Thermoplastic	65%			2021	\$5,800	1		B
Motor Controllers								
Locally Mounted	100%			2019	\$10,300	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2016	\$48,300	10	\$7,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	30%			2021	\$24,200	10	\$3,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	3%			2016	\$1,700	10		B
Incandescent	7%			2016	\$5,600	2		B
Egress Lighting								
Emergency, Service	50%			2021	\$1,100	1		B
Exit, LED	30%			2049	**	1		B
Exit, Service	20%			2016	\$500	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$13,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2041	**	4	\$700	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$4,400	B

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2021	\$14,300	2	\$200	B
Window/Wall Unit	60%			2016	\$19,100	1		B
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,600	B
Exhaust Fans								
Roof	100%			2016	\$12,300	2	\$400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	* *	1		B
Water Heater								
Gas Fired	100%			2019	\$3,600	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$1,300	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$800	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : One Unit</i>						

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Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$222,900
Interior Architecture		\$214,000
Electrical	\$11,100	\$25,000
Mechanical		\$268,700
Total	\$11,100	\$730,500
Priority A		\$222,900
Priority B	\$11,100	\$293,700
Priority C		\$214,000
Total	\$11,100	\$730,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$17,800			\$3,700
Interior Architecture	\$24,700	\$1,400	\$4,200	\$10,200
Electrical	\$7,300	\$2,500	\$2,500	\$43,600
Mechanical	\$12,600	\$15,100	\$13,500	\$14,500
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$78,100	\$34,900	\$36,000	\$87,800
Priority A	\$17,800			\$3,700
Priority B	\$45,000	\$33,500	\$31,800	\$82,300
Priority C	\$15,300	\$1,400	\$4,200	\$1,800
Total	\$78,100	\$34,900	\$36,000	\$87,800



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$10,400	A
Masonry: Brick	90%			LIFE	**	5	\$40,100	A
Granite Panels	5%	0-2	\$13,400	LIFE	**	5	\$1,700	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
<hr/>								
Windows								
Aluminum	95%			2039	**	5	\$14,300	A
Glass Block	5%	Now	\$4,400	LIFE	**	5	\$500	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<hr/>								
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$800	A
Masonry: Brick	80%			LIFE	**	5	\$5,500	A
Masonry: Limestone	5%			LIFE	**	5	\$400	A
Metal Rail	5%			2028	**	5-10	\$6,200	A
<hr/>								
Roof								
Single Ply Membrane	100%			2023		10	\$40,300	A
<hr/>								
Interior								
Floors								
Carpet	5%			2019	\$16,600	3	\$4,200	C
Cast in Place Concrete	10%			LIFE	**	5	\$12,300	C
Ceramic Tile	5%			2032	**	5	\$2,800	C
Terrazzo	10%			LIFE	**	5	\$4,400	C
Terrazzo	5%			LIFE	**	5	\$2,200	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex Building</i>								
Vinyl Tile	40%			2023	\$214,000	3	\$8,500	C
Vinyl Tile	25%			2033	**	3	\$7,100	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex Building</i>								
<hr/>								
Interior Walls								
Glazed Ceramic Panel	10%			LIFE	**			C
Gypsum Board	25%			LIFE	**	5	\$8,900	C
Gypsum Board	30%			LIFE	**	5	\$10,600	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex Building</i>								
Plaster	25%			LIFE	**	5	\$4,400	C
SGFT/Glazed Masonry	10%	4+	\$13,600	LIFE	**			C
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	50%	2-4	\$9,400	2036	**	5	\$14,100	B
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	30%			2043	**	5	\$16,900	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex Building</i>								
Exposed Concrete	10%			LIFE	**	5	\$900	B
Plaster	10%			LIFE	**	5	\$3,500	B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2043	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch For Main Building</i>								
Air Circuit Breaker	50%			2043	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Main Building</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch For The Annex Building</i>								
Transformers								
Dry Type	100%			2036	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Molded Case Bkrs	70%			2043	**	5	\$800	B
Molded Case Bkrs	30%			2053	**	5	\$300	B
Raceway								
Conduit	30%			2049	**	1		B
Conduit	50%			2043	**	1		B
Conduit	20%			2023	\$7,000	1		B
Panelboards								
Fused Disc Sw	10%			2039	**	5	\$100	B
Fused Disc Sw	5%			2045	**	5	\$100	B
Molded Case Bkrs	20%			2022	\$10,100	5	\$200	B
Molded Case Bkrs	35%			2039	**	5	\$400	B
Molded Case Bkrs	30%			2045	**	5	\$300	B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	10%	2-4	\$3,900	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	30%			2049	**	1		B
Thermoplastic	20%			2023	\$7,800	1		B
Thermoplastic	40%			2043	**	1		B
Motor Controllers								
Locally Mounted	50%			2036	**	5	\$100	B
Locally Mounted	20%			2021	\$6,300	5	\$100	B
Locally Mounted	30%			2040	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	B
Lighting								
Interior Lighting								
Fluorescent	55%			2028	**	10	\$19,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2018	\$11,100	10	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2028	**	10	\$3,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	5%			2033	**	10	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	25%			2033	**	10	\$8,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Annex Building</i>								
<i>Explanation : T-5 Lamps</i>								
Egress Lighting								
Emergency, Battery	35%			2028	**	10	\$3,200	B
Emergency, Battery	15%			2033	**	10	\$1,400	B
Exit, LED	15%			2063	**	1		B
Exit, Service	35%			2028	**	1		B
Exterior Lighting								
HID	30%			2033	**	10		B
HID	70%			2018	\$12,300	10	\$100	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2033	**	1-3	\$26,900	B

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		B
Conversion Equipment								
Heat Exchanger	10%			2026	**	1	\$1,900	B
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units For Heating</i>						
Steam Boiler	90%			2028	**	1	\$33,600	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	40%			2039	**	4	\$1,100	B
Steam Piping/Pump	60%			2033	**	4	\$1,100	B
Terminal Devices								
Air Handler	60%			2028	**	1	\$14,000	B
Convactor/Radiator	40%			2036	**	1	\$4,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	60%	Now	\$1,700	2023	\$87,100	1	\$9,400	B
		<i>Broken, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Chiller Compressor</i>						
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Chillers</i>						
Ext Pkg Unit - Cooling	40%			2031	**	2	\$900	B
Distribution								
Chilled Wtr Pipe/Pump	60%			2033	**	4	\$1,100	B
No Component	40%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$181,600	1	\$23,300	B
Heat Rejection								
Air Condenser Unit	100%			2028	**	2	\$26,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,000	B
Exhaust Fans								
Interior	60%			2028	**	2	\$700	B
Roof	40%			2023	\$23,600	2	\$500	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	**	1		B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Water Heater Gas Fired	100%			2021	\$10,000	2	\$600	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : 2 Units</i>							
HW Heat Exchanger Low Temp	100%			2043	* *	4	\$5,600	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2028	* *	4	\$2,000	B
Backflow Preventer Generic	100%	Now	\$400	2028	* *	1	\$2,100	B
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Installed Incorrectly</i>							
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 70%</i>							
	<i>Location : B-4</i>							
	<i>Explanation : Two Passenger Units</i>							
Hydraulic	20%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 30%</i>							
	<i>Location : B-1, 1-2</i>							
	<i>Explanation : One Freight Unit - Not In Service And 1 Passenger Elevator In The Annex</i>							

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

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

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

Asset Name : MANHATTAN ANIMAL SHELTER
Address : 326 EAST 110TH STREET @1ST - 2ND AVENUES
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0020.000 / 13721 **Yr Built/Renovated** : 1989 / 2009
Area Sq Ft : 15,347 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 28-May-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1681 **Lot** : 37 **BIN** : 1052845

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Interior Architecture		\$37,000
Total		\$37,000
Priority C		\$37,000
Total		\$37,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$22,000	\$300		\$4,500
Interior Architecture	\$1,400			
Electrical	\$11,500	\$200		
Mechanical	\$4,300	\$1,800	\$1,900	\$32,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$43,200	\$6,300	\$5,900	\$41,400
Priority A	\$22,000	\$300		\$4,500
Priority B	\$19,700	\$5,900	\$5,900	\$36,900
Priority C	\$1,400			
Total	\$43,200	\$6,300	\$5,900	\$41,400



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

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

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

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

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

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2040	**	1		B
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$300	B
Wiring								
Thermoplastic	100%			2040	**	1		B
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement, 109th Street</i>					
			<i>Explanation : Connected With Main Water Pipe</i>					
Lighting								
Interior Lighting								
Fluorescent	98%			2025	**	10	\$11,300	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : 50% T-12 & 50% T-8</i>					
HID	2%			2025	**	10		B
Egress Lighting								
Exit, Service	85%			2025	**	1		B
Exit, Battery	15%			2025	**	10	\$100	B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2030	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2018	\$32,000	1	\$6,200	B
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$900	B
Terminal Devices								
Convactor/Radiator	45%			2025	**	1	\$1,800	B
Fan Coil Unit/Heat	10%			2025	**	1	\$400	B
Under Construction	45%							D
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 New Air Handler Units - Installation Is In Progress</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		B

