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

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



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

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

Asset #: 132

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod
terior								
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	Α
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	Α
Roof								
Modified Bitumen	95%			2032	* *	10	\$22,900	A
Skylight, Metal/Glass	5%			2034	* *	10	\$4,000	Α
erior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$6,700	C
Ceramic Tile	5%			2027	* *	5	\$1,500	$\mathbf{C}$
Terrazzo	15%			LIFE	* *	5	\$7,100	$\mathbf{C}$
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	В
Exposed Concrete	5%			LIFE	* *	5-10	\$1,900	В
Plaster	60%			LIFE	* *	5-10	\$31,400	В
Plaster	15%	Now	\$7,800	LIFE	* *	5	\$2,900	В
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 25%			
	Location	ı : Third Fl	oor					

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts	•					
Service Equipment						
Fused Disc Sw	100%	2024	\$3,000	5	\$100	В
	Other Observation, Extent: Moderate,	Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation: Main Service Switch R	ated @ 600 A	Amperes			

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

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

Asset #: 132

Electrical	Current R	epair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts Switchgear / Switchboard Fused Knife Sw	100% 2-4 Obsolete Equipment, I Location: Basement Other Observation, Ex	Boiler Room ctent : Moderate, 1			5	\$100	В
	Location : Electrica Explanation : Obsol						
Raceway	2. promotion ( Coses	zie zgpe					
Conduit	90%		2024	\$21,800	1		В
Conduit	10%		2034	* *	1		В
Panelboards Fused Toggle Switch	40% 2-4 On Extended Life, Ext Location : Basement		2049 rea Affecte	* * d : 100%	5	\$100	В
Molded Case Bkrs	40%		2023	\$9,000	5	\$200	В
Molded Case Bkrs	20%		2032	* *	5	\$100	В
Wiring Braided Cloth	70% 2-4 Insulation Aged, Exter Location : Througho		2049 ea Affected	**	1		В
Thermoplastic	30%		2034	* *	1		В
Motor Controllers							
Locally Mounted	50%		2029	* *	5	\$100	В
Locally Mounted	50%		2022	\$7,700	5	\$100	В
Ground Grounding Devices Generic	100%		LIFE	* *	5	\$700	В
Lighting Interior Lighting Fluorescent	60% Other Observation, Ex Location : Througho Explanation : T-12 1	ut The Building	2024 Area Affect	\$72,100 red : 100%	10	\$11,200	В
Fluorescent	2% Other Observation, Ex Location : Stair Cas Explanation : Comp	atent : Moderate, A		\$2,400 red: 100%	10	\$400	В
Fluorescent	38% Other Observation, Ex Location : Througho Explanation : T8 La	ctent : Moderate, A out The Building	2024	\$45,700 red: 100%	10	\$7,100	В
Egress Lighting	•	-					
Emergency, Battery	50%		2024	\$4,200	10	\$2,500	В
Exterior Lighting	50%		2024	\$1,700	1		В
HID	100%		2024	\$9,600	10	\$100	В

#### Alarm

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

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

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

Asset #: 132

Electrical	Current Repair	Future Replacement	Mai	ntenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm					
Security System					
Generic	100%	2024 \$79,700	1	\$8,700	В
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location: Throughout The Building				
	Explanation: Intrusion Alarm Only,	Motion Sensors And Panic I	Doors		
Fire/Smoke Detection					
Generic	100%	2029 * *	1-3	\$14,300	В
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location : Throughout The Building				
	Explanation : Strobe Lights, Manual	Pull Station, Alarm Bells Ar	nd Smoke D	Detectors	

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		В
Conversion Equipment								
Steam Boiler	100%			2029	* *	1	\$20,200	В
			Extent : Light, Area	Affected	: 100%			
	Location	: Boiler R	Room					
	Explana	tion : 2 Un	eits					
Distribution								
Steam Piping/Pump	100%	Now	\$3,200	2034	* *	4	\$1,000	В
			Ioderate, Area Affe		ó			
	Location	: Vacuum	Condensate Pump.	S				
Terminal Devices								
Air Handler	10%			2024	\$12,500	1	\$1,300	В
Convector/Radiator	90%			2029	* *	1	\$5,900	В
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment								
Window/Wall Unit	30%			2022	\$14,300	1		В
No Component	70%							D
Terminal Devices								
Direct Expansion	10%			2024	\$2,200	1		В
No Component	90%							D
Heat Rejection								
Air Condenser Unit	10%			2024	\$1,400	2	\$1,400	В
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,000	В
Exhaust Fans								
Interior	100%			2019	\$25,500	2	\$600	В

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

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

Asset #: 132

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2029	* *	1		В
Water Heater							
Gas Fired	100%		2022	\$5,400	2	\$300	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100% Now	\$1,600	LIFE	* *	1		В
	Blockage /Clogged,		Area Affe	ected : 100%			
	Location : Baseme	nt					
Sump Pump(s)							
Rigid Piping	100%		2024	\$10,300	4	\$2,000	В
Sewage Ejector(s)							
Electric	100%		2029	* *	4	\$1,300	В
<b>Backflow Preventer</b>							
Generic	100%		2032	* *	1	\$1,300	В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location: B-3						
	Explanation : 1 Ui	iit					
Fire Suppression							
Sprinkler							
No Component	95%						D
Generic	5%		2044	* *	1-2	\$300	В
Chemical System	0.0-1						_
No Component	80%		-01-			<b>.</b>	D
Generic	20%		2019	\$4,900	1-3	\$9,000	В
	Other Observation,	_	Affected	: 100%			
	Location: Throug						
	Explanation : Fire	Extinguishers					

<sup>\*\*</sup> 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 : BAINBRIDGE FACILITY
Address : 2556 BAINBRIDGE AVE.

Borough : BRONX Agency's Number : N/A

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



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

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

Asset #: 4223

rchitecture	Current Repair	Future Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
xterior			•		•
Exterior Walls					
Masonry: Brick	90%	LIFE **	5	\$44,400	Α
	Other Observation, Extent: Moderate Location: Entire Building Is Curren Explanation: Building Formery Use	tly Unoccupied	ence Libr	ary	
Masonry: Limestone	10% Now \$34,200	LIFE **	5	\$3,700	A
•	Jnt Mortar Miss/Erod, Extent : Moder Location : At Window Sills			. ,	
Windows					
Glass Block	2% Now \$500	LIFE **	5	\$100	A
	Broken/Missing Elements, Extent : Mo Location : Wall Facing Lower Roof	oderate, Area Affected : 5%			
Metal Clad	5% Now \$27,500	2046 **	5	\$1,500	A
	Air Infiltration, Extent : Moderate, Ar Location : Basement	ea Affected : 25%			
	Ctrwt/Balnc Not Funct, Extent : Mode	rate, Area Affected : 50%			
	Location: Basement				
	Deteriorated Finish, Extent : Moderat	e, Area Affected : 50%			
	Location: Basement				
Wood	30% Now \$34,800	2029 **	5	\$13,900	A
	Broken/Missing Elements, Extent: Set Location: Throughout	vere, Area Affected : 30%			
	Thermally Inefficient, Extent : Modera Location : Throughout	nte, Area Affected : 100%			
Wood	63% 2-4 \$182,500	2046 **	5	\$29,200	Α
	Air Infiltration, Extent : Moderate, Ar Location : Throughout				
	Deteriorated Finish, Extent : Moderat Location : Throughout	te, Area Affected : 50%			
	Split/Cracked, Extent : Moderate, Are	a Affected : 35%			
	Location : Throughout	55			
Parapets	<u> </u>				
Masonry: Brick	90% Now \$58,300	LIFE **	5	\$4,400	A
·	Jnt Mortar Miss/Erod, Extent : Moder Location : Throughout	rate, Area Affected : 40%			
Masonry: Limestone	10%	LIFE **	5	\$600	A
Roof					
Built-Up (BUR)	100%  Patching Evident, Extent: Moderate,  Location: Throughout	2016 \$129,100 Area Affected : 20%	10	\$24,000	A

Interior

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

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

Asset #: 4223

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
terior								
Floors								
Carpet	20%		\$52,800	2023	\$52,800	3	\$13,500	C
		ır/Impact D ı : Through	amage, Extent : Se out	vere, Are	ea Affected : 100%			
Cast in Place Concrete	10%			LIFE	* *	5	\$9,800	С
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
Ž		ır/Impact D ı : Through	amage, Extent : Se out	vere, Are	ea Affected : 100%			
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
			xtent : Moderate, A nt Workroom / Libr					
Ceilings								
AcousTile,Adhered	45%	Now	\$121,200	2041	* *	5	\$10,100	В
		ır/Impact D ı : Through	amage, Extent : Se out	vere, Are	ea Affected : 100%			
<b>Exposed Concrete</b>	20%			LIFE	* *	5	\$1,400	В
Plaster	35%	Now	\$13,400	LIFE	* *	5	\$9,800	В
		lam Surface	e, Extent : Moderat at Workroom And T		55		. ,	

Electrical	Cu	ırrent Repair	Futur	e Replacement	M	aintenance	
System Component Type	/	l Date Estimated ( ears)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Inder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2021	\$3,000	5	\$800	В
	Other Observa	ution, Extent : Moder	ate, Area Affe	cted : 100%			
	Location: E	lectrical Room					
	Explanation: One 700 Amps Main Disconnect Switch						
Switchgear / Switchboard							
Molded Case Bkrs	100%		2021	\$44,500	5	\$800	В
Raceway							
Conduit	100%		2021	\$24,200	1		В
Panelboards							
Molded Case Bkrs	40%		2029	* *	5	\$300	В
Molded Case Bkrs	60%		2020	\$20,200	5	\$500	В
Wiring							
Braided Cloth	50% 2	2-4 \$13,0	000 2046	* *	1		В
	Insulation Aged, Extent: Moderate, Area Affected: 100%						
	Location : Electrical Room						
Thermoplastic	50%		2031	* *	1		В

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

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

Asset #: 4223

Electrical	Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts							
Motor Controllers							
Locally Mounted	100%		2019	\$20,600	5	\$200	В
Ground							
Grounding Devices							
Generic	100% 2-4	\$900	LIFE	* *	5	\$400	В
	Other Observation, Extent:	Moderate, Ar	ea Affe	cted : 100%			
	Location: Water Main						
	Explanation : Corroded						
Lighting							
Interior Lighting							
Exit	5%		2021	\$900	2	\$300	В
Fluorescent	10%		2021	\$17,700	10	\$2,800	В
	Other Observation, Extent:	Moderate, Ar	ea Affe	cted : 100%			
	Location : First And Secon	d Floors					
	Explanation: Using T8 La	mps					
Fluorescent	80%		2016	\$141,700	10	\$22,000	В
	Other Observation, Extent:	Moderate, Ar	ea Affe	cted : 100%		. ,	
	Location : Throughout The						
	Explanation : Using T12 L	apms					
Incandescent	5%		2016	\$8,900	2		В
Egress Lighting							
Exit, Service	100%		2016	\$5,000	1		В

Mechanical	Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2041	* *	1		В
Conversion Equipment							
Steam Boiler	100%		2026	* *	1	\$29,800	В
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Throughout	The Building					
	Explanation: 1 Unit.	This Building Is	Vacant	And Not Being Use	ed		
Distribution							
Steam Piping/Pump	100% 0-2	\$23,800	2031	* *	4	\$1,500	В
1 0 1	Corroded, Extent: Mode	rate, Area Affec	cted : 10	%			
	Location: Basement						
Terminal Devices							
Convector/Radiator	100%		2026	* *	1	\$9,700	В
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		В

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

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

Asset #: 4223

Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	100%			2021	\$157,200	2	\$1,900	В
			tent : Light, Area	Affected	: 100%			
	Location							
	Explana	ion : 4 Unit	S					
Heat Rejection								
Air Condenser Unit	100%			2021	\$68,000	2	\$20,900	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,700	В
Exhaust Fans								
Roof	100%			2021	\$27,100	2	\$900	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$10,200	2026	* *	1		В
			derate, Area Affe	cted : 10	%			
	Location	: Basement						
Water Heater								
Gas Fired	100%			2016	\$7,900	2	\$500	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Not Accessible	100%							D

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

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

### Print Date: 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

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



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

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

Asset #: 1980

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior								
Exterior Walls						_	4.200	
Cast in Place Concrete	3%	0-2	\$4,000	LIFE	**	5	\$6,300	A
	_	Crumbling, 1 : Window	Extent : Light, Ard Sills	ea Affecto	ed : 2%			
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						_	* 4 400	
Masonry: Brick	75%			LIFE	* *	5	\$4,400	A
Masonry: Limestone	10%			LIFE	* *	5	\$700	A
Metal Parel	5%			2033	**	5	\$1,100	A
Metal Rail	10%			2036	* *	5-10	\$10,600	A
Roof Modified Bitumen	95%			2028	* *	10	\$30,400	٨
Skylight, Metal/Glass	93% 5%			2028	* *	10	\$5,300	A A
Interior	3 /0			2033		10	\$3,300	Λ
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,400	С
Ceramic Tile	5%	2-4	\$2,200	2032	* *	5	\$1,000	C
		ded, Extent a : Bathroo	: Light, Area Affec ms	cted : 5%	í			
Terrazzo	15%			LIFE	* *	5	\$4,800	С
Vinyl Tile	75%			2028	* *	3	\$11,400	C
Interior Walls								
Ceramic Tile	5%	2-4	\$3,700	2032	* *	5	\$1,300	C
		ded, Extent 1 : Bathroo	: : Moderate, Area . ms	Affected	: 5%			
Gypsum Board	40%			LIFE	* *	5	\$12,200	С
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
		Crumbling, 1 : Stairwel	Extent : Moderate l Y	, Area Aj	ffected : 10%			
SGFT/Glazed Masonry	20%			LIFE	* *			С
Ceilings								
AcousTileSusp.Lay-In	20%			2036	* *	5	\$8,100	В
AcousTileSusp.Lay-In	20%	0-2	\$2,700	2028	* *	5	\$4,100	В
		d/Bulging, i : Lobby	Extent : Light, Area	a Affecte	d : 5%			
Gypsum Board	20%			LIFE	* *	5	\$10,100	В
Metal Panel	10%			LIFE	* *	5	\$5,100	В
Plaster	30%			LIFE	* *	5	\$7,600	В

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

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

Asset #: 1980

lectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$100	В
		ervation, E : Electrica	Extent : Moderate, A	Area Affe	ected : 100%			
			u Koom 1600 Amps Main D	)isconnac	et Switch			
Switchgear / Switchboard	Елрини	ion . One	1000 Amps Muin D	isconnec	i Swiich			
Fused Disc Sw	90%			2043	* *	5	\$100	В
Molded Case Bkrs	10%			2023	\$4,400	5	\$100	В
Raceway					. ,		,	
Conduit	90%			2023	\$21,800	1		В
Conduit	10%			2043	* *	1		В
Panelboards								
Fused Disc Sw	10%			2022	\$3,400	5	\$100	В
Molded Case Bkrs	70%			2022	\$23,600	5	\$600	В
Molded Case Bkrs	20%			2045	* *	5	\$200	В
Wiring								_
Braided Cloth	60%	2-4	\$15,600	2048	* *	1		В
		-	ent : Moderate, Are out The Building	а Ајјесте	ea: 100%			
Thermonlectic	30%	. Inrough	our The Building	2043	* *	1		В
Thermoplastic Thermoplastic	10%			2043	* *	1		В
Motor Controllers	1070			2049		1		ъ
Locally Mounted	100%			2021	\$20,600	5	\$200	В
round	10070			2021	Ψ20,000		Ψ200	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	В
and-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$9,500	В
Generators	400			• • • •			<b>*1*</b> 000	_
Diesel	100%			2036	**	1	\$12,000	В
		ervation, E : Generat	Extent : Moderate, A	Area Affe	ectea : 100%			
		tion : One						
Batteries	Елриана	ion . One	JOU KW					
Lead/Acid	100%			2018	\$600	5	\$1,100	В
Fuel Storage	10070			2010	Ψ000		Ψ1,100	
Main Tank	100%			2058	* *	5	\$800	В
		ervation, E	Extent : Moderate, A		ected : 100%		, - 3 -	
	Location	: Generat	or Room					
	Explana	tion : One	400 Gals					

Lighting

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

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

Asset #: 1980

Electrical	Current Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting						
Interior Lighting						
Fluorescent	80%	2028	* *	10	\$19,900	В
	Other Observation, Extent : Moder	ate, Area Affected	l : 100%			
	Location : Throughout The Buildi	ing				
	Explanation: T-8 Lamps					
Fluorescent	10%	2028	* *	10	\$2,500	В
	Other Observation, Extent : Moder	ate, Area Affected	l : 100%			
	Location: Throughout					
	Explanation: T-5 Lamps					
Fluorescent	10%	2018	\$16,000	10	\$2,500	В
	Other Observation, Extent : Moder	ate, Area Affected	l : 100%			
	Location: Throughout					
	Explanation: T-12 Lamps					
Egress Lighting						
Emergency, Service	40%	2028	* *	1		В
Emergency, Battery	10%	2023	\$1,100	10	\$700	В
Exit, LED	45%	2051	* *	1		В
Exit, Service	5%	2023	\$200	1		В
Exterior Lighting						
HID	100%	2023	\$12,800	10	\$100	В
Alarm						
Fire/Smoke Detection						
Generic	100%	2031	* *	1-3	\$19,100	В

Mechanical	Current Repair	Future I	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2043	* *	1		В
Conversion Equipment						
Hot Water Boiler	100%	2028	* *	1	\$13,400	В
	Other Observation, Extent: Light, A	Area Affected : .	100%			
	Location : Boiler Room					
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$2,000	В
Terminal Devices						
Air Handler	25%	2023	\$41,500	1	\$4,200	В
Convector/Radiator	75%	2036	* *	1	\$6,600	В
Air Conditioning						
Energy Source						
Electricity	100%	2039	* *	1		В

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

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

Asset #: 1980

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Air Conditioning								
Conversion Equipment	250/	N	<b>#700</b>	2020	* *	2	<b>#200</b>	D
Ext Pkg Unit - Cooling	Location R-22 Refr	oning, Exte 1 : Temp. C	\$700 nt : Moderate, Ared Iontrol System tent : Light, Area A Roof		d : 10%	2	\$300	В
Window/Wall Unit	75%			2018	\$47,400	1		В
Terminal Devices Air Handler/Cool/Ht	25%			2028	* *	1	\$4,200	В
No Component	75%							D
Heat Rejection								
Air Condenser Unit	25%			2023	\$15,400	2	\$4,700	В
No Component	75%							D
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,100	В
Exhaust Fans	10070			LIII		2-3	\$13,100	ъ
Roof	100% Noisy/Vib Location	rating, Exte	\$1,200 ent : Moderate, Are	2023 a Affecte	\$24,500 ed:10%	2	\$700	В
Plumbing	<u> Locumor</u>							
H/C Water Piping								
Galv Iron/Steel	100%			2036	* *	1		В
Water Heater								
Gas Fired	Location	ı : Mechani	Extent : Light, Area ical Room Tank Of 70 Gallon			2	\$400	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100%			2023	\$10,300	4	\$2,000	В
Backflow Preventer Generic	100%			2028	* *	1	\$1,700	В
Fixtures Generic	100%							В
Vertical Transport Elevators								
Geared Traction	Location		Extent : Light, Area	LIFE Affected	* * ! : 100%			С

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

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

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### 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	

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



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

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

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

Asset #: 13734

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod
xterior								
Exterior Walls	<b>5</b> 0/	2.4	Φ4 000	LIEE	* *	~	<b>#2.000</b>	
Cast in Place Concrete	5%		\$4,900	LIFE		5	\$3,800	A
		Crumbling, n : Through	Extent : Light, Are out	ea Affecti	ea : 10%			
Fiberglass Panel	5%	Now	\$600	2025	* *	5	\$1,400	A
		issing Elem n : Through	nents, Extent : Ligh out	t, Area A	ffected : 10%			
Metal Coiling Doors	5%	Now	\$4,600	2035	* *	5	\$1,200	A
Ç		lissing Elem n : Through	nents, Extent : Ligh out	t, Area A	ffected : 10%			
Stucco Cement	85%	Now	\$40,300	2035	* *	5	\$16,100	A
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 20%			
	Location	n : Through	out					
Roof Plaza Roof: Stone Panel	Miss/Dan Location	naged Flash n : Through	\$68,000 iings, Extent : Ligh out Extent : Moderate, A		-			A
	_	n : Through						
		netration, E n : Through	xtent : Light, Area out	Affected	: 10%			
erior 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	_		\$35,100 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$7,500	С
Ceilings								
AcousTileSusp.Lay-In			\$19,600 nents, Extent : Mod out	2027 erate, Ar	* * ea Affected : 25%	5	\$7,400	В

Electrical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						•
Service Equipment						
Fused Disc Sw	100%	2042	* *	5		В
	Other Observation, Extent : Moderate,	Area Affected : .	100%			
	Location: Electrical Room					
	Explanation: One 1200 Amps Main 1	Disconnect Switc	h			
Switchgear / Switchboard						
Fused Disc Sw	100%	2042	* *	5		В

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

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

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

Asset #: 13734

Electrical	Current Repair	Future Rep	olacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	ated Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Raceway						
Conduit	100%	2042	* *	1		В
Panelboards						
Fused Disc Sw	15%	2038	* *	5		В
Molded Case Bkrs	85%	2038	* *	5	\$200	В
Wiring	1000/	20.12	als als			-
Thermoplastic	100%	2042	* *	1		В
Motor Controllers	1000/	2027	als als	_	<b>\$100</b>	-
Locally Mounted	100%	2035	* *	5	\$100	В
Ground						
Grounding Devices	1000/	LIEE	* *	_	¢100	D
Generic	100%	LIFE	* *	5	\$100	В
Stand-by Power						
Transfer Switches	1000/	2035	* *	1	\$2,000	D
Automatic	100%	2055		1	\$3,000	В
Generators Diesel	100%	2031	* *	1	\$3,800	В
Diesei	Other Observation, Extent : I			1	\$3,000	Ь
	Location: Basement	поистине, Атей Ајјесней .	10070			
	Explanation: One 265 Kw					
Batteries	Explanation . One 203 KW					
Lead/Acid	100%	2016	\$600	5	\$400	В
Fuel Storage	10070		Ψ000		Ψ.00	
Main Tank	100%	2050	* *	5	\$300	В
	Other Observation, Extent : I		: 100%		,	
	Location : Generator Roon	ı				
	Explanation : One 400 Gal	S				
Lighting						
Interior Lighting						
Fluorescent	100%	2027	* *	10	\$9,000	В
	Other Observation, Extent:	Moderate, Area Affected .	: 100%			
	Location: Throughout					
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Service	50%	2027	* *	1		В
Exit, Service	50%	2027	* *	1		В
Exterior Lighting				_		_
HID	100%	2027	* *	10		В
Alarm						
Security System						_
No Component	70%					D
Generic	30%	2027	* *	1	\$1,100	В
Fire/Smoke Detection						_
Generic	100%	2027	* *	1-3	\$6,300	В