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

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

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

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

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

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

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Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

Asset Name : MANHATTANVILLE DIST. HEALTH CTR.
Address : 21 OLD BROADWAY BTWN: W.126 ST. - W.129 ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0021.000 / 13728 **Yr Built/Renovated** : 1950 / 2009
Area Sq Ft : 15,260 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 09-Jun-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1983 **Lot** : 3 **BIN** : 1059720

CAPITAL

Total

Priority

Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture			\$11,900	
Interior Architecture	\$10,400	\$800	\$7,500	\$1,600
Electrical	\$300	\$200	\$300	\$300
Mechanical	\$9,600	\$1,900	\$2,900	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$24,200	\$6,900	\$26,500	\$8,100
Priority A			\$11,900	
Priority B	\$13,800	\$6,100	\$14,600	\$6,400
Priority C	\$10,400	\$800		\$1,600
Total	\$24,200	\$6,900	\$26,500	\$8,100



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$17,700	A
Windows								
Aluminum	100%			2038	**	5		A
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$1,900	A
Masonry: Brick	90%			LIFE	**	5	\$2,200	A
Roof								
Single Ply Membrane	100%			2027	**	10	\$11,900	A
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$8,200	C
Ceramic Tile	5%			2031	**	5	\$900	C
Terrazzo	5%			LIFE	**	5	\$700	C
Vinyl Tile	65%			2027	**	3	\$6,100	C
Vinyl Tile	5%	Now	\$8,900	2032	**	3	\$400	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
Interior Walls								
Cast in Place Concrete	25%			LIFE	**			C
Ceramic Tile	5%			2031	**	5	\$700	C
Gypsum Board	50%			LIFE	**	5	\$4,100	C
Metal Panel	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	80%			2042	**	5	\$14,900	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%			LIFE	**	5	\$600	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	**	5	\$100	B
Raceway								
Conduit	100%			2048	**	1		B
Panelboards								
Molded Case Bkrs	100%			2044	**	5	\$300	B
Wiring								
Thermoplastic	100%			2048	**	1		B

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

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

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

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

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

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

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

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

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

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$53,800
Interior Architecture	\$78,600	
Electrical		\$129,000
Mechanical	\$51,700	\$53,900
Total	\$130,300	\$236,700
Priority A		\$53,800
Priority B	\$51,700	\$182,900
Priority C	\$78,600	
Total	\$130,300	\$236,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$49,600			\$12,100
Interior Architecture	\$60,700	\$7,300		\$1,000
Electrical	\$22,500	\$3,700	\$3,300	\$7,300
Mechanical	\$7,200	\$7,400	\$8,200	\$7,400
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$149,900	\$28,200	\$21,300	\$37,700
Priority A	\$49,600			\$12,100
Priority B	\$99,200	\$20,900	\$21,300	\$24,500
Priority C	\$1,000	\$7,300		\$1,000
Total	\$149,900	\$28,200	\$21,300	\$37,700



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$50,500	A
	<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : East Facade Of Bulkhead</i>							
Masonry: Brick	5%	Now	\$22,500	LIFE	**	5	\$3,400	A
	<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Base Of Column By Main Driveway</i>							
Masonry: Granite	5%			LIFE	**	5	\$2,500	A
Masonry: Limestone	10%			LIFE	**	5	\$5,000	A
Window Wall	5%			2033	**	5	\$12,600	A
Windows								
Aluminum	88%			2039	**	5	\$15,300	A
Aluminum	10%	0-2	\$16,700	2039	**	5	\$900	A
	<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Counseling Offices And Throughout First Floor</i>							
Metal Louvers	2%			2032	**	10	\$2,200	A
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$4,300	A
Masonry: Limestone	10%			LIFE	**	5	\$700	A
Metal Rail	10%			2028	**	5-10	\$9,600	A
Roof								
Modified Bitumen	100%	0-2	\$10,500	2028	**			A
	<i>Blisters, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : North And South Ends</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : North And South Ends Of Main Roof</i>							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$12,100	C
Ceramic Tile	5%			2026	**	5	\$2,800	C
Terrazzo	10%			LIFE	**	5	\$4,300	C
Vinyl Tile	55%			2028	**	3	\$11,400	C
Vinyl Tile	15%			2018		3	\$4,100	C
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 3rd Floor</i>							
	<i>Explanation : 9x9 Tiles</i>							
Vinyl Tile	5%			2031	**	3	\$1,000	C
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout 4th Floor</i>							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2026	**	5	\$3,500	C
Gypsum Board	10%			LIFE	**	5	\$4,200	C
Gypsum Board	5%			LIFE	**	5	\$2,100	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								
Marble Panels	5%			LIFE	**			C
Plaster	50%			LIFE	**	5	\$10,400	C
Plaster	5%			LIFE	**	5	\$1,000	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	25%	0-2	\$27,500	2036	**	5	\$6,900	B
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 1st, 2nd And 3rd Floors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 1st, 2nd And 3rd Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Eip Lobby On 5th Floor</i>								
AcousTileSusp.Lay-In	5%			2040	**	5	\$2,800	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								
Plaster	65%	0-2	\$30,700	LIFE	**	5	\$22,500	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 522 And 523</i>								
Plaster	5%			LIFE	**	5	\$1,700	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 4th Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2049	**	5	\$200	B
Switchgear / Switchboard								
Air Circuit Breaker	90%			2049	**	5	\$200	B
Molded Case Bkrs	10%			2049	**	5	\$100	B
Raceway								
Conduit	80%			2023	\$28,200	1		B
Conduit	20%			2049	**	1		B

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts							
Panelboards							
Fused Disc Sw	10%			2022	\$5,100	5	\$100 B
Molded Case Bkrs	20%			2045	**	5	\$200 B
Molded Case Bkrs	70%			2022	\$35,400	5	\$800 B
Wiring							
Braided Cloth	50%	2-4	\$19,500	2048	**	1	B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Throughout</i>							
Thermoplastic	20%			2049	**	1	B
Thermoplastic	30%			2023	\$11,700	1	B
Motor Controllers							
Locally Mounted	50%			2021	\$15,900	5	\$100 B
Locally Mounted	50%			2040	**	5	\$100 B
Ground							
Grounding Devices							
Generic	100%			LIFE	**	5	\$600 B
Lighting							
Interior Lighting							
Fluorescent	10%			2031	**	10	\$3,400 B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Throughout</i>							
<i>Explanation : T-5 Lamps</i>							
Fluorescent	60%			2031	**	10	\$20,300 B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Throughout The Building</i>							
<i>Explanation : T-8 Lamps</i>							
Fluorescent	30%			2023	\$65,400	10	\$10,200 B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Throughout</i>							
<i>Explanation : T-12 Lamps</i>							
Egress Lighting							
Emergency, Battery	50%			2028	**	10	\$4,500 B
Exit, LED	10%			2058	**	1	B
Exit, Service	40%			2028	**	1	B
Exterior Lighting							
HID	90%			2023	\$15,700	10	\$100 B
Incandescent	10%			2023	\$2,500	2	B
Alarm							
Security System							
No Component	70%						D
Generic	30%			2031	**	1	\$4,700 B
Fire/Smoke Detection							
Generic	100%			2028	**	1-3	\$26,000 B

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Natural Gas	100%			2043	**	1	B
Conversion Equipment							
Hot Water Boiler	100%			2036	**	1	\$18,300 B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement Boiler Room</i>					
		<i>Explanation : 2 Natural Gas Fired Hot Water Boilers</i>					
Distribution							
Hot Wtr Piping/Pump	100%			2039	**	4	\$2,700 B
Terminal Devices							
Air Handler	40%			2028	**	1	\$9,200 B
Convactor/Radiator	60%			2028	**	1	\$7,200 B
Air Conditioning							
Energy Source							
Electricity	100%			2031	**	1	B
Conversion Equipment							
Int Pkg Unit - Cooling	10%			2021	\$53,900	2	\$200 B
Reciprocating	30%			2028	**	1	\$5,100 B
Compr/Chiller							
Window/Wall Unit	60%			2018	\$51,700	1	B
Distribution							
Chilled Wtr Pipe/Pump	30%			2043	**	4	\$800 B
No Component	70%						D
Terminal Devices							
Air Handler/Cool/Ht	40%			2028	**	1	\$9,200 B
No Component	60%						D
Heat Rejection							
Remote Air Cond	40%			2028	**	2	\$10,300 B
No Component	60%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,600 B
Exhaust Fans							
Interior	70%			2023	\$32,400	2	\$800 B
Roof	30%			2028	**	2	\$300 B
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2033	**	1	B
Water Heater							
Gas Fired	100%			2022	\$9,700	2	\$600 B
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	B