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

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

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

Asset #: 13734

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							
Electricity	100%		2042	* *	1		В
Conversion Equipment							
Furnace	100%		2027	* *	1	\$4,900	В
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$5,500	В
Terminal Devices							
Air Handler	100%		2027	* *	1	\$6,100	В
Air Conditioning							
Energy Source	1000/		2020	de de			
Electricity	100%		2038	* *	1		В
Conversion Equipment	1000/		2027	ale ale	2	Φ.co.o.	ъ
Ext Pkg Unit -	100%		2027	* *	2	\$600	В
Heating/Cooling							
Distribution	1000/		LIDE	* *	2	φ1 <b>2</b> 000	ъ
Ductwork/Diffusers	100%		LIFE	* *	2	\$12,800	В
Terminal Devices	1000/		2027	* *	1	ΦC 100	ъ
Air Handler/Cool/Ht	100%		2027	* *	1	\$6,100	В
Ventilation							
Distribution	1000/		LIPE	* *	2.5	Φ5 500	ъ
Ductwork/Diffusers	100%		LIFE	de de	2-5	\$5,500	В
Exhaust Fans	1000/		2027	* *	2	¢200	D
Roof	100%		2027	-11-	2	\$300	В
Plumbing							
H/C Water Piping	70%		2042	* *	1		D
Brass/Copper Galv Iron/Steel	30%		2042	* *	1		B B
	30%		2027		1		В
Water Heater Gas Fired	100%		2020	\$2,600	2	\$100	D
Gas Filed	0ther Observation, E	Extent : Moderate /		\$2,600	2	\$100	В
	Location : Mechan		теи Аује	ciea . 10070			
	Explanation: Two						
Sanitary Piping	Елрининоп . 1 WO	100 Gais					
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	100/0		LILL		1		
Cast Iron	100%		LIFE	* *	1		В
Backflow Preventer	100/0		LH E		1		
Generic Generic	100%		2022	\$1,100	1	\$600	В
Fixtures	100/0		2022	Ψ1,100	1	ΨΟΟΟ	
Generic	100%						В
Fire Suppression	100/0						
Sprinkler							
No Component	50%						D
Generic	50%		2032	* *	1-2	\$1,400	В
Generic	5070		2032		1-4	Ψ1,700	

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

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

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### 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

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

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



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

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

Asset #: 14653

Architecture		Current I	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior								
Exterior Walls						_		
Masonry: Brick	50%			LIFE	**	5	\$48,500	A
			Extent: Light, Are					
		ı : Through	out, New Building		eted In 2008			
Metal Panel	20%			2050	* *	5-10	\$66,700	A
Metal Panel	7%		\$5,300	2050	* *	5	\$6,400	A
			nents, Extent : Mod	erate, Ar	ea Affected : 20%			
		ı : West Fa						
	-		xtent : Moderate, A	rea Affeo	eted : 25%			
	Location	ı : West Fa	cade					
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
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Through	out					
	Explana	tion : Fixed	l Windows					
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
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Over Sed	cond Floor At South	h Facade	•			
	Explana	tion : Meta	l Rail With Glass					
Pre-Cast Concrete	5%	Now	\$2,500	LIFE	* *	5	\$2,000	Α
	Jnt Morta	r Miss/Ero	d, Extent : Moderat	e, Area A	Affected : 25%			
	Location	ı: Coping						
	Caulking .	Deteriorate	ed, Extent : Modera	te, Area	Affected : 25%			
	Location	i : Coping						
Roof								
Single Ply Membrane	100%			2032	* *	10	\$52,200	A
nterior								
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

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

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

Asset #: 14653

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2041	* *	5	\$18,500	В
Exposed Struc: Steel	20%			LIFE	* *	10	\$18,500	В
Gypsum Board	5%			LIFE	* *	5-10	\$7,900	В
Metal Panel	35%			LIFE	* *	5	\$40,400	В

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2050 * *	5 \$100	В
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location : Electrical Room			
	Explanation : Main Service Switch Re	ated @ 4000 Amperes		
Transformers				
Dry Type	100%	2041 **	5 \$100	В
	Other Observation, Extent : Moderate,	Area Affected : 100%		
	Location: Electrical Room			
	Explanation: 112.5 Kva, 480/277/12	20 Volts		
Switchgear / Switchboard	1000	2050 **	<b>*</b> 0.100	
Fused Disc Sw	100%	2050 **	5 \$100	В
Raceway	1000/	2050 **	4	TD.
Conduit	100%	2050 **	1	В
Panelboards	200/	2016	<b>7</b>	TD.
Fused Disc Sw	30%	2046 **	5 \$200	В
Molded Case Bkrs	70%	2046 **	5 \$600	В
Wiring	1000/	2050 **	4	TD.
Thermoplastic	100%	2050 **	1	В
Motor Controllers	1000/	2041 **	<b>5</b> 000	D
Locally Mounted	100%	2041 **	5 \$200	В
Ground				
Grounding Devices	1000/	1100 **	<b>5</b> \$000	В
Generic	100%	LIFE **	5 \$900	В
Stand-by Power Transfer Switches				
Automatic	100%	2041 **	1 \$9,500	В
	100%	2041	1 \$9,300	
Generators Diesel	100%	2037 **	1 \$12,000	В
Diesei	Other Observation, Extent: Moderate,	2037	1 \$12,000	Б
	Location: Roof	111 cu 1135 cucu . 100/0		
	Explanation: Generator Rated @ 50	0 Kw		
Batteries	ементон . Generator Ratea & 50	J 111V		
Nickel Cadmium	100%	2019 \$600	5 \$6,900	В
THERE Cadmain	100/0	2017 ψ000	υ,,,ου	<u> </u>

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

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

Asset #: 14653

Electrical	Current Repair	Future Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Stand-by Power							
Fuel Storage							
Day Tank	50%	2046 *	* 5	\$2,900	В		
	Other Observation, Extent : Moderate, A	Area Affected : 100%					
	Location: Roof						
	Explanation: 275 Gallons Capacity						
Main Tank	50%	2059 *	* 5	\$500	В		
	Other Observation, Extent : Moderate, A	Area Affected : 100%					
	Location : Basement						
	Explanation: 4000 Gallons Capacity						
Lighting							
Interior Lighting	<b>7</b> 00/	2022		<b>#14.200</b>			
Fluorescent	50%	2032 *	* 10	\$14,200	В		
	T-5 Lamps, Extent : Moderate, Area Affected : 100% Location : Offices						
Fluorescent	50%	2032 *	* 10	\$14,200	В		
	T-8 Lamps, Extent: Moderate, Area Aff	ected : 100%					
-	Location: Throughout The Building						
Egress Lighting					_		
Emergency, Service	50%	2032 *	1		В		
Exit, LED	50%	2059 *	* 1		В		
Exterior Lighting	1000/	2022		<b>4100</b>			
HID	100%	2032 *	* 10	\$100	В		
Alarm							
Security System	700/				Ъ		
No Component	70%	2022 *	k 1	¢2.500	D		
Generic	30% Other Observation, Extent: Moderate, A	2032	* 1	\$3,500	В		
	Location : Hallways	reu Ajjecieu . 10070					
	Explanation: C C T V Surveillance C	amoras					
Fire/Smoke Detection	Explanation . C C 1 v Surveillance C	umerus					
Generic	100%	2032 *	* 1-3	\$19,100	В		
Generic	Other Observation, Extent : Moderate, A		1-3	φ19,100	ъ		
	Location: Throughout The Building						
	Explanation: Manual Pull Station, St.	ohe Lights Alarm Rells	And Smok	e Detectors			

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

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

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

Asset #: 14653

Mechanical		Current F	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	10%			2037	* *	1	\$1,500	В
Pres. Reducing Valve/LP Steam	90%			2033	* *	5	\$1,700	В
Distribution								
Hot Wtr Piping/Pump	10%			2046	* *	4	\$200	В
			Extent : Light, Area	Affected	: 100%			
		: Hallway.						
	Explana	tion : Used	For Hydronic Loo	p				
Steam Piping/Pump	90%			2050	* *	4	\$1,400	В
Terminal Devices								
Air Handler	90%			2029	* *	1	\$17,200	В
Fan Coil Unit/Heat	10%			2032	* *	1	\$1,000	В
Air Conditioning								
Energy Source								
Steam/HW System	100%			2050	* *	1		В
Conversion Equipment								
Absorption	100%			2037	* *	1	\$33,400	В
Chiller/Steam/HW								
			Extent : Light, Area	Affected	: 100%			
	Location	: Basemen	nt .					
	Explana	tion : 2 Chi	llers - Lithium- Bro	omide An	d Water Used As F	Refrigera	nt	
Distribution								_
Chilled Wtr Pipe/Pump	100%			2050	* *	4	\$1,500	В
Terminal Devices								_
Air Handler/Cool/Ht	100%			2032	* *	1	\$19,100	В
Heat Rejection								_
Water Cool Tower	100%			2025	* *	2	\$31,100	В
Ventilation								
Distribution	1000/				ate ate	a -	<b>427.2</b> 00	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,300	В
Exhaust Fans	1.000/			2022	* *	2	ф1 000	D
Roof	100%			2032	* *	2	\$1,000	В
Plumbing								
H/C Water Piping	1000/			2050	* *	1		D
Brass/Copper	100%			2050		1		В
HW Heat Exchanger	1,000/			2044	* *	4	\$4,600	ъ
Low Temp	100%			2044		4	\$4,600	В
Sanitary Piping	1000/			Libb	* *	1		В
Cast Iron	100%			LIFE		1		D
Storm Drain Piping Cast Iron	1000/			LIDD	* *	1		В
	100%			LIFE	-1- sh	1		D
Sump Pump(s) Submersible	1000/			2010	¢< 200	1	ቀኃ ሰሰሳ	D
	100%			2019	\$6,200	4	\$2,000	В
Sewage Ejector(s)	1000/			2022	* *	1	<b>\$2,000</b>	D
Electric	100%			2032	* *	4	\$2,000	В

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

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

Asset #: 14653

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing						
<b>Backflow Preventer</b>						
Generic	100%	2032	* *	1	\$1,900	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent: Location: Travels From B		: 100%			
	Explanation : One Unit					
Fire Suppression						
Sprinkler	1000/	2050	ماد ماد	1.0	Φ0. <b>7</b> 00	ъ
Generic	100%	2050	* *	1-2	\$8,700	В
	Dry System, Extent : Light, A Location : Basement	Area Affected : 100%				
Fire Pump						
Generic	100%	2037	* *	1	\$5,800	В
Chemical System						
No Component	80%					D
Generic	20%	2023	\$4,900	1-3	\$8,300	В
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Throughout					
	Explanation : Fire Extingu	ishers				

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

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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

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



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

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

Asset #: 1985

rchitecture		Current F	Repair	Future Replacement		Maintenance		
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod
terior								
Exterior Walls	o =					_	<b>**</b> **	
Masonry: Brick	Location Sidewalk	: Through	e, Extent : Moderat			5	\$30,700	A
Masonry: Limestone	10%			LIFE	* *	5	\$2,700	A
Granite Panels	5%	Now	\$10,900	LIFE	* *	5	\$1,400	A
Grainte Faileis	Broken/M	issing Elem	\$10,900 nents, Extent : Mod cade Near Ramp			3	\$1,400	A
Windows								
Aluminum	100%			2028	* *	5	\$9,900	Α
Parapets					_	_	<u>.</u>	
Masonry: Brick	95%			LIFE	* *	5	\$4,800	Α
Masonry: Limestone	5%			LIFE	* *	5	\$300	A
Roof Under Construction	100%							D
erior								
Floors	40				de de	_	<b></b>	~
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 C C
Vinyl Tile	50%			2020	\$165,400 * *	3	\$6,500	
Vinyl Tile	20%			2025	* *	3	\$2,600	C
Interior Walls	<b>=</b> 0.				de de	_	4000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$900	C
Glazed Ceramic Panel	10%			LIFE	* *	_		C C C
Gypsum Board	15%			LIFE	* *	5	\$3,900	С
Metal Panel	15%			LIFE	* *			С
Plaster	45%			LIFE	* *	5	\$5,900	С
Plaster	10%	Now	\$8,000	LIFE	* *	5	\$1,300	C
	Location	: Bulkhead						
		etration, E : Bulkhead	xtent : Severe, Ared l	a Affecte	a : 15%			
Ceilings	2001			2025	ale -1-	~	ф <b>д</b> 000	ъ
AcousTileSusp.Lay-In	20%			2025	* *	5	\$7,000	В
AcousTileSusp.Lay-In	20%			2033	* *	5	\$7,000	В
Exposed Concrete	15%			LIFE	* *	5	\$800	В
Plaster	_	Now Crumbling, : Bulkhead	\$3,000 Extent : Moderate	LIFE , Area Aj	* * ffected : 10%	5	\$1,100	В

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

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

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

Asset #: 1985

Electrical	Current Re	pair	Future Replacement		M	Maintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2040	* *	5	\$100	В
	Other Observation, Ext		ea Affe	cted : 100%			
	Location : Electrical						
	Explanation : Main S	ervice Switch Rate	d @ 16	00 Amperes.			
Switchgear / Switchboard							
Fused Disc Sw	100%		2040	* *	5	\$100	В
Raceway							
Conduit	50%		2040	* *	1		В
Conduit	50%		2020	\$12,100	1		В
Panelboards							
Fused Disc Sw	10%		2036	**	5	\$100	В
Molded Case Bkrs	30%		2019	\$10,100	5	\$200	В
Molded Case Bkrs	60%		2036	**	5	\$400	В
Wiring							
Braided Cloth	30% 2-4	+ , ,	2045	**	1		В
	Insulation Aged, Exten		Affecte	d : 100%			
	Location : Upper Flo						
Thermoplastic	70%		2040	* *	1		В
Motor Controllers							
Locally Mounted	70%		2033	* *	5	\$100	В
Locally Mounted	30%		2018	\$6,200	5	\$100	В
Ground							
Grounding Devices							
Not Accessible	100%						D
Lighting							
Interior Lighting							
Fluorescent	98%		2020	\$134,800	10	\$21,000	В
	Other Observation, Ext		ea Affe	cted : 100%			
	Location : Throughou	_					
	Explanation: T12 La	mps					
HID	2%		2020	\$1,900	10		В
Egress Lighting							
Emergency, Battery	50%		2020	\$4,800	10	\$2,800	В
Exit, Service	50%		2020	\$1,900	1		В

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source	1000/		2040	* *	1		D
Natural Gas	100%		2040	* *	1		В

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

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

Asset #: 1985

Mechanical		Current Repair Future F		e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Conversion Equipment								
Furnace	20%			2025	**	1	\$2,300	В
			Extent : Light, Area	Affected	: 25%			
		n: Roof Mo						
		tion: 2 Uni	its				<b>* * * * * * * * *</b>	
Steam Boiler	80%			2033	**	1	\$18,500	В
			Extent : Light, Area	Affected	: 75%			
		ı : Boiler R						
Division of	Explana	tion: 2 Uni	its					
Distribution	1.000/			2040	* *	4	¢1.700	D
Steam Piping/Pump	100%			2040	-11-	4	\$1,700	В
Terminal Devices	200/			2025	* *	1	¢4.200	D
Air Handler	30%			2025	* *	1	\$4,300	В
Convector/Radiator	70%			2033	** **	1	\$5,300	В
Air Conditioning								
Energy Source Electricity	100%			2036	* *	1		В
Conversion Equipment	100%			2030		1		Б
Int Pkg Unit - Cooling	30%			2021	\$102,200	2	\$400	В
Ext Pkg Unit -	60%			2025	**	2	\$900	В
Heating/Cooling	0070			2023		2	Ψλου	D
Window/Wall Unit	10%			2015	\$5,400	1		В
Ventilation	1070			2010	ΨΕ,			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,000	В
Exhaust Fans								
Interior	100%			2025	* *	2	\$700	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2033	* *	1		В
Water Heater								
Gas Fired	100%			2018	\$6,200	2	\$400	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2025	* *	4	\$1,300	В
Sewage Ejector(s)								
Electric	100%			2025	* *	4	\$1,300	В
Backflow Preventer								_
Generic	100%			2025	* *	1	\$1,400	В
Fixtures	100							-
Generic	100%							В

Vertical Transport

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

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

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

Asset #: 1985

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

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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

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



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

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

Asset #: 1986

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

Asset #: 1986

rchitecture	Current Repair	Future Replacement	М	Maintenance			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod		
terior							
Windows	000/	2039 **	_	¢0,000			
Aluminum	90% Unit Inoperable, Extent: Moderate, Are Location: Throughout Other Observation, Extent: Moderate, A Location: Throughout Explanation: All Windows Are Bolted	a Affected : 100%	5	\$9,800	A		
Aluminum	5% Now \$26,000  Deteriorated Finish, Extent: Moderate, Location: Basement, North Stair  Thermally Inefficient, Extent: Moderate Location: Basement, North Stair		5	\$300	A		
Glass Block	5% Now \$6,300 Glazing Broken/Cracked, Extent: Mode Location: North Facade Jnt Mortar Miss/Erod, Extent: Moderat Location: North Facade, North Stair Water Penetration, Extent: Moderate, A Location: North Stairway	e, Area Affected : 25%	5	\$300	A		
Parapets	· · · · · · · · · · · · · · · · · · ·						
Masonry: Brick	80% Now \$176,400  Jnt Mortar Miss/Erod, Extent: Moderate Location: Throughout  Misaligned/Bulging, Extent: Moderate, Location: East Parapet Near South Si Water Penetration, Extent: Moderate, A Location: Third Floor	Area Affected : 10% de	5	\$4,400	A		
Masonry: Limestone	10% Now \$13,200  Int Mortar Miss/Erod, Extent: Moderat Location: Coping  Caulking Deteriorated, Extent: Moderat Location: Coping  Staining/Discoloring, Extent: Moderate Location: Coping	te, Area Affected : 50%	5	\$700	A		
Metal Rail	10%	2036 **	5-10	\$10,000	A		
Roof Modified Bitumen	100% Now \$217,500 Blisters, Extent : Light, Area Affected : Location : North Side	2033 *** 20%		,	A		
	Drains Inad/Misposn, Extent: Moderate Location: Third Floor Roof Vegetation Growth, Extent: Moderate, Location: Drain At Chillers Roof, Can Water Penetration, Extent: Moderate, A Location: Third Floor And Stairs	Area Affected : 10% copy Roof					

Interior

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

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

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

Asset #: 1986

Architecture		Current F	Repair	Future Replacement Ma		aintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
terior									
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	
	Diagonal Cracks, Extent: Moderate, Area Affected: 5%								
	Location	n : South Sto	air						
Glass: Single Pane	2%			LIFE	* *	5	\$700	С	
Gypsum Board	50%			LIFE	* *	5	\$14,400	C	
Plaster	5%	Now	\$2,200	LIFE	* *	5	\$700	C	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 5%								
	Location	ı : Stairs							
Plaster	18%			LIFE	* *	5	\$2,600	С	
SGFT/Glazed Masonry	15%			LIFE	* *		, ,	C	
Ceilings									
AcousTileSusp.Lay-In	80%			2036	* *	5	\$30,600	В	
Exposed Concrete	10%			LIFE	* *	5	\$600	В	
r	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location	n : Mechani	cal Penthouse	- 5					
Gypsum Board	10%			LIFE	* *	5	\$4,800	В	
		netration, E n : Third Fl	xtent : Moderate, A oor	rea Affe	cted : 5%				

ectrical	Current R	epair F	uture	Replacement	Ma	aintenance	
stem Component Type	% of Fail Date Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	20	033	* *	5	\$100	В
	Other Observation, Ex	tent : Moderate, Area	ı Affec	ted : 100%			
	Location : Electrical	Room					
	Explanation: Two M	ain Disconnect Switch	hes Ro	ated At 2500 And	1200 Am	eps	
Switchgear / Switchboard							
Fused Disc Sw	100%	20	033	* *	5	\$100	В
Raceway							
Conduit	100%	20	033	* *	1		В
Panelboards							
Fused Disc Sw	3%	20	031	* *	5		В
Molded Case Bkrs	97%	20	031	* *	5	\$800	В
Wiring							
Thermoplastic	100%	20	033	* *	1		В
Motor Controllers							
Locally Mounted	100%	20	028	* *	5	\$200	В

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

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

Asset #: 1986

Electrical	Current Repair	Future	Replacement	M	aintenance			
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Ground		•						
Grounding Devices								
Generic	100%	LIFE	* *	5	\$400	В		
	Other Observation, Extent : Mo	derate, Area Affec	ted : 100%					
	Location : Water Main							
<del>.</del>	Explanation: Connected With	ı Main Water Pipe						
Lighting								
Interior Lighting	0.80/	2022	¢1.49.000	10	\$22,000	D		
Fluorescent	98% Other Observation, Extent : Mo	2023	\$148,000	10	\$23,000	В		
	Location: Throughout The Bi		tea . 10070					
	Explanation: T-8 Lamps	iiiuing						
Fluorescent	1%	2023	\$1,500	10	\$200	В		
Tuorescent	1% 2023 \$1,500 10 \$200 Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Boiler Room							
	Explanation: T-12 Lamps							
Fluorescent	1%	2023	\$1,500	10	\$200	В		
11001000110	Other Observation, Extent : Mo			10	Ψ200			
	Location : Toilets	. 55						
	Explanation : Compact Fluor	escent Lamps						
Egress Lighting								
Emergency, Service	50%	2023	\$2,100	1		В		
Exit, LED	50%	2038	* *	1		В		
Exterior Lighting								
HID	100%	2023	\$12,100	10	\$100	В		
Alarm								
Security System	700/					D		
No Component Generic	70% 30%	2023	\$30,000	1	\$3,300	D B		
Generic			1 ,	1	\$5,500	Ь		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways And Exit Doors							
	Explanation: C C T V Camer		larm System					
Fire/Smoke Detection	Cuncil							
Generic	100%	2023	\$342,600	1-3	\$18,000	В		
- · · · <del>- ·</del>	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, S	Smoke Detectors, N	Aanual Pull Statio	n And H	orns			