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

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

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Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$473,100	\$1,167,900
Interior Architecture	\$208,400	\$764,500
Electrical		\$184,500
Mechanical	\$40,500	\$117,200
Total	\$722,000	\$2,234,000
Priority A	\$473,100	\$1,167,900
Priority B	\$179,400	\$672,200
Priority C	\$69,500	\$394,000
Total	\$722,000	\$2,234,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$10,200		\$23,400	
Interior Architecture	\$7,000		\$92,600	
Electrical	\$62,000	\$59,200	\$57,700	\$59,900
Mechanical	\$150,100	\$86,300	\$184,300	\$86,300
Elevators/Escalators	\$148,000	\$148,000	\$148,000	\$148,000
Total	\$377,400	\$293,500	\$506,000	\$294,200
Priority A	\$10,200		\$23,400	
Priority B	\$360,100	\$293,500	\$390,000	\$294,200
Priority C	\$7,000		\$92,600	
Total	\$377,400	\$293,500	\$506,000	\$294,200



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Granite	5%			LIFE	**	5	\$17,700	A
Metal/Glass Curt Wall	25%			LIFE	**	5	\$221,800	A
Metal Panel	20%			2047	**	5-10	\$650,500	A
Pre-Cast Concrete	50%			LIFE	**	5	\$768,700	A
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5	\$5,900	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations.</i>								
<i>Explanation : Rubber Membrane Ran All The Way Up This Portion Of Parapet.</i>								
Metal/Glass Curt Wall	30%			2047	**	5	\$20,100	A
Metal Panel	40%			2047	**	5	\$26,800	A
Roof								
IRMA/Protected Membrane	100%	Now	\$10,200	2029	**			A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Under Cooling Tower.</i>								
<i>Explanation : Drain Basket Missing On One Drain, Also Clogged With Drinking Cans.</i>								
Interior								
Floors								
Carpet	40%			2020	\$1,089,100	3	\$277,800	C
Cast in Place Concrete	5%	Now	\$7,000	LIFE	**	5	\$50,600	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 14th Floor Mechanical Room.</i>								
Ceramic Tile	5%			2034	**	5	\$23,200	C
Sheet Vinyl/Rubber	20%			2026	**	5	\$138,900	C
Terrazzo	30%			LIFE	**	5	\$108,500	C
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,200	C
Glass: Special Gauge	15%			LIFE	**	1		C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations.</i>								
<i>Explanation : This Component Refers To Mtl/glass Curtain Wall.</i>								
Gypsum Board	55%			LIFE	**	5	\$103,000	C
<i>Repairs in Progress, Extent : Light, Area Affected : 2%</i>								
<i>Location : Staircase C</i>								
Masonry: Limestone	15%			LIFE	**			C
Metal Panel	5%			LIFE	**			C
Wood	5%			LIFE	**	5	\$62,400	C
Ceilings								
AcousTileSusp.Lay-In	60%			2038	**	5	\$277,800	B
Gypsum Board	20%			LIFE	**	5	\$115,800	B
Metal Panel	20%			LIFE	**	5	\$115,800	B

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Automatic	95%			2038	**	1	\$90,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Transfer Switch Room</i>								
<i>Explanation : A. T. S. -1 1000 Amps.</i>								
<i>ats -2 2000 Amps.</i>								
<i>ats - 3 800 Amps.</i>								
<i>ats - 4 260 Amps.</i>								
<i>ats - 5 260 Amps.</i>								
Automatic	5%			2038	**	1	\$4,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 15 Floor (equipment Room)</i>								
<i>Explanation : 2 Ats 15 A/b @ 260 Amps.</i>								
Generators								
Diesel								
	100%			2034	**	1	\$119,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 14 Th Floor Generator Room</i>								
<i>Explanation : 2400 Kw</i>								
Batteries								
Lead/Acid								
	100%			2015		5	\$11,500	B
Fuel Storage								
Day Tank								
	10%			2043	**	5	\$5,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 200 Gallons.</i>								
Main Tank								
	90%			2056	**	5	\$8,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 2000 Gallons.</i>								
Lighting								
Interior Lighting								
Fluorescent	65%			2029	**	10	\$184,500	B
HID	34%			2029	**	10	\$3,400	B
HID	1%	Now	\$5,100	2026	**			B
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Entrance Lobby.</i>								
<i>Explanation : 46 Defective Lighting Ballasts.</i>								
Egress Lighting								
Emergency, Service	35%			2029	**	1		B
Exit, LED	15%			2056	**	1		B
Exit, Service	5%			2029	**	1		B
Exit, Battery	45%			2029	**	10	\$9,400	B
Exterior Lighting								
HID	100%			2029	**	10	\$1,000	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2056	**	5	\$9,100	B
Alarm								

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

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

Alarm

Security System								
Generic	100%			2029	**	1	\$115,800	B
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$191,000	B

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

Heating

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

Air Conditioning

Energy Source								
Electricity	100%			2043	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2034	**	1	\$268,100	B
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Chillers</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 15th Mechanical Equipment Room</i>					
			<i>Explanation : 3 Chillers</i>					
Int Pkg Unit - Heating/Cooling	20%			2025	**	2	\$3,800	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2047	**	4	\$22,900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	**	1	\$191,600	B

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Evap Condenser	20%			2029	**	2	\$43,100	B
Water Cool Tower	80%	Now	\$16,100	2025	**	2	\$199,300	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : Basin Leak Evident</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$172,600	B
Exhaust Fans								
Interior	100%			2029	**	2	\$9,600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement 1</i>								
<i>Explanation : Triplex House Pumps</i>								
HW Heat Exchanger								
Low Temp	100%			2047	**	4	\$46,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 9th Mechanical Equipment Room</i>								
<i>Explanation : 2 Units - Instantaneous With No Storage</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2029	**	4	\$1,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : S B 2</i>								
<i>Explanation : 2 Duplex Units</i>								
Sewage Ejector(s)								
Electric	100%			2029	**	4	\$1,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : S B 2</i>								
<i>Explanation : Duplex Unit</i>								
Backflow Preventer								
Generic	100%			2029	**	1	\$19,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Multiple Devices For Fire, Domestic Water, And Laboratory Water Supply</i>								
Fixtures								
Generic	100%							B
Vertical Transport								

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Vertical Transport							
Elevators							
Geared Traction	70%			LIFE	* *		C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : (1) S-2 To 15. (6) S-1 To 13</i>						
	<i>Explanation : 7 Units</i>						
Hydraulic	30%			LIFE	* *		C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : (2) G To 2, (1) S-2 To 2</i>						
	<i>Explanation : 3 Units</i>						
Fire Suppression							
Standpipe							
Generic	100%			2047	* *	1-5	\$156,300 B
Sprinkler							
Generic	100%			2047	* *	1-2	\$86,800 B
Fire Pump							
Generic	100%			2034	* *	1	\$57,900 B

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

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

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

Total

Priority

Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$3,300		\$29,200	
Interior Architecture	\$16,300			\$2,100
Electrical	\$800	\$600	\$600	\$900
Mechanical	\$1,300	\$1,000	\$1,800	\$1,000
Total	\$21,700	\$1,600	\$31,600	\$3,900
Priority A	\$3,300		\$29,200	
Priority B	\$2,500	\$1,600	\$2,400	\$1,900
Priority C	\$15,900			\$2,100
Total	\$21,700	\$1,600	\$31,600	\$3,900



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

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

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

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

Asset # : 13730

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$22,100	A
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Along Front Sidewalk</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$3,300	2038	**	5	\$700	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Modified Bitumen	100%			2027	**	10	\$29,200	A
<hr/>								
Interior								
Floors								
Carpet	25%			2021	\$24,600	3	\$8,400	C
Ceramic Tile	75%	Now	\$13,800	2031	**	5	\$6,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			C
Concrete Masonry Unit	90%			LIFE	**	5	\$5,200	C
Gypsum Board	5%			LIFE	**	5	\$400	C
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	5%			2035	**	5	\$800	B
Metal Panel	95%			LIFE	**	5	\$19,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$100	B
<hr/>								
Raceway								
Conduit	100%			2048	**	1		B
<hr/>								
Panelboards								
Fused Disc Sw	10%			2044	**	5		B
Molded Case Bkrs	90%			2044	**	5	\$300	B
<hr/>								
Wiring								
Thermoplastic	100%			2048	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$100	B

Ground

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

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

** 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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	B
Stand-by Power								
Transfer Switches								
Under Construction	100%							D
Generators								
Under Construction	100%							D
Batteries								
Under Construction	100%							D
Fuel Storage								
Under Construction	100%							D
Lighting								
Interior Lighting								
Fluorescent	100%			2030	* *	10	\$10,200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-12 Lamps</i>					
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$1,300	B
Exit, Service	50%			2030	* *	1		B
Exterior Lighting								
HID	100%			2030	* *	10		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2030	* *	1-3	\$7,100	B

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		B
Conversion Equipment								
Furnace	100%			2027	* *	1	\$5,500	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 - Gas Fired Packaged Air Conditioning Units, Gas Fired Space Heater Serving Warehouse Space</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	50%			2027	* *	2	\$300	B
No Component	50%							D
Ventilation								

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,200	B
Exhaust Fans								
Roof	100%			2027	* *	2	\$300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		B
Water Heater								
Electric	100%			2021	\$2,000	4	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	0-2	\$400	LIFE	* *	1		B
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Warehouse Roof, Possible Leak From Roof Drain Pipe</i>								
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2042	* *	1-2	\$3,100	B

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

Asset Name : PUBLIC HEALTH LABORATORY BLDG.
Address : 455 FIRST AVENUE @E. 26 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0001.000 / 1574 **Yr Built/Renovated** : 1968 / 2009
Area Sq Ft : 353,000 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 06-Aug-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,6,10,11,13,14,ph
Block : 932 **Lot** : 17 **BIN** : 1020610

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$2,839,200	\$326,700
Interior Architecture	\$3,007,000	\$1,700,800
Electrical	\$679,700	\$662,200
Mechanical	\$2,067,100	\$3,912,100
Total	\$8,593,000	\$6,601,800
Priority A	\$2,839,200	\$326,700
Priority B	\$3,807,000	\$4,766,800
Priority C	\$1,946,800	\$1,508,300
Total	\$8,593,000	\$6,601,800

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$3,000	\$25,000		\$5,200
Interior Architecture	\$10,300	\$25,700	\$2,600	\$20,500
Electrical	\$22,900	\$44,100	\$21,000	\$20,100
Mechanical	\$71,800	\$117,300	\$99,300	\$117,300
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
Total	\$190,900	\$295,000	\$205,700	\$246,000
Priority A	\$3,000	\$25,000		\$5,200
Priority B	\$177,600	\$244,300	\$203,200	\$230,600
Priority C	\$10,300	\$25,700	\$2,600	\$10,300
Total	\$190,900	\$295,000	\$205,700	\$246,000



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$38,600	A
Masonry: Brick	87%			LIFE	**	5	\$223,900	A
Granite Panels	5%			LIFE	**	5	\$9,700	A
Window Wall	5%			2041	**	5	\$48,300	A
Windows								
Aluminum	15%			2043	**	5	\$10,300	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
Aluminum	85%	Now	\$2,796,400	2046	**	5	\$29,200	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$6,800	A
Metal Panel	5%			2041	**	5	\$1,800	A
Metal: Cage/Fence	20%			2034	**	5-10	\$14,000	A
Roof								
Asphalt Macadam	10%	Now	\$3,000	2026	**	5	\$2,700	A
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Loading Dock</i>								
Built-Up (BUR)	10%	Now	\$42,800	2031	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Second Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Second Floor</i>								
Built-Up (BUR)	15%			2021		10	\$11,900	A
Modified Bitumen	30%			2029	**	10	\$23,900	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Fourteen Floor And Penthouses</i>								
Skylight, Metal/Glass	5%			2031	**	10	\$13,300	A
Spray-on Foam	30%			2029	**	5	\$31,800	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Penthouse</i>								

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$134,800	C
Ceramic Tile	5%			2024	\$452,400	5	\$20,500	C
Terrazzo	5%			LIFE	**	5	\$16,000	C
Vinyl Tile	20%			2021	\$778,700	3	\$41,100	C
Vinyl Tile	5%			2029	**	3	\$7,700	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
Vinyl Tile	50%			2016	\$1,946,800	3	\$77,000	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Units</i>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$48,300	C
Gypsum Board	5%			LIFE	**	5	\$14,500	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
Metal Panel	5%			LIFE	**			C
Plaster	65%			LIFE	**	5	\$94,100	C
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Windows Throughout</i>								
Ceilings								
AcousTileConcealSpLn	25%			2026	**	5	\$128,300	B
AcousTileSusp.Lay-In	5%			2038	**	5	\$20,500	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
Exposed Concrete	35%			LIFE	**	5	\$22,500	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
Metal Panel	15%	Now	\$996,000	LIFE	**	5	\$77,000	B
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Plaster	20%			LIFE	**	5	\$51,300	B

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

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2041	**	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Recently Installed; 500kva</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2051	**	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Recently Installed</i>								
Molded Case Bkrs	20%			2051	**	5	\$1,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Recently Installed</i>								
Raceway								
Busway	20%			2019	\$59,100	1		B
Conduit	60%			2021	\$177,200	1		B
Conduit	20%			2047	**	1		B
Panelboards								
Fused Disc Sw	15%			2020	\$50,500	5	\$1,000	B
Fused Disc Sw	10%			2037	**	5	\$700	B
Molded Case Bkrs	60%			2020	\$202,200	5	\$4,600	B
Molded Case Bkrs	15%			2037	**	5	\$1,200	B
Wiring								
Braided Cloth	50%	2-4	\$236,900	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2047	**	1		B
Motor Controllers								
Locally Mounted	20%			2034	**	5	\$400	B
Locally Mounted	5%			2019	\$2,600	5	\$100	B
Motor Control Center	15%			2034	**	5	\$1,200	B
Motor Control Center	20%			2026	**	5	\$1,600	B
Motor Control Center	40%			2019	\$168,700	5	\$3,200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,300	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$89,200	B
Generators								
Diesel	100%			2036	**	1	\$111,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Cummins Diesel Genset Rated @ 2000kw</i>								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$10,700	B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage Day Tank	50%			2046	**	5	\$25,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Recently Installed</i>								
Main Tank	50%			2061	**	5	\$4,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Recently Installed</i>								
Lighting								
Interior Lighting Fluorescent	57%			2026	**	10	\$143,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lamp T-8</i>								
Fluorescent	40%			2016	\$167,000	10	\$100,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T-12</i>								
HID	3%			2021	\$16,400	10	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior, Roof</i>								
<i>Explanation : Type Sodium</i>								
Egress Lighting								
Emergency, Service	20%			2021	\$9,100	1		B
Exit, Service	10%			2021	\$4,500	1		B
Exit, Service	70%			2016	\$31,700	1		B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Utility Steam	100%			2031	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2030	**	5	\$16,300	B
Distribution Hot Wtr Piping/Pump	40%			2029	**	4	\$5,400	B
Steam Piping/Pump	60%			2021	\$1,303,900	4	\$8,100	B
Terminal Devices Air Handler	80%			2016	\$1,342,500	1	\$135,900	B
Convactor/Radiator	20%			2026	**	1	\$17,800	B

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	80%			2037	**	1		B
Steam/HW System	20%			2031	**	1		B
Conversion Equipment								
Absorption	20%			2030	**	1	\$59,500	B
Chiller/Steam/HW								
Centrifugal, Elec Chiller	80%			2030	**	1	\$237,800	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2041	**	4	\$13,600	B
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$132,200	2021	\$1,322,000	1	\$152,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 14th Floor, Basement</i>								
<i>Explanation : Unit Are Cross Connected Between Different Areas Making Balancing Almost Impossible</i>								
Heat Rejection								
Water Cool Tower	100%			2022	\$893,400	2	\$276,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$537,300	LIFE	**	2-5	\$153,000	B
<i>Noxious Fumes, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement. Interior Exhausts Into Building</i>								
Exhaust Fans								
Interior	80%	Now	\$55,100	2021	\$275,300	2	\$5,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Different Areas Are Mixed Together Allowing Cross Contamination</i>								
Roof	20%	Now	\$5,000	2021	\$49,500	2	\$1,400	B
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Redesign Of Some Exhaust Ducts Necessary To Prevent Backfeed And Cross Contamination</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	**	1		B
HW Heat Exchanger								
Low Temp	100%			2031	**	4	\$40,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sewage Ejector(s)								
Compressed Air	100%			2041	**	4	\$1,300	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

**DEPT. OF HEALTH & MENTAL HYGIENE - 816
PUBLIC HEALTH LABORATORY BLDG.**

Asset # : 1574

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

Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		* *		C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : C-14</i>							
	<i>Explanation : 4 Pass, 2 Freight</i>							

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

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$117,700
Total		\$117,700
Priority A		\$117,700
Total		\$117,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$87,300	\$22,700	\$3,200	
Interior Architecture	\$61,200	\$12,700	\$10,300	
Electrical	\$8,300	\$6,200	\$4,800	\$4,200
Mechanical	\$19,900	\$16,800	\$13,100	\$19,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$180,600	\$62,400	\$35,400	\$27,400
Priority A	\$87,300	\$22,700	\$3,200	
Priority B	\$75,800	\$36,200	\$21,900	\$27,400
Priority C	\$17,500	\$3,500	\$10,300	
Total	\$180,600	\$62,400	\$35,400	\$27,400