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

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

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

Asset #: 1986

Mechanical		Current F	Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating Conversion Equipment Hot Water Boiler	Location		Extent : Light, Area nt Boiler Room its	2036 Affected	* *	1	\$12,700	В
Distribution Hot Wtr Piping/Pump	100%			2031	* *	4	\$1,900	В
Terminal Devices Air Handler Convector/Radiator Induction Unit	50% 35% 15%			2023 2028 2026	\$78,300 * * * *	1 1 1	\$7,900 \$2,900 \$1,200	B B B
Air Conditioning Energy Source Electricity	100%			2039	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller	100%			2023	\$98,500	1	\$11,900	В
Distribution Chilled Wtr Pipe/Pump	100% Insul. Deta Location	eriorating,	\$2,800 Extent : Moderate,	2033 Area Aff	* * ected : 10%	4	\$1,300	В
Terminal Devices Air Handler/Cool/Ht	100%	v		2023	\$123,300	1	\$15,900	В
Heat Rejection Air Condenser Unit	100%			2023	\$58,000	2	\$17,800	В
Ventilation Distribution Ductwork/Diffusers	Location Other Obs Location	a : Ceiling ( servation, E a : Through				2-5	\$14,300	В
Exhaust Fans Roof	Explana 100%	tion : Clear	ning Needed	2028	* *	2	\$800	В
Plumbing H/C Water Piping Brass/Copper	100%			2028	* *	1	φουυ	В
Water Heater Gas Fired	100% Other Obs	servation, E 1 : Boiler R tion : 2 Un		2022	\$6,800	2	\$400	В
Sanitary Piping Cast Iron	100%			LIFE	**	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В

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

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

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

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

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### Print Date: 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

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



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

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

Asset #: 2788

rchitecture	Current R	epair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
erior			•				•
Exterior Walls							
Masonry: Brick	93%		LIFE	* *	5	\$32,300	A
Masonry: Limestone	5% Now	\$21,700	LIFE	* *	5	\$1,300	Α
	Jnt Mortar Miss/Erod Location : Horizonto		e, Area A	Affected : 100%			
Masonry: Sandstone	2% Now Cracking/Crumbling, Location: Basement Spalling, Extent: Seve Location: Basement	t Window Sills ere, Area Affected		* * fected : 50%	5	\$500	A
	Other Observation, Ex Location: Basement Explanation: This M	t Window Sills					
Windows	Explanation . This is	taieriai Is Actuali	y Diuesio	ne			
Steel	70% Now Air Infiltration, Extend Location: Basement Corrosion/Rusting, Ex	t, Second And Thir	d Floors		5	\$41,500	A
	Location: Basement Thermally Inefficient, Location: Basement	Extent : Moderate	e, Area Aj	ffected : 50%			
<b>Under Construction</b>	30%						D
Parapets							
Masonry: Brick	100% Repairs in Progress, I Location : Througho	_	LIFE a Affected	* * d : 25%	5	\$4,800	A
Roof							
IRMA/Protected Membrane	90%		2020	\$220,300	10	\$23,800	A
IRMA/Protected Membrane	5% Now	\$12,200	2030	* *			A
	Insul Miss/Displaced, Location : Bulkhead	Extent : Moderate	e, Area Ą	ffected : 25%			
	Stone Under Insul, Ex Location : Bulkhead		rea Affec	cted : 25%			
	Worn/Eroded, Extent . Location : Bulkhead	: Moderate, Area	Affected :	25%			
Skylight, Metal/Glass	5% 0-2 Corrosion/Rusting, Ex Location : Bulkhead		2050 Area Affe	* * cted : 50%			A
	Deteriorated Finish, E Location : Bulkhead	Extent : Moderate,	Area Aff	ected : 50%			

Interior

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

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

Asset #: 2788

Architecture	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nterior							
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
-	Other Observation	n, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Third	d Floor					
	Explanation: 9	x9 Units					
Under Construction	30%						D
Interior Walls							
Metal Panel	10%		LIFE	* *			C
Plaster	50%		LIFE	* *	5	\$6,300	C
2 300000		n, Extent : Moderate, .		cted : 5%	-	+ -,	_
	Location : Base		33				
SGFT/Glazed Masonry	10%		LIFE	* *			С
Under Construction	30%		LII L				D
Ceilings	3070						
AcousTileConcealSpLn	20% 0-2	\$51,400	2040	* *	5	\$4,200	В
redustriceonecuispen		ling, Extent : Moderat		fected : 25%	3	Ψ1,200	D
	-	nd And Third Floors	c, 11. cu 11,	,00.00. 20,0			
		ring, Extent : Moderat	e Area At	fected · 50%			
	_	nd And Third Floors	c, 111 cu 11 <sub>j</sub>	<i>jeelea</i> . 5070			
		tent : Moderate, Area	Affected :	25%			
		nd And Third Floors	пусски.	2370			
. Til G . I . I			20.10	* *		Φ1 <b>7</b> 00	D.
AcousTileSusp.Lay-In	10% 0-2	' '	2040		5	\$1,700	В
	_	ling, Extent : Moderat	e, Area A <u>j</u>	fected: 25%			
	Location : Base			2.50 (			
		tent : Moderate, Area	Affected :	25%			
	Location : Base	ment					
Exposed Concrete	10%		LIFE	* *	5	\$500	В
Plaster	30%		LIFE	* *	5	\$6,300	В
<b>Under Construction</b>	30%						D

Electrical	C	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts							
Service Equipment							
Under Construction	100%						D
Switchgear / Switchboard							
Under Construction	100%						D
Raceway							
Conduit	90%		2020	\$21,800	1		В
<b>Under Construction</b>	10%						D

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

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

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts								
Panelboards								
Molded Case Bkrs	90%			2019	\$30,300	5	\$600	В
Under Construction	10%							D
Wiring Braided Cloth			\$23,400 ent : Moderate, Are	2045 a Affecte	* * ed : 100%	1		В
Under Construction	10%							D
Motor Controllers	1070							
Locally Mounted	10%			2033	* *	5		В
Locally Mounted	10%			2025	* *	5		В
Locally Mounted	50%			2018	\$10,300	5	\$100	В
Locally Mounted	30%		\$6,200	2040	* *	5		В
		ded Life, Ex n : Basemen	tent : Moderate, Ai it	rea Affec	eted : 100%			
Ground								
Grounding Devices	<b>#</b> 00.4	2.4	Φ		de de	_	Φ200	
Generic	50%		\$500	LIFE	**	5	\$200	В
		servation, E 1 : Basemen	Extent : Moderate, A	Area Affe	ectea : 100%			
		и . ваѕетен tion : Corre						
Generic	50%		жей	LIFE	* *	5	\$200	В
Lighting	30%			LIFE			\$200	D
Interior Lighting								
Fluorescent	80%			2020	\$105,700	10	\$16,400	В
Tuorescent			Extent : Moderate, A			10	φ10,400	Ь
		ı : Through						
		tion : T12 1						
Under Construction	20%		1					D
Egress Lighting	2070							
Emergency, Battery	50%			2020	\$4,600	10	\$2,700	В
Exit, Service	50%			2020	\$1,800	1	+-,. 30	В
	2070				<b>41,000</b>			

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

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

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

Asset #: 2788

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

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

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

### 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

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



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	0-2	\$110,100	LIFE	* *	5	\$32,900	A
			l, Extent : Light, Ai out All Facades	rea Affec	ted : 10%			
Masonry: Granite	8%			LIFE	* *	5	\$4,400	A
Pre-Cast Concrete	2%			LIFE	* *	5	\$4,800	A
Windows	270			- LII L			ψ 1,000	
Aluminum	80%			2040	* *	5	\$6,800	A
Steel	20%	Now	\$29,500	2032	* *	5	\$10,600	A
			xtent : Moderate, A		cted : 40%		, -,	
	Location	: Through	out					
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	0.504	0.0	<b>44.500</b>	2020	* *			
Modified Bitumen	95%	0-2	\$14,500	2029				A
			lerate, Area Affecte out Main Roof	ed: 10%				
Skylight, Metal/Glass	5%	. Through	nu wain Kooj	2034	* *	10	\$3,500	A
nterior	370			2034		10	\$3,300	А
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$6,400	C
Ceramic Tile	5%			2027	* *	5	\$1,500	Č
Terrazzo	10%			LIFE	* *	5	\$4,600	Ċ
Vinyl Tile	75%	Now	\$62,400	2029	* *	3	\$8,200	C
3	Cracking/	Crumbling,	Extent : Moderate		ffected : 15%		, -,	
	_	_	t, 1st And 2nd Floo	_				
	Worn/Ero	ded, Extent	: Moderate, Area	Affected .	: 25%			
	Location	: Basemen	t, 1st And 2nd Floo	or				
Vinyl Tile	5%	Now	\$13,900	2034	* *	3	\$500	С
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	: Basemen	t					
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 70%			
			t And Room 107					
	Explana	tion : 9 inci	h X 9 inch Tiles					

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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Interior										
Interior Walls										
Marble Panels	5%			LIFE	* *	10	\$600	C		
Plaster	90%	Now	\$146,300	LIFE	* *	5	\$8,000	C		
	Cracking/Crumbling, Extent : Severe, Area Affected : 30% Location : Basement And 1st Floor									
	_	Staining/Discoloring, Extent: Moderate, Area Affected: 20%								
	Location: Basement									
			Extent : Severe, Are	a Affecte	d : 30%					
			it And 1st Floor							
	Explana	tion : Recei	nt Flood Damage A	fter Pipe	e Burst					
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$700	C		
Ceilings										
AcousTileSusp.Lay-In	30%	Now	\$5,800	2029	* *	5	\$4,400	В		
		issing Elen 1 : First Flo	nents, Extent : Seve por	re, Area	Affected : 20%					
	Loose/Mis	ss Fastener	s, Extent : Moderat	e, Area A	Affected : 10%					
	Location	ı : First Fla	oor							
Gypsum Board	5%			LIFE	* *	5-10	\$5,000	В		
Plaster	65%	Now	\$129,900	LIFE	* *	5	\$11,900	В		
	Cracking/Crumbling, Extent: Severe, Area Affected: 30%									
	Location: Storage Room In Basement, Throughout First Floor									
	Paint Peeling, Extent : Severe, Area Affected : 30%									
	Location: Storage Room In Basement, Throughout First Floor									
	Patching Evident, Extent: Moderate, Area Affected: 15%									
			Locations Through							

Electrical	Current Repair	Future R	eplacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Es FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5	\$100	В
	Other Observation, Extent: Moderate	e, Area Affected	d: 100%			
	Location: Electrical Room					
	Explanation: One 1200 Amps Mair	n Disconnect Sv	witch			
Switchgear / Switchboard						
Fused Disc Sw	50%	2044	* *	5		В
Molded Case Bkrs	50%	2024	\$22,200	5	\$300	В
Raceway						
Conduit	90%	2034	* *	1		В
Conduit	10%	2044	* *	1		В

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

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

Asset #: 1575

Electrical	Current Rep	oair	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code			
Under 600 Volts	•		•							
Panelboards	4.05.				_	*100	_			
Fused Disc Sw	10%	<b>\$6.700</b>	2023	\$2,200	5	\$100	В			
Fused Toggle Switch	30% 2-4 Obsolete Equipment, Ex	\$6,700	2049		5	\$100	В			
	Location: Throughout		Агей Ау	естей . 100/0						
	On Extended Life, Exter		rea Affec	ted : 100%						
	Location : Throughou									
Molded Case Bkrs	20%		2040	* *	5	\$100	В			
Molded Case Bkrs	40%		2023	\$9,000	5	\$200	В			
Wiring										
Braided Cloth	70% 2-4	\$18,200	2049	**	1		В			
	Insulation Aged, Extent Location: Throughout		a Affecte	d : 100%						
Th lo			2024	¢5 200	1		D			
Thermoplastic Thermoplastic	20% 10%		2024 2044	\$5,200 * *	1 1		B B			
Motor Controllers	1070		2044		1		ъ			
Locally Mounted	70%		2022	\$10,800	5	\$100	В			
Locally Mounted	30% 2-4	\$4,600	2044	* *	5	,	В			
•	Obsolete Equipment, Ex	Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
	Location: Mechanica									
	On Extended Life, Exter Location : Throughou		rea Affec	ted : 100%						
Ground										
Grounding Devices	1000/ 2.4	0000	LIDD	* *	_	\$200	D			
Generic	100% 2-4 Other Observation, Exte	\$900 ent : Moderate d	LIFE Area Affe		5	\$300	В			
	Location : Water Main		17 00 11970	. 10070						
	Explanation: Corrode	ed								
ighting										
Interior Lighting										
Fluorescent	20%	. 16 7	2029	**	10	\$3,600	В			
	Other Observation, Extended Location: Throughout		Area Affe	cted : 100%						
	Explanation: T-8 Lan									
Fluorescent	10%	ıps	2029	* *	10	\$1,800	В			
Puolescent	Other Observation, Exte	ent : Moderate. A			10	\$1,000	Ъ			
	Location : Throughou		33							
	Explanation: T-5 Lan									
Fluorescent	67%		2019	\$77,200	10	\$12,000	В			
	Other Observation, Exte		Area Affe	cted : 100%						
	Location: Throughout									
	Explanation: T-12 La	mps								
HID	2%		2019	\$1,600	10		В			
Incandescent	1%		2019	\$1,200	2		В			

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

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

Asset #: 1575

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	50%			2019	\$4,000	10	\$2,400	В
Exit, LED	20%			2052	* *	1		В
Exit, Service	30%			2019	\$1,000	1		В
Exterior Lighting								
HID	100%			2019	\$8,800	10	\$100	В
Alarm								
Security System								
No Component	70%							D
Generic	30%			2032	* *	1	\$2,400	В
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2032	* *	1-3	\$5,200	В

Mechanical	Current Repair	Future	Replacement	Ma	aintenance				
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code			
leating									
Energy Source									
Natural Gas	100%	2044	* *	1		В			
Conversion Equipment									
Steam Boiler	100%	2037	* *	1	\$19,400	В			
	Other Observation, Extent : Lig	ht, Area Affected :	100%						
	Location : Basement Boiler R	oom							
	Explanation: 2 Natural Gas I	Fired Steam Boiler	S						
Distribution									
Steam Piping/Pump	100%	2024	\$154,700	4	\$1,400	В			
1 2 1	Corroded, Extent : Moderate, A	rea Affected : 100			. ,				
	Location: Throughout								
	On Extended Life, Extent : Mod	lerate. Area Affecte	ed : 100%						
	Location : Throughout, Steam			Beyond	Their Useful Life				
	Cycle Limit		4 6	,					
Terminal Devices	-								
Convector/Radiator	100%	2022	\$209,200	1	\$6,300	В			
	On Extended Life, Extent : Mod	On Extended Life, Extent: Moderate, Area Affected: 100%							
	Location : Throughout, The S	team Radiators Ar	e Beyond Their U	seful Life	Cycle Limit				
ir Conditioning			-						
Energy Source									
Electricity	100%	2032	* *	1		В			
Conversion Equipment									
Ext Pkg Unit -	40%	2029	* *	2	\$500	В			
Heating/Cooling	10/0	2027		2	Ψ300	ט			
Split Unit	10%	2029	* *			В			
Window/Wall Unit	50%	2019	\$22,800	1		В			
	3070	2019	φ22,800	1		ъ			
Heat Rejection	500/	2020	* *	2	¢ < 000	D			
Air Condenser Unit	50%	2029	* *	2	\$6,800	В			
No Component	50%					D			

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority Code	
Ventilation									
Distribution	1000/				de de	a =	<b>447.200</b>		
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,200	В	
Exhaust Fans Interior	25%	Now	\$600	2019	¢6 100	2	\$100	В	
Interior			ьбоо t : Severe, Area Aff		\$6,100	2	\$100	Ь	
			n . Severe, Area Ajj In Penthouse	ecieu . 2	370				
Roof	75%	. 2 0111151	Ti I chinouse	2029	* *	2	\$500	В	
Plumbing	13/0			2029			ψ300	ъ	
H/C Water Piping									
Brass/Copper	30%			2044	* *	1		В	
Galv Iron/Steel	70%	0-2	\$900	2029	* *	1		В	
			loderate, Area Affe		0%				
	Location	: Basemer	ıt, Deteriorated Wa	ter Mair	n Piping				
Water Heater									
Gas Fired	100%			2023	\$5,200	2	\$300	В	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location	ı : Through	out, The Sanitary F	Piping Is	Beyond Its Useful	Life Cyc	le Limit		
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		В	
			tent : Moderate, Ai						
	Location	i : Through	out, The Storm Pip	ing Is Be	ryond Its Useful Lif	e Cycle I	Limit		
Sump Pump(s)	1000/			2020	* *		φ1 <b>2</b> 00	ъ	
Rigid Piping	100%			2029	* *	4	\$1,300	В	
Fixtures	1.000/							D	
Generic	100%							В	
Vertical Transport Elevators									
Geared Traction	100%			LIFE	* *			С	
Geared Traction		ervation F	Extent : Light, Area		: 100%			C	
		a: B, 1, 2, 3		<i>,,,</i>					
		tion : 1 Un							

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### 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

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



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

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

Asset #: 1572

Architecture		Current R	epair	Futur	e Replacement	M	aintenance			
System Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
xterior										
Exterior Walls										
Masonry: Brick		Now	\$173,700	LIFE	**	5	\$52,000	A		
			l, Extent : Moderat	e, Area A	Affected: 25%					
	Location : Throughout Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%									
				e, Area A	Affected: /5%					
		west And	l South Facades							
Metal/Glass Curt Wall	45%			LIFE	* *	5	\$97,500	A		
Metal Panel	5%	F 1		2051	**	5-10	\$39,700	A		
	Recent Repl Location :		nt, Extent : Light, 1 wer	Area Aff	ected : 100%					
Window Wall	5%	Now	\$15,800	2041	* *	5	\$10,800	A		
	Caulking De	eteriorate	d, Extent : Modera	te, Area	Affected : 100%					
	Location:	West Fac	rade							
Windows										
Aluminum		Now	\$117,000	2037	* *	5	\$12,200	A		
	Broken/Miss Location :	-	ents, Extent : Mode out	erate, Ar	ea Affected : 15%					
	Loose/Miss	Fasteners	, Extent : Moderat	e, Area A	Affected : 15%					
	Location:	Through	out							
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		Now	\$12,800	2031	* *			A		
	Corrosion/Rusting, Extent: Moderate, Area Affected: 10%									
	Location : Over Stair Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
				rate, Are	ea Affected : 10%					
	Location:	Over Sta	ır							
Skylight, Plastic	2%			2034	* *	1		A		

Interior

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code			
nterior											
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%		\$17,200	LIFE	* *	5	\$4,500	C			
	Cracking/ Location	_	Extent : Moderate	, Area Aj	fected : 10%						
X/: 1/m:1			ф <b>272</b> соо	2021	* *	2	Φ10 000				
Vinyl Tile	25%		\$273,600	2031		3	\$10,800	C			
		Adhesion Failure, Extent : Moderate, Area Affected : 25% Location : First Second And Third Floors									
					CC . 1 500/						
		_	Extent : Moderate And Third Floors	, Area Aj	Jectea : 50%						
Vinyl Tile	30%			2026	* *	3	\$13,000	С			
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%		\$115,000	2041	* *	5	\$8,700	В			
			ients, Extent : Mode	erate, Ar	ea Affected : 50%						
	Location	i : Third Fl	oor								
	Worn/Ero	ded, Extent	: Moderate, Area	Affected .	50%						
	Location	ı : Third Fl	oor								
AcousTileSusp.Lay-In	15%			2034	* *	5	\$17,300	В			
AcousTileSusp.Lay-In	35%			2026	* *	5	\$40,400	В			
Exposed Concrete	15%			LIFE	* *	5	\$2,700	В			
Plaster	20%			LIFE	* *	5	\$14,400	В			

Electrical	Current Repair	Future Repla	acement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2021	\$28,500	5	\$300	В
	Other Observation, Extent: Moderate,	Area Affected: 1	100%			
	Location : Electrical Room					
	Explanation: Two Main Service Swit	ches Rated @ 20	00 Amperes	s Each		

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

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

Asset #: 1572

Electrical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts							
Transformers					_		_
Dry Type	100%		2019	\$13,900	5	\$300	В
		n, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Elect						
	Explanation: T	wo 500 Kva					
Switchgear / Switchboard	1.00/		2021	* *	_		D
Fused Disc Sw	10%		2031		5	¢1 000	В
Molded Case Bkrs	90%		2021	\$66,700	5	\$1,800	В
Raceway	700/		2021	¢47.600	1		D
Conduit	70%		2021	\$47,600 * *	1		В
Conduit	30%		2031	* *	1		В
Panelboards Fused Disc Sw	50/		2020	* *	5	¢100	D
Molded Case Bkrs	5% 55%		2029 2029	* *	5 5	\$100 \$1,100	B B
Molded Case Bkrs	40%		2020	\$27,000	5	\$800	В
Wiring	CO0/ 2.4	¢46.500	2046	* *	1		D
Braided Cloth	60% 2-4	\$46,500	2046		1		В
		Extent : Moderate, Are ughout The Building	а Ајјесте	ea: 100%			
		иднош тне Бинату					
Thermoplastic	40%		2031	* *	1		В
Motor Controllers					_		_
Locally Mounted	5%		2019	\$4,800	5		В
Locally Mounted	25%		2026	* *	5	\$100	В
Motor Control Center	20%		2026	**	5	\$400	В
Motor Control Center	50%		2019	\$47,600	5	\$1,100	В
Ground							
Grounding Devices	1000/			de de	_	<b>01.100</b>	
Generic	100%		LIFE	* *	5	\$1,100	В
Stand-by Power							
Transfer Switches	<b>500</b> /		2010	Φ.5. 400		<b>#11.000</b>	ъ
Automatic	50%		2019	\$5,400 * *	1	\$11,900	В
Automatic	50%		2026	* *	1	\$11,900	В
Generators	<b>500</b> /		2017	Φ2 6 700		<b>#14.000</b>	ъ
Diesel	50%		2017	\$36,500	1	\$14,900	В
		n, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Gene						
	Explanation: 20	05 Kw					
Diesel	50%		2024	\$36,500	1	\$14,900	В
		n, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Roof						
	Explanation: 22	25 Kw					
Batteries	100-		2015	<b>*</b>	_	<b>**</b> **-	-
Lead/Acid	100%		2015	\$600	5	\$2,900	В
Fuel Storage				<u>.</u>	_	<b>.</b>	_
Day Tank	25%		2020	\$1,600	5	\$3,600	В
Day Tank	25%		2029	**	5	\$3,600	В
Main Tank	50%		2024	\$5,300	5	\$1,100	В