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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$48,500	A
	<i>Recent Construction, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout. New Building Completed In 2006</i>							
Metal Panel	27%			2050	**	5-10	\$90,000	A
Metal Coiling Doors	3%			2041	**	5	\$4,500	A
Pre-Cast Concrete	5%			LIFE	**	5	\$15,800	A
Window Wall	15%			2050	**	5	\$27,300	A
Windows								
Aluminum	95%			2046	**	5	\$9,700	A
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fixed Windows</i>							
Metal Louvers	5%			2037	**	10	\$3,200	A
Parapets								
Masonry: Brick	35%			LIFE	**	5-10	\$15,000	A
Metal Panel	25%			2050	**	5	\$6,000	A
Metal Rail	15%			2041	**	5-10	\$16,900	A
Metal Rail	20%			2041	**	5-10	\$22,600	A
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Over Second Floor Roof At South Facade</i>							
	<i>Explanation : Metal Rail With Glass</i>							
Pre-Cast Concrete	5%	Now	\$1,200	LIFE	**	5	\$2,000	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Coping</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Coping</i>							
Roof								
Single Ply Membrane	100%			2032	**	10	\$52,200	A
Interior								
Floors								
Carpet	15%			2025	**	3	\$10,400	C
Cast in Place Concrete	5%			LIFE	**	5	\$10,100	C
Ceramic Tile	5%			2037	**	5	\$2,300	C
Granite Panels	20%			LIFE	**	5	\$13,900	C
Traffic Topping	25%			2032	**	5	\$14,400	C
Vinyl Tile	30%			2032	**	3	\$5,200	C
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$400	C
Concrete Masonry Unit	20%			LIFE	**	5	\$1,200	C
Gypsum Board	50%			LIFE	**	5-10	\$6,200	C
SGFT/Glazed Masonry	25%			LIFE	**	10	\$900	C
Ceilings								
AcousTileSusp.Lay-In	40%			2041	**	5	\$18,500	B
Exposed Struc: Steel	20%			LIFE	**	10	\$18,500	B
Gypsum Board	5%			LIFE	**	5-10	\$7,900	B
Metal Panel	35%			LIFE	**	5	\$40,400	B

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>								
<hr/>								
Transformers								
Dry Type	100%			2041	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kva, 480/277/120 Volts</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$100	B
<hr/>								
Raceway								
Conduit	100%			2050	**	1		B
<hr/>								
Panelboards								
Fused Disc Sw	15%			2046	**	5	\$100	B
Molded Case Bkrs	85%			2046	**	5	\$700	B
<hr/>								
Wiring								
Thermoplastic	100%			2050	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$200	B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	B
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$9,500	B
<hr/>								
Generators								
Diesel	100%			2037	**	1	\$12,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Generator Rated @ 600 Kw</i>								
<hr/>								
Batteries								
Nickel Cadmium	100%			2019	\$600	5	\$6,900	B
<hr/>								
Fuel Storage								
Day Tank	50%			2046	**	5	\$2,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallons Capacity</i>								
<hr/>								
Main Tank	50%			2059	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4500 Gallons Capacity</i>								
<hr/>								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	2%			2032	**	10	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Halways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	80%			2032	**	10	\$22,600	B
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	18%			2032	**	10	\$5,100	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Emergency, Service	50%			2032	**	1		B
Exit, LED	50%			2059	**	1		B
Exterior Lighting								
HID	100%			2032	**	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2032	**	1	\$3,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$19,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2050	**	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Q H C</i>								
<i>Explanation : From Queens Hospital Center</i>								
Conversion Equipment								
Heat Exchanger	10%			2037	**	1	\$1,500	B
Pres. Reducing Valve/LP Steam	90%			2037	**	5	\$1,700	B
Distribution								
Hot Wtr Piping/Pump	10%			2046	**	4	\$200	B
Steam Piping/Pump	90%			2050	**	4	\$1,400	B

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	90%			2032	**	1	\$17,200	B
Fan Coil Unit/Heat	10%			2032	**	1	\$1,000	B
Air Conditioning								
Energy Source								
Steam/HW System	100%			2050	**	1		B
Conversion Equipment								
Absorption Chiller/Steam/HW	100%			2037	**	1	\$33,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units, Using Lithium Bromide Refrigerant</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2050	**	4	\$1,500	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$19,100	B
Heat Rejection								
Water Cool Tower	100%			2028	**	2	\$31,100	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$27,300	B
Exhaust Fans								
Roof	100%			2032	**	2	\$1,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		B
HW Heat Exchanger								
Low Temp	100%			2050	**	4	\$3,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2019	\$6,200	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$2,000	B
Backflow Preventer								
Generic	100%			2032	**	1	\$1,900	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B : 2nd Floor</i>								
<i>Explanation : One Unit</i>								
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.

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Sprinkler								
Generic	100%			2050	* *	1-2	\$8,700	B
Fire Pump								
Generic	100%			2037	* *	1	\$5,800	B
Chemical System								
No Component	80%							D
Generic	20%			2023	\$4,900	1-3	\$8,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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

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

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,369,400	\$108,500
Interior Architecture	\$453,700	\$237,200
Electrical	\$44,500	\$148,700
Mechanical		\$489,400
Total	\$1,867,600	\$983,800
Priority A	\$1,369,400	\$108,500
Priority B	\$162,900	\$638,100
Priority C	\$335,300	\$237,200
Total	\$1,867,600	\$983,800

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$7,000			
Interior Architecture	\$40,100			\$4,100
Electrical	\$78,700	\$600	\$900	\$600
Mechanical	\$5,100	\$4,100	\$3,800	\$3,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$138,900	\$12,600	\$12,600	\$16,100
Priority A	\$7,000			
Priority B	\$91,700	\$12,600	\$12,600	\$12,000
Priority C	\$40,100			\$4,100
Total	\$138,900	\$12,600	\$12,600	\$16,100



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$412,200	LIFE	**	5	\$30,800	A
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Facade Along Stuyvesant</i>								
<i>Spalling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Penthouse, East And North Sides</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,300	A
Pre-Cast Concrete	25%	Now	\$118,000	LIFE	**	5	\$35,800	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Lintels</i>								
Windows								
Steel	100%	Now	\$676,400	2049	**	5	\$72,700	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Fifth Floor</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%	Now	\$75,300	LIFE	**	5	\$3,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Face</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Above Penthouse</i>								
Pre-Cast Concrete	15%	Now	\$5,300	LIFE	**	5	\$4,200	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Decorative Molding Around Parapet</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Decorative Molding Around Parapet</i>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	100%	Now	\$87,400	2029	**			A
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Penthouse And X-ray Room</i>								
Interior								
Floors								
Carpet	5%	Now	\$11,300	2026	**	3	\$2,900	C
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$16,800	C
Ceramic Tile	5%	4+	\$4,200	2027	**	5	\$1,000	C
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms</i>								
Terrazzo	15%			LIFE	**	5	\$9,000	C
Vinyl Tile	65%	Now	\$71,200	2019	\$237,200	3	\$9,400	C
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Interior Walls								
Ceramic Tile	5%	4+	\$7,100	2033	**	5	\$1,200	C
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	10	\$1,000	C
Plaster	75%	Now	\$264,100	LIFE	**	5	\$10,900	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 4th Floor And Penthouse</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor, Penthouse And Over Windows In Various Locations</i>								
SGFT/Glazed Masonry	15%			LIFE	**	10	\$3,600	C

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTile,Adhered	10%			2029	**	5	\$3,800	B
Plaster	90%	0-2	\$118,400	LIFE	**	5	\$21,600	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor Rooms 415 And 418</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	\$44,500	2054	**	5	\$100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<hr/>								
Raceway								
Conduit	85%			2034	**	1		B
Conduit	5%			2050	**	1		B
Conduit	10%			2044	**	1		B
<hr/>								
Panelboards								
Fused Toggle Switch	85%	0-2	\$28,600	2049	**	5	\$300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	15%			2032	**	5	\$100	B
<hr/>								
Wiring								
Braided Cloth	85%	2-4	\$22,100	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	5%			2050	**	1		B
Thermoplastic	10%			2034	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	70%			2022	\$14,400	5	\$100	B
Locally Mounted	30%	0-2	\$6,200	2044	**	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mech Room</i>								
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	B