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

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

Electrical	Current Repair	Future	Replacement	nt Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Lighting							
Interior Lighting							
Fluorescent	10%	2016	\$45,500	10	\$7,100	В	
	Other Observation, Extent : M	oderate, Area Affect	ted : 100%				
	Location: Upper Floors						
	Explanation: T-12 Lamps						
Fluorescent	78%	2021	\$355,000	10	\$55,200	В	
	Other Observation, Extent : M		ted : 100%				
	Location : Throughout The E	Building					
	Explanation: T-8 Lamps						
Fluorescent	10%	2021	\$45,500	10	\$7,100	В	
	Other Observation, Extent: M	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: 1st Floor						
	Explanation: Compact Fluo	rescent Lamps					
HID	1%	2016	\$3,200	10		В	
Incandescent	1%	2016	\$4,600	2		В	
Egress Lighting							
Emergency, Battery	10%	2021	\$3,200	10	\$1,900	В	
Exit, LED	50%	2049	* *	1		В	
Exit, Battery	40%	2021	\$25,400	10	\$2,100	В	
Exterior Lighting							
HID	100%	2021	\$32,000	10	\$200	В	
Alarm							
Security System							
No Component	80%					D	
Generic	20%	2021	\$52,900	1	\$5,800	В	
	Other Observation, Extent : M	oderate, Area Affect	ted : 100%				
	Location: 1st Floor						
	Explanation : CCTV Surveil	lance Camera Syster	n				
Fire/Smoke Detection	1000		********		<b></b>	_	
Generic	100%	2021	\$905,900	1-3	\$49,100	В	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: 1st Floor						
	Explanation : Addressable M	Iaın Control Panel					

Mechanical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating						
Energy Source						
Utility Steam	100%	2031	* *	1		В
•	Other Observation, Extent : Light, Area	Affected: 1009	%			
	Location: Throughout					
	Explanation: Steam From Con Ed					

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

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

Asset #: 1572

Mechanical		Current l	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Conversion Equipment Heat Exchanger	Location		Extent : Light, Area or East M. E. R.	2024 Affected	\$9,300 1:50%	1	\$19,100	В
Pres. Reducing Valve/Ll Steam		uon . 2 On	us	2024	\$27,100	5	\$2,300	В
Distribution								
Hot Wtr Piping/Pump Steam Piping/Pump	50% 50%			2029 2031	* *	4 4	\$1,900 \$2,900	B B
Terminal Devices							. ,	
Air Handler		ent, Extent	\$3,800 : Moderate, Area A sing From Ext. Ahu'			1	\$17,200	В
Air Handler			\$94,300 xtent : Moderate, Ar or M. E. R. #3	2031 rea Affec	* * cted : 20%	1	\$8,600	В
Convector/Radiator	20%			2019	\$165,200	1	\$5,000	В
Fan Coil Unit/Heat	20%			2021	\$261,900	1	\$5,000	В
Air Conditioning					·		•	
Energy Source								
Electricity	100%			2029	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller				2024	\$141,500	1	\$50,100	В
Window/Wall Unit	20%			2016	\$36,000	1		В
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	60%			2031	* *	4	\$3,400	В
No Component	40%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2021	\$118,900	1	\$19,100	В
Air Handler/Cool/Ht	20%		\$59,400	2031	* *	1	\$8,600	В
		-	xtent : Moderate, Ai or M. E. R. #3	rea Affec	eted : 20%			
No Component	40%							D
Heat Rejection								
Water Cool Tower		Extent : S	\$32,500 evere, Area Affected g Beams @ Roof	2019 d:30%	\$108,300	2	\$37,300	В
No Component	40%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$43,000	В
Exhaust Fans				_				
Interior	80%			2021	\$62,400	2	\$1,900	В
Roof	20%			2021	\$13,900	2	\$500	В

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

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

Mechanical	Current Repair	Future F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing		•	-			•
H/C Water Piping						
Brass/Copper	100%	2031	* *	1		В
HW Heat Exchanger						
Low Temp	100%	2021	\$27,100	4	\$7,600	В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2021	\$10,300	4	\$1,300	В
Sewage Ejector(s)						
Electric	100%	2021	\$10,300	4	\$1,300	В
Backflow Preventer						
Generic	100%	2026	* *	1	\$4,800	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators	0.00					~
Geared Traction	90%	LIFE	* *			C
	Other Observation, Extent: Light	t, Area Affected : 9	90%			
	Location: (1) C, B-6 (2) 1-6 Explanation: 3 Units					
Hydraulic	10%	LIFE	* *			С
•	Other Observation, Extent : Light	t, Area Affected : 1	10%			
	Location : B-1					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2041	* *	1-5	\$39,000	В
Sprinkler						
No Component	30%					D
Generic	70%	2041	* *	1-2	\$15,200	В
Fire Pump						
Generic	100%	2030	* *	1	\$14,400	В

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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

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

Total	<b>\$192.100</b>	\$13,000	\$23,300	\$20,000
Priority C	\$44,400		\$3,100	\$1,700
Priority B	\$54,200	\$13,000	\$17,800	\$18,300
Priority A	\$93,500		\$2,400	
Total	\$192,100	\$13,000	\$23,300	\$20,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$14,800	\$5,200	\$9,000	\$12,300
Electrical	\$5,200	\$1,600	\$1,800	\$2,000
Interior Architecture	\$74,600	\$2,300	\$6,100	\$1,700
Exterior Architecture	\$93,500		\$2,400	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

rchitecture	Current	Current Repair Future Replacement Maintenance					
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
kterior							
Exterior Walls	<b>5</b> 0/ N	φ10. <b>3</b> 00		* *	~	ΦΩ ΩΩΩ	
Cast in Place Concrete	5% Now Cracking/Crumbling Location: West For Painted Surfaces, Ex Location: West For	acade xtent : Moderate, Ar		ffected : 5%	5	\$8,000	A
Masonry: Brick	73% Now Horizontal Cracks, I Location: North A Misaligned/Bulging, Location: North A	nd South Facades Extent : Moderate,			5	\$23,200	A
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 Broken/Missing Eler Location: Bulkhed Glazing Broken/Cra Location: Bulkhed Thermally Inefficien Location: Bulkhed	ads cked, Extent : Mode ads t, Extent : Severe, A	erate, Arc	ea Affected : 15%	5	\$1,400	A
Parapets							
Masonry: Brick Masonry: Marble	55% 20% Now Cracking/Crumbling Location: Coping Int Mortar Miss/Ero Location: Coping Caulking Deteriorat Location: Coping Staining/Discoloring	od, Extent : Moderan	te, Area A	Affected : 50% Affected : 50%	5-10 5	\$16,700 \$1,100	A A
	Location: Coping						
Metal Panel	5%		2044	* *	5	\$900	A
Metal Rail	5%		2037	* *	5-10	\$4,000	A
Metal: Cage/Fence	15% Now Corrosion/Rusting, I Location: Lower R Deteriorated Finish, Location: Lower R	Poof Extent : Moderate,			5	\$2,100	A

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

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

Asset #: 133

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior								
Roof								
Modified Bitumen	95%	Now	\$33,200	2029	* *			A
		xtent : Mod : Over Th	derate, Area Affecte	ed : 20%				
					A (C4-1 - 200/			
		agea Fiasr : Over Th	iings, Extent : Mod	erate, Ar	еа Ајјестеа : 20%			
		. Over 1n	.ra 1 1001	2024	* *	1.0	<b>#</b> 4.000	
Skylight, Metal/Glass	5%	F: 1	or Entroy Italy	2034		10	\$4,000	Α
		air Eviaei : Over Sta	nt, Extent : Light, A	геа Ајјес	ctea : 20%			
nterior	Locuiton	. Over su	ш					
Floors								
Ceramic Tile	5%			2033	* *	5	\$1,500	C
Terrazzo	15%	Now	\$13,700	LIFE	* *	5	\$3,600	Č
TOTALLIS			, Extent : Moderate		ffected : 10%	Ü	φε,σσσ	Č
	_	_	nd East Stairs		•			
Vinyl Tile	60%			2029	* *	3	\$6,900	С
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	В
AcousTileSusp.Lay-In	15%			2041	* *	5	\$4,600	В
Gypsum Board	25%			LIFE	* *	5-10	\$26,400	В
Plaster	40%			LIFE	* *	5-10	\$21,100	В

Electrical	Current Re	pair Fu	ure Replace	ment	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost Year FY		d Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Inder 600 Volts							•
Service Equipment							
Fused Disc Sw	100%	204	4	* *	5	\$100	В
	Other Observation, Ext	ent : Moderate, Area A	ffected : 100	%			
	Location : Electrical I	Room					
	Explanation : Main Se	ervice Switch Rated @	2000 Amper	es			
Switchgear / Switchboard							
Molded Case Bkrs	100%	204	4	* *	5	\$600	В
Raceway							
Conduit	10%	202	4	\$2,400	1		В
Conduit	90%	204	4	* *	1		В

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

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

Asset #: 133

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Inder 600 Volts	•	•				•		
Panelboards								
Molded Case Bkrs	90%	2040	* *	5	\$600	В		
Molded Case Bkrs	10%	2023	\$2,200	5	\$100	В		
Wiring								
Braided Cloth		\$2,600 2049	* *	1		В		
	Insulation Aged, Extent : Mod	erate, Area Affecte	d : 100%					
	Location : Basement							
Thermoplastic	90%	2044	* *	1		В		
Motor Controllers								
Locally Mounted	50%	2037	* *	5	\$100	В		
Motor Control Center	50%	2037	* *	5	\$300	В		
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$700	В		
Lighting								
Interior Lighting								
Fluorescent	85%	2029	* *	10	\$16,000	В		
	Other Observation, Extent : M	loderate, Area Affe	cted : 100%					
	Location: Upper Floors							
	Explanation: T-8 Lamps							
Fluorescent	15%	2024	\$18,200	10	\$2,800	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Basement							
	Explanation: T-12 Lamps							
Egress Lighting								
Emergency, Battery	40%	2029	* *	10	\$2,000	В		
Exit, Service	60%	2029	* *	1		В		
Exterior Lighting								
HID	100%	2024	\$9,700	10	\$100	В		
Alarm								
Security System								
No Component	70%					D		
Generic	30%	2024	\$24,100	1	\$2,600	В		
	Other Observation, Extent : M		cted : 100%					
	Location : Hallways, Entry A		-					
FI (0 1 5	Explanation: Intrusion Alar	m System; Motions	Sensors					
Fire/Smoke Detection	1000/	202:	ф <b>ст.</b> 1 0 6 6	1.0	<b>64400</b> 0	т.		
Generic	100%	2024	\$274,900	1-3	\$14,900	В		
	Other Observation, Extent: M		cted : 100%					
	Location: Throughout The E		77 4 734	1 D 21 C				
	Explanation: Strobe Lights,	Smoke Detectors,	Horns And Manua	i Pull Sta	itions			