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	88%			2019	\$133,500	10	\$20,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-12 Lamps</i>						
Fluorescent	10%			2024	\$15,200	10	\$2,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Incandescent	2%			2019	\$3,000	2		B
Egress Lighting								
Emergency, Battery	50%			2024	\$5,300	10	\$3,100	B
Exit, Service	50%			2024	\$2,100	1		B
Exterior Lighting								
HID	100%			2024	\$12,200	10	\$100	B
Alarm								
Fire/Smoke Detection								
No Component	65%							D
Generic	35%			2032	**	1-3	\$6,300	B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		B
Conversion Equipment								
Steam Boiler	100%			2037	**	1	\$25,500	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Natural Gas Steam Boilers</i>						
Distribution								
Steam Piping/Pump	80%			2024	\$162,900	4	\$1,500	B
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Beyond Boiler Room, Steam And Condensate Return Piping Are At Or Approaching Their Useful Life Cycle Limit</i>						
Steam Piping/Pump	20%			2044	**	4	\$400	B
Terminal Devices								
Convactor/Radiator	100%			2022	\$275,500	1	\$8,300	B
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout, The Radiators Are At Or Approaching Their Useful Life Cycle Limit</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Conversion Equipment							
Window/Wall Unit	85%			2019	\$51,000	1	B
No Component	15%						D
<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location : Communication Room</i> <i>Explanation : Installation Of Air Conditioning Unit In Communication Room Is Recommended</i>							
Ventilation							
Distribution							
Ductwork/Diffusers	20%			LIFE	**	2-5	\$4,500 B
No Component	80%						D
Exhaust Fans							
Roof	20%			2019	\$4,600	2	\$200 B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : The Rooftop Exhaust Fan Is At Or Approaching Its Useful Life Cycle Limit</i>							
No Component	80%						D
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2029	**	1	B
Water Heater							
Gas Fired	100%			2022	\$6,800	2	\$400 B
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	B
Backflow Preventer							
No Component	80%						D
Generic	20%			2029	**	1	\$300 B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : Boiler Only</i>							
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	**		C
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : (1) B-4 (1) B-3</i> <i>Explanation : 2 Units</i>							

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

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

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Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

Asset Name : RIVERSIDE HEALTH CENTER
Address : 160 WEST 100TH STREET @AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0014.000 / 1984 **Yr Built/Renovated** : 1960 / 2004
Area Sq Ft : 34,000 **Project Type** : HEALTH AND MENTAL HYGIENE
Date of Survey : 07-May-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1852 **Lot** : 49 **BIN** : 1055906

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$823,700	\$35,900
Interior Architecture	\$128,700	\$121,200
Electrical	\$112,400	\$73,300
Mechanical	\$184,900	\$124,400
Total	\$1,249,600	\$354,900
Priority A	\$823,700	\$35,900
Priority B	\$339,300	\$197,700
Priority C	\$86,600	\$121,200
Total	\$1,249,600	\$354,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$41,100			
Interior Architecture	\$1,100	\$1,800	\$1,600	\$9,400
Electrical	\$46,000			\$16,600
Mechanical	\$32,000	\$4,900	\$5,500	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$124,100	\$10,700	\$11,000	\$33,600
Priority A	\$41,100			
Priority B	\$81,900	\$8,900	\$9,400	\$32,400
Priority C	\$1,100	\$1,800	\$1,600	\$1,100
Total	\$124,100	\$10,700	\$11,000	\$33,600



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%	Now	\$6,700	LIFE	**	5	\$8,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
Masonry: Brick	95%	Now	\$120,200	LIFE	**	5	\$35,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads,Throughout</i>								
Windows								
Aluminum	100%	Now	\$496,100	2045	**	5	\$5,200	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
Parapets								
Masonry: Brick	95%	Now	\$33,300	LIFE	**	5	\$5,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$1,100	LIFE	**	5	\$1,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%	Now	\$207,500	2030	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Interior								
Floors								
Carpet	10%			2019	\$21,500	3	\$5,500	C
Cast in Place Concrete	10%			LIFE	**	5	\$8,000	C
Ceramic Tile	5%			2029	**	5	\$1,800	C
Terrazzo	15%			LIFE	**	5	\$4,300	C
Vinyl Tile	35%			2020	\$121,200	3	\$4,800	C
Vinyl Tile	25%			2015	\$86,600	3	\$4,600	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Explanation : 9x9 Units</i>								

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2029	**	5	\$2,300	C
Gypsum Board	10%			LIFE	**	5	\$2,700	C
Metal Panel	10%			LIFE	**			C
Plaster	55%			LIFE	**	5	\$7,600	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	15%	Now	\$42,100	2040	**	5	\$3,400	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	45%			2033	**	5	\$16,400	B
Exposed Concrete	10%			LIFE	**	5	\$600	B
Plaster	30%			LIFE	**	5	\$6,900	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2020	\$3,000	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2020	\$44,500	5	\$700	B
Raceway								
Conduit	95%			2020	\$23,000	1		B
Conduit	5%			2040	**	1		B
Panelboards								
Molded Case Bkrs	90%			2019	\$30,300	5	\$700	B
Molded Case Bkrs	10%			2036	**	5	\$100	B
Wiring								
Braided Cloth	60%	2-4	\$15,600	2045	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2040	**	1		B
Thermoplastic	30%			2020	\$7,800	1		B
Motor Controllers								
Locally Mounted	80%			2018	\$16,500	5	\$200	B
Locally Mounted	20%			2025	**	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	B

Lighting

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	20%			2020	\$28,800	10	\$4,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T12 Lamps</i>							
Fluorescent	78%			2015	\$112,400	10	\$17,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T12 Lamps</i>							
HID	1%			2015	\$1,000	10		B
Incandescent	1%			2015	\$1,400	2		B
Egress Lighting								
Emergency, Battery	50%			2015	\$5,000	10	\$2,900	B
Exit, Service	50%			2015	\$2,000	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		B
Conversion Equipment								
Steam Boiler	100%			2025	**	1	\$24,200	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	50%			2028	**	4	\$900	B
Steam Piping/Pump	50%			2030	**	4	\$600	B
Terminal Devices								
Air Handler	20%			2020	\$29,900	1	\$3,000	B
Convactor/Radiator	50%			2018	\$130,800	1	\$4,000	B
Fan Coil Unit/Heat	30%			2020	\$124,400	1	\$2,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	5%			2020	\$6,400	2	\$100	B
Window/Wall Unit	95%			2015	\$54,100	1		B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,600	B
Exhaust Fans								
Roof	100%			2015	\$22,000	2	\$800	B
Plumbing								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2025	* *	1		B
Water Heater Gas Fired	100%			2015	\$6,400	2	\$400	B
HW Heat Exchanger High Temp	100%			2020	\$17,200	4	\$3,600	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : For Generating Hot Water For Heating</i>						
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : 1 Unit</i>						

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$65,200	\$235,500
Interior Architecture		\$277,400
Total	\$65,200	\$512,900
Priority A	\$65,200	\$235,500
Priority C		\$277,400
Total	\$65,200	\$512,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				
Interior Architecture	\$22,400	\$1,400	\$4,800	
Electrical	\$2,900	\$3,000	\$2,300	\$2,300
Mechanical	\$5,500	\$4,400	\$6,400	\$6,100
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$42,700	\$20,600	\$25,300	\$20,300
Priority A				
Priority B	\$42,700	\$19,200	\$20,500	\$20,300
Priority C		\$1,400	\$4,800	
Total	\$42,700	\$20,600	\$25,300	\$20,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$12,900	A
Masonry: Brick	80%			LIFE	**	5	\$41,200	A
Masonry: Limestone	15%			LIFE	**	5	\$5,800	A
Windows								
Aluminum	100%	0-2	\$65,200	2039	**	5	\$6,800	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd And 3rd Floor</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$4,000	A
Masonry: Brick	90%			LIFE	**	5	\$4,700	A
Roof								
Modified Bitumen	95%			2023	\$194,300	10	\$27,000	A
Skylight, Metal/Glass	5%			2033	**	10	\$4,700	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,900	C
Ceramic Tile	5%			2032	**	5	\$2,300	C
Granite Panels	15%			LIFE	**	5	\$5,100	C
Terrazzo	10%			LIFE	**	5	\$3,500	C
Vinyl Tile	65%			2023	\$277,400	3	\$11,000	C
Interior Walls								
Ceramic Tile	5%			2026	**	5	\$2,800	C
Gypsum Board	80%			LIFE	**	5	\$27,100	C
Granite Panels	5%			LIFE	**			C
SGFT/Glazed Masonry	10%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	75%	0-2	\$22,400	2036	**	5	\$16,900	B
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**	5	\$400	B
Gypsum Board	10%			LIFE	**	5	\$5,600	B
Plaster	10%			LIFE	**	5	\$2,800	B

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2040	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 75 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$200	B
Raceway								
Conduit	100%			2049	**	1		B
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$100	B
Molded Case Bkrs	90%			2045	**	5	\$800	B
Wiring								
Thermoplastic	100%			2049	**	1		B
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	10%			2031	**	10	\$2,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	90%			2031	**	10	\$24,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	40%			2031	**	1		B
Emergency, Battery	10%			2031	**	10	\$700	B
Exit, Service	50%			2031	**	1		B
Exterior Lighting								
HID	100%			2031	**	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2031	**	1	\$3,900	B
Fire/Smoke Detection								
Generic	100%			2031	**	1-3	\$21,200	B

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

Heating

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Natural Gas	100%			2043	**	1	B
Conversion Equipment							
Hot Water Boiler	100%			2036	**	1	\$14,900 B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement Boiler Room</i>							
<i>Explanation : 6 Natural Gas Fired Sectional Hot Water Boilers</i>							
Distribution							
Hot Wtr Piping/Pump	100%			2039	**	4	\$2,200 B
Terminal Devices							
Convactor/Radiator	50%			2028	**	1	\$4,900 B
Fan Coil Unit/Heat	50%			2028	**	1	\$4,900 B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Throughout Air Distribution System</i>							
<i>Explanation : Vav Boxes With Reheat Coils In The Ductwork</i>							
Air Conditioning							
Energy Source							
Electricity	100%			2039	**	1	B
Conversion Equipment							
Ext Pkg Unit - Cooling	100%			2028	**	2	\$1,900 B
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,800 B
Exhaust Fans							
Interior	90%			2028	**	2	\$800 B
Roof	10%			2028	**	2	\$100 B
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2043	**	1	B
Water Heater							
Gas Fired	100%			2022	\$7,900	2	\$500 B
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	B
Sump Pump(s)							
Rigid Piping	100%			2023	\$10,300	4	\$2,000 B
Backflow Preventer							
Generic	100%			2028	**	1	\$1,900 B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : 1st Floor</i>							
<i>Explanation : Rpz</i>							
Fixtures							
Generic	100%						B
Vertical Transport							

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

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

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Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$373,900	\$219,600
Interior Architecture		\$235,400
Electrical	\$53,400	\$147,500
Mechanical	\$42,200	\$104,600
Total	\$469,500	\$707,000
Priority A	\$373,900	\$219,600
Priority B	\$95,600	\$252,000
Priority C		\$235,400
Total	\$469,500	\$707,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$19,900			\$16,600
Interior Architecture	\$26,900	\$26,000	\$3,700	\$600
Electrical	\$37,300	\$3,000	\$2,600	\$34,400
Mechanical	\$22,000	\$2,600	\$10,200	\$2,600
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$120,000	\$45,400	\$30,300	\$68,000
Priority A	\$19,900			\$16,600
Priority B	\$92,400	\$35,500	\$26,600	\$50,900
Priority C	\$7,600	\$9,900	\$3,700	\$600
Total	\$120,000	\$45,400	\$30,300	\$68,000



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

Asset # : 1999

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$157,800	LIFE	**	5	\$47,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Windows, Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkhead, Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead, Throughout</i>								
Masonry: Limestone	5%	Now	\$36,900	LIFE	**	5	\$2,200	A
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Window Sills</i>								
Metal Panel	15%			2033	**	5-10	\$60,900	A
Windows								
Aluminum	95%	Now	\$135,800	2039	**	5	\$7,100	A
<i>Air Infiltration, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$43,400	2048	**	5	\$4,700	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Parapets								
Masonry: Brick	80%	Now	\$17,300	LIFE	**	5	\$2,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	Now	\$2,600	LIFE	**	5	\$2,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%			2023		10	\$17,800	A
Interior								

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

Asset # : 1999

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	10%			2019	\$26,500	3	\$6,800	C
Cast in Place Concrete	5%			LIFE	**	5	\$4,900	C
Ceramic Tile	5%			2032	**	5	\$2,300	C
Quarry Tile	10%			2036	**	5	\$6,800	C
Terrazzo	5%	0-2	\$3,400	LIFE	**	5	\$1,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
Vinyl Tile	10%	Now	\$4,300	2023	\$42,800	3	\$1,700	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stock Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stock Room</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Vinyl Tile	45%			2023	\$192,600	3	\$7,600	C
Wood	10%			2051	**	5	\$8,500	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th, 5th, 6th And 7th Floor</i>								
<i>Explanation : Laminated Wood</i>								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$3,400	C
Glass: Single Pane	5%			LIFE	**	5	\$2,100	C
Gypsum Board	45%			LIFE	**	5	\$15,300	C
Marble Panels	5%			LIFE	**			C
Plaster	20%			LIFE	**	5	\$3,400	C
SGFT/Glazed Masonry	10%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	25%			2036	**	5	\$14,100	B
AcousTileSusp.Lay-In	40%			2036	**	5	\$18,100	B
Gypsum Board	10%			LIFE	**	5	\$5,600	B
Plaster	25%	4+	\$19,300	LIFE	**	5	\$7,100	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stock Room</i>								

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

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

Asset # : 1999

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	**	5	\$200	B
Raceway								
Conduit	30%			2033	**	1		B
Conduit	65%			2023	\$22,900	1		B
Conduit	5%			2053	**	1		B
Panelboards								
Fused Toggle Switch	40%	2-4	\$13,500	2048	**	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1,2,3,4 Stairway</i>								
Molded Case Bkrs	55%			2022	\$18,500	5	\$500	B
Molded Case Bkrs	5%			2048	**	5		B
Wiring								
Braided Cloth	55%	2-4	\$21,500	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2023	\$15,600	1		B
Thermoplastic	5%			2053	**	1		B
Motor Controllers								
Locally Mounted	60%			2028	**	5	\$100	B
Locally Mounted	40%			2021	\$10,300	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	30%			2018	\$53,400	10	\$8,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1, 2, 3 And 4 Floors</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2023	\$89,000	10	\$13,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5, 6 And 7 Floors</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2023	\$35,600	10	\$5,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5, 6 And 7 Floors</i>								
<i>Explanation : T-5 Lamps</i>								
Egress Lighting								
Emergency, Battery	20%			2023	\$2,500	10	\$1,500	B
Emergency, Battery	30%			2018	\$3,700	10	\$2,200	B
Exit, LED	10%			2038	**	1		B
Exit, Service	30%			2018	\$1,500	1		B
Exit, Service	10%			2023	\$500	1		B
Exterior Lighting								
HID	70%			2018	\$10,000	10	\$100	B
Incandescent	30%			2018	\$6,100	2		B

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

Asset # : 1999

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

Alarm

Security System								
No Component	70%							D
Generic	30%			2028	**	1	\$3,900	B
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$21,200	B

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

Heating

Energy Source								
Campus Steam	100%			2033	**	1		B
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Columbia University - Adjacent Building</i>				
				<i>Explanation : From Outside Source</i>				
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$1,800	B
Distribution								
Steam Piping/Pump	5%	Now	\$11,900	2053	**	4	\$100	B
				<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Basement, Condensate Pumping System Inoperable, Condensate Is Presently Being Quenched And Disposed Of</i>				
Steam Piping/Pump	95%			2033	**	4	\$1,400	B
Terminal Devices								
Air Handler	40%			2028	**	1	\$7,500	B
Convactor/Radiator	60%			2028	**	1	\$5,900	B

Air Conditioning

Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2023		1	\$5,600	B
Window/Wall Unit	60%	Now	\$4,200	2018		1	\$42,200	B
				<i>Loose, Extent : Moderate, Area Affected : 15%</i>				
				<i>Location : 1st & 2nd Floors</i>				
Distribution								
Chilled Wtr Pipe/Pump	40%			2033	**	4	\$600	B
No Component	60%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2023		1	\$7,500	B
No Component	60%							D
Heat Rejection								
Air Condenser Unit	40%			2023		2	\$8,400	B
No Component	60%							D

Ventilation

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

Asset # : 1999

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,800	B
Exhaust Fans								
Interior	50%			2023	\$18,900	2	\$500	B
Roof	50%			2023	\$13,600	2	\$500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$3,000	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,300	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2023	\$10,300	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-7</i>								
<i>Explanation : Two Units, Maintained By Columbia University</i>								

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$281,500	\$90,900
Interior Architecture		\$41,200
Electrical	\$8,600	\$340,800
Mechanical	\$103,100	\$76,000
Total	\$393,200	\$548,900
Priority A	\$281,500	\$90,900
Priority B	\$111,700	\$416,900
Priority C		\$41,200
Total	\$393,200	\$548,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$1,400		\$16,200	
Interior Architecture	\$42,500	\$4,700	\$500	\$7,100
Electrical	\$17,600	\$2,100	\$2,800	\$17,300
Mechanical	\$13,600	\$4,200	\$12,000	\$4,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$79,100	\$14,900	\$35,500	\$32,600
Priority A	\$1,400		\$16,200	
Priority B	\$64,700	\$10,200	\$18,800	\$27,700
Priority C	\$13,000	\$4,700	\$500	\$4,900
Total	\$79,100	\$14,900	\$35,500	\$32,600



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$175,100	LIFE	**	5	\$26,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$61,900	2031	**	5	\$6,500	A
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$2,900	A
Masonry: Brick	90%	Now	\$44,500	LIFE	**	5	\$3,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Roll Roofing	5%	Now	\$1,400	2022	\$4,500	5	\$900	A
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof Over Storage Shed</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 3rd Floor Stairwell Y</i>								
Roll Roofing	95%			2022	\$86,300	5	\$32,300	A
Interior								
Floors								
Carpet	15%			2024	\$38,300	3	\$13,000	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : 1st, 2nd, And 3rd Floor</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$4,700	C
Ceramic Tile	5%			2026	**	5	\$2,200	C
Quarry Tile	5%			2028	**	5	\$3,300	C
Terrazzo	15%	0-2	\$9,700	LIFE	**	5	\$5,100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
Vinyl Tile	45%			2031	**	3	\$7,300	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : 1st, 2nd And 3rd Floors</i>								
Vinyl Tile	10%			2023	\$41,200	3	\$1,600	C
Interior Walls								
Ceramic Tile	5%			2026	**	5	\$2,300	C
Concrete Masonry Unit	15%			LIFE	**	5	\$2,800	C
Plaster	45%			LIFE	**	5	\$6,300	C
<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : 1st, 2nd, And 3rd Floors</i>								
SGFT/Glazed Masonry	35%			LIFE	**			C

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	10%			2028	**	5	\$4,300	B
AcousTileSusp.Lay-In	25%			2040	**	5	\$10,900	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : 1st, 2nd And 3rd Floors</i>								
Plaster	65%	Now	\$24,100	LIFE	**	5	\$17,600	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stairwell Y</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairwell Y</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	**	5	\$800	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Electrical Room</i>								
<hr/>								
Raceway								
Conduit	90%			2023		1		B
Conduit	10%			2049	**	1		B
<hr/>								
Panelboards								
Fused Disc Sw	10%			2022		5	\$100	B
Molded Case Bkrs	70%			2022		5	\$500	B
Molded Case Bkrs	20%			2045	**	5	\$200	B
<hr/>								
Wiring								
Braided Cloth	60%	2-4	\$15,600	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2043	**	1		B
Thermoplastic	10%			2049	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	100%			2036	**	5	\$200	B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	B
<hr/>								
Lighting								

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting Fluorescent	65%			2031	* *	10	\$17,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	5%			2018	\$8,600	10	\$1,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	30%			2028	* *	10	\$8,000	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Egress Lighting								
Emergency, Service	50%			2028	* *	1		B
Exit, Service	50%			2028	* *	1		B
Exterior Lighting								
HID	50%			2018	\$6,000	10		B
HID	50%			2033	* *	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2031	* *	1	\$3,300	B
Fire/Smoke Detection								
Generic	100%			2023	\$340,800	1-3	\$17,900	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Natural Gas	100%			2033	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2036	* *	1	\$14,400	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2039	* *	4	\$2,100	B
Terminal Devices								
Air Handler	20%			2018	\$35,500	1	\$3,600	B
Convactor/Radiator	80%			2028	* *	1	\$7,500	B
Air Conditioning								
Energy Source Electricity	100%			2039	* *	1		B

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Estimates are rounded to the nearest hundred dollars.

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	100%			2018	\$67,700	1		B
Terminal Devices								
Fan Coil - Cooling	30%			2023	\$76,000	1	\$2,800	B
No Component	70%							D
Heat Rejection								
Air Condenser Unit	30%			2028	**	2	\$6,100	B
No Component	70%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$5,700	LIFE	**	2-5	\$16,200	B
<i>Needs Cleaning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	100%			2028	**	2	\$900	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$2,000	2028	**	1		B
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Booster Pump</i>								
Water Heater								
Gas Fired	100%			2021	\$7,700	2	\$400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One Tank Of 70 Gallon Capacity</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$1,400	LIFE	**	1		B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$900	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Backyard Leaders</i>								
Sump Pump(s)								
Submersible	100%			2017	\$6,200	4	\$1,300	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-3</i>								
<i>Explanation : 1 Unit</i>								

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

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

Print Date : 05-Sep-2013

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$79,300	
Interior Architecture	\$127,400	\$41,500
Electrical		\$224,900
Mechanical		\$52,900
Total	\$206,700	\$319,300
Priority A	\$79,300	
Priority B	\$77,600	\$277,800
Priority C	\$49,800	\$41,500
Total	\$206,700	\$319,300

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$71,400		\$1,400	
Interior Architecture	\$120,500		\$900	\$2,600
Electrical	\$13,500	\$500	\$600	\$900
Mechanical	\$12,700	\$2,800	\$3,800	\$8,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$222,100	\$7,200	\$10,600	\$15,900
Priority A	\$71,400		\$1,400	
Priority B	\$49,400	\$7,200	\$8,300	\$13,300
Priority C	\$101,300		\$900	\$2,600
Total	\$222,100	\$7,200	\$10,600	\$15,900



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$54,400	A
Granite Panels	2%			LIFE	**	5	\$900	A
Pre-Cast Concrete	8%	0-2	\$4,300	LIFE	**	5	\$7,900	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entry</i>								
<hr/>								
Windows								
Aluminum	100%	0-2	\$79,300	2040	**	5	\$4,100	A
<i>Air Infiltration, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor, North Side</i>								
<hr/>								
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$26,000	A
Metal Rail	3%			2037	**	5-10	\$2,300	A
Pre-Cast Concrete	7%			LIFE	**	5	\$3,700	A
<hr/>								
Roof								
Modified Bitumen	95%			2029	**	10	\$21,900	A
Sloped Glazing	5%			LIFE	**	5	\$30,700	A
<hr/>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$12,800	C
Ceramic Tile	8%	4+	\$5,100	2027	**	5	\$1,200	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Men's Bathroom In Basement</i>								
<hr/>								
Terrazzo	12%	Now	\$10,400	LIFE	**	5	\$2,700	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Stair Case B</i>								
<hr/>								
Vinyl Tile	55%	4+	\$45,700	2029	**	3	\$6,000	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 2nd And 3rd Floor</i>								
<hr/>								
Vinyl Tile	15%	4+	\$4,200	2019	\$41,500	3	\$1,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Staircase A</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor And Some Sections In Basement</i>								
<i>Explanation : 9x9 Units</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2027	**	5	\$1,800	C
Gypsum Board	10%	0-2	\$13,300	LIFE	**	5	\$2,200	C
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd And 3rd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout 2nd And 3rd Floor</i>								
Marble Panels	5%			LIFE	**	10	\$700	C
Plaster	50%			LIFE	**	5-10	\$15,600	C
Plaster	15%	Now	\$30,100	LIFE	**	5	\$1,600	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Back Storage Room In The Basement</i>								
<i>Explanation : Mold Growing On Walls</i>								
SGFT/Glazed Masonry	15%	0-2	\$25,200	LIFE	**			C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney Chute On 3rd Floor</i>								
Ceilings								
AcousTileSusp.Lay-In	40%	Now	\$77,600	2044	**	5	\$5,800	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$3,600	B
Plaster	50%			LIFE	**	5-10	\$25,100	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$3,000	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$44,500	5	\$600	B
Raceway								
Conduit	100%			2024	\$24,200	1		B
Panelboards								
Molded Case Bkrs	100%			2023	\$22,500	5	\$600	B

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Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Thermoplastic	100%			2024	\$26,000	1		B
Motor Controllers								
Locally Mounted	100%			2022	\$15,500	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent								
	70%			2019	\$80,600	10	\$12,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
	30%			2024	\$34,500	10	\$5,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting								
Emergency, Service								
	50%			2019	\$1,600	1		B
Exit, Service								
	50%			2019	\$1,600	1		B
Exterior Lighting								
HID								
	100%			2019	\$9,200	10	\$100	B
Alarm								
Security System								
No Component								
	80%							D
Generic								
	20%			2019	\$15,300	1	\$1,700	B
Fire/Smoke Detection								
No Component								
	75%							D
Generic								
	25%			2024	\$65,300	1-3	\$3,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		B

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

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

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger	50%			2033	**	1	\$4,800	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2 Steam To Hot Water Converters</i>							
Steam Boiler	50%			2037	**	1	\$9,700	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2 Gas Fired Steam Boilers</i>							
Distribution								
Hot Wtr Piping/Pump	80%			2032	**	4	\$1,200	B
Steam Piping/Pump	20%			2044	**	4	\$300	B
Terminal Devices								
Convactor/Radiator	100%			2037	**	1	\$6,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	15%			2024	\$15,300	2	\$200	B
Split Unit	15%			2024	\$15,300			B
Window/Wall Unit	60%			2022	\$27,300	1		B
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,200	B
Exhaust Fans								
Roof	100%	Now	\$3,500	2029	**	2	\$500	B
	<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : First Floor Roof, 1 Of 5 Burnt Out Exhaust Fan Motor</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2044	**	1		B
Galv Iron/Steel	80%			2022	\$52,900	1		B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Beyond The Boiler Room, The Domestic Hot And Cold Water Piping Are Beyond Their Useful Life Cycle Limit</i>							
Water Heater								
Gas Fired	100%			2022	\$5,200	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2018	\$6,200	4	\$2,000	B
Backflow Preventer								
Generic	100%			2029	**	1	\$1,200	B

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

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

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

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

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

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

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

CAPITAL	FY 2015 - 2018		FY 2019 - 2024	
Miscellaneous Buildings	188,500		116,400	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Miscellaneous Buildings	15,400	12,900	14,500	10,400

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
13731	PEST CONTROL	2,185	52,000	9,100
13732	PEST CONTROL	5,700	135,600	23,700
13733	STATEN ISLAND ANIMAL SHELTER	4,927	117,200	20,400

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