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

Heating

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

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

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

Asset #: 133

Mechanical	Current R	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source	400-						_
Natural Gas	100%		2034	* *	1		В
Conversion Equipment	1000/		2020	ماد ماد		Φ20.400	
Steam Boiler	100%		2029	**	1	\$20,400	В
	Other Observation, E.		a Affecte	d: 100%			
	Location : Boiler Ro			nn au i			
	Explanation: 2 Boil	ers + Summer Boi	ler For I	B Clinic			
Distribution	1000/		2024	* *		Ф1 000	ъ
Steam Piping/Pump	100%		2034	* *	4	\$1,000	В
Terminal Devices	<b>-</b>						_
Air Handler	5%		2024	\$6,300	1	\$600	В
Convector/Radiator	95%		2029	* *	1	\$6,300	В
Air Conditioning							
Energy Source							_
Electricity	100%		2040	* *	1		В
Conversion Equipment							
Reciprocating	60%		2029	* *	1	\$5,700	В
Compr/Chiller							
	R-22 Refrigerant, Exte	-	ffected :	100%			
	Location : Chillers C	On Roof					
Ext Pkg Unit -	30%		2029	* *	2	\$400	В
Heating/Cooling							
Window/Wall Unit	10%		2019	\$4,800	1		В
Distribution							
Chilled Wtr Pipe/Pump	60%		2044	* *	4	\$900	В
No Component	40%						D
Terminal Devices							
Air Handler/Cool/Ht	60%		2029	* *	1	\$7,600	В
No Component	40%						D
Heat Rejection							
Remote Air Cond	60%		2029	* *	2	\$8,600	В
No Component	40%					,	D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$18,100	В
Exhaust Fans						· · · · · · · · · · · · · · · · · · ·	
Interior	40%		2024	\$10,300	2	\$300	В
Roof	60%		2029	* *	2	\$400	В
Plumbing						+ 0	
H/C Water Piping							
Galv Iron/Steel	100%		2029	* *	1		В
Water Heater							<u> </u>
Gas Fired	100%		2019	\$5,400	2	\$300	В
Sanitary Piping	20070			ψ2,100		Ψ230	
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	100/0						<u> </u>
Cast Iron	100%		LIFE	* *	1		В
Cast IIOII	100%		LIFE		1		D

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

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

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

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### 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

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



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

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

Architecture	Current Rep	air Futu	e Replacement	M	aintenance		
system Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod	
xterior							
Exterior Walls	1.50/	LICE	* *	5	¢2.400	<b>A</b>	
Masonry: Brick	15% Recent Repair Evident, I Location : Throughout			5	\$2,400	A	
Masonry: Limestone	32% Recent Repair Evident, I	LIFE	* *	5	\$3,800	A	
	Location: Throughout		ciea . 2576				
Metal/Glass Curt Wall	45%	LIFE	* *	5	\$13,500	A	
	Recent Replace Evident, Location : Throughout		ected : 100%				
Granite Panels	5%	LIFE	* *	5	\$600	A	
Window Wall	3%	2048	* *	5	\$1,800	A	
Windows							
Aluminum	10%	2044	**	5	\$500	A	
	Recent Replace Evident, Location : Basement	Extent : Light, Area Aff	ected : 100%				
Special Gauge/Ballistic	90%	LIFE	* *	1		A	
	Other Observation, Externation: Throughout Explanation: Recent R		ected : 100%				
Parapets	Explanation : Recent R	ерисстен Влист					
Metal Panel	5%	2048	* *	5	\$700	A	
Metal Rail	85%	2039	* *	5-10	\$55,300	A	
	Recent Replace Evident, Location : Throughout		ected : 100%				
Metal: Cage/Fence	10%	2039	* *	5-10	\$2,800	A	
Roof							
Modified Bitumen	100%	2030	**	10	\$19,700	A	
	Recent Replace Evident, Location: Throughout						
	Other Observation, External Location: Throughout		ected : 100%				
	Explanation: Covered	With Snow					
terior Floors						_	
Cast in Place Concrete	5%	LIFE	* *	5	\$2,000	C	
Ceramic Tile	5%	2035	* *	5	\$900	C	
Granite Panels	5% 50%	LIFE	**	5	\$700 \$4,700	C	
Vinyl Tile	50%	2027	* *	3	\$4,700	C C	
Vinyl Tile	35% Recent Replace Evident, Location: West Section			3	\$3,300	C	

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

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

Asset #: 14331

Architecture	Current Repair Future		acement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin FY	nated Cost Cyc		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
	Recent Replace Evident, Extent : I	Light, Area Affected :	100%		
	Location: West Section				
SGFT/Glazed Masonry	8%	LIFE	* *		С
Ceilings					
AcousTileSusp.Lay-In	45%	2039	** 5	\$8,400	В
	Recent Replace Evident, Extent: 1	Light, Area Affected :	100%		
	Location: Throughout West Sec.	tion			
AcousTileSusp.Lay-In	50%	2035	** 5	\$9,400	В
Gypsum Board	5%	LIFE	** 5	\$1,200	В

Electrical	Current Repa	ir Future	Future Replacement Maintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2048	* *	5	\$100	В
	Other Observation, Exten Location : Electrical Ro		cted : 100%			
	Explanation : Main Serv	rice Switch Rated @ 16	00 Amperes			
Switchgear / Switchboard	•		<u>*</u>			
Fused Disc Sw	100%	2048	* *	5	\$100	В
Raceway						
Conduit	100%	2048	* *	1		В
Panelboards						
Fused Disc Sw	10%	2044	* *	5		В
Molded Case Bkrs	90%	2044	* *	5	\$300	В
Wiring						
Thermoplastic	100%	2048	* *	1		В
Motor Controllers						
Locally Mounted	100%	2039	* *	5	\$100	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	В
Stand-by Power						
Transfer Switches						
Automatic	100%	2039	* *	1	\$4,400	В

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

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

Asset #: 14331

Electrical	Curre	nt Repair	Futur	re Replacement	М	aintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod	
Stand-by Power								
Generators								
Natural Gas	100%		2035	**	1	\$5,500	В	
		n, Extent : Moderate, A ide The Building	Area Affe	ected : 100%				
		atural Gas Genset Rai	ed @ 25	kw				
Batteries								
Lead/Acid	100%		2017	\$600	5	\$500	В	
Lighting								
Interior Lighting								
Fluorescent	100%		2030	* *	10	\$11,500	В	
	Other Observation, Extent: Moderate, Area Affected: 100%							
		ughout The Building						
	Explanation : T	-8 Lamps						
Egress Lighting								
Emergency, Battery	50%		2030	* *	10	\$1,500	В	
Exit, LED	50%		2057	* *	1		В	
Exterior Lighting								
HID	100%		2030	* *	10		В	
Alarm								
Security System								
Generic	100%		2030	* *	1	\$5,300	В	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways							
	Explanation : In	ntrusion Alarm System	Only. M	otion Sensors In Th	ne Hallw	ays		
Fire/Smoke Detection								
Generic	100%		2030	* *	1-3	\$9,100	В	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Thro	ughout The Building						
	Explanation : Si	trobe Lights, Manual I	ull Stati	on And Smoke Dete	ector			

Mechanical	Current R	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							
Electricity	100%		2048	* *	1		В
Conversion Equipment							
Hot Water Boiler	100%		2039	* *	1	\$6,200	В
	Other Observation, Ex	xtent : Light, Area A	ffected	: 100%			
	Location: Basement	t					
	Explanation: 2 Gas	Fired Hot Water B	oilers				
Distribution							
Hot Wtr Piping/Pump	100%		2044	* *	4	\$900	В
Terminal Devices							
Air Handler	50%		2030	* *	1	\$3,900	В
Convector/Radiator	40%		2039	* *	1	\$1,600	В
Fan Coil Unit/Heat	10%		2030	* *	1	\$400	В

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Air Conditioning				•				•
Energy Source								
Electricity	100%			2044	* *	1		В
Conversion Equipment								
Ext Pkg Unit -	67%			2030	* *	2	\$500	В
Heating/Cooling								
No Component	33%							D
Terminal Devices								
Direct Expansion	33%			2030	* *	1		В
No Component	67%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,000	В
Exhaust Fans								
Roof	100%			2030	* *	2	\$400	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	* *	1		В
Water Heater								
Gas Fired	100%			2021	\$3,300	2	\$200	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2030	* *	4	\$1,300	В
<b>Backflow Preventer</b>								
Generic	100%			2030	* *	1	\$800	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								_
Hydraulic	100%			LIFE	**			C
			Extent : Light, Area	Affected	: 100%			
			nt To Second Floor					
	Explanai	tion : I Uni	it - New Doors On	Existing	Cab			
Fire Suppression								
Sprinkler	1000			20.40	ماد دان	1.2	<b>#2.500</b>	ъ
Generic	100%	, · -	14.	2048	**	1-2	\$3,500	В
			Extent : Moderate, A	Area Affe	ectea : 100%			
		_	le Of Structure	. D	4 '11 B E'	D	,	
	Explana	tion : Siame	ese Connection No	t Readily	Accessible By Fir	e Depart	ment	

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

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### 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

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



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

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

Asset #: 1998

rchitecture	Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
kterior							
Exterior Walls	750/		LIDD	* *	_	¢42.000	<b>A</b>
Masonry: Brick	75% Efflorescence, Extent Location: Bulkhead Recent Repair Eviden	ds		5%	5	\$43,800	A
	Location : Repointing	_	геи Ајјес	леи . 50/0			
Masonry: Granite	5%		LIFE	* *	5	\$2,200	A
Masonry: Limestone	5%		LIFE	* *	5	\$2,200	A
,	Recent Repair Eviden Location : Repointing	_	rea Affec	eted : 50%		. ,	
Stucco Cement	15%		2028	* *	5	\$21,900	A
Windows							
Aluminum	100% Recent Replace Evide Location : Through	_	2045 Area Affe	* * ected : 100%	5	\$15,400	A
Parapets							
Masonry: Brick	90% Recent Repair Eviden Location: Repointin	_	LIFE rea Affec	* * cted : 30%	5	\$5,300	A
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
	Recent Replace Evide Location : Through		Area Affe	ected : 100%			
Skylight, Metal/Glass	5%		2049	* *	10	\$5,400	Α
	Recent Replace Evide Location : Main Roo	_	Area Affe	ected : 100%			
erior							
Floors	1.00/		LIEE	* *	~	¢11.200	C
Cast in Place Concrete	10%		LIFE	* *	5	\$11,200	C
Ceramic Tile	5%	¢7.600	2026	* *	5	\$2,600	C C
Terrazzo	10% 4+ Cracking/Crumbling, Location : Stairwell		LIFE , Area A <u>f</u>		5	\$4,000	C
Vinyl Tile	45%		2023	\$217,600	3	\$8,600	С
·	Other Observation, E Location : 1st And 3		Area Affe	cted : 40%			
	Explanation: 9 X 9	Tiles					
Vinyl Tile	30%		2023	\$145,100	3	\$5,700	С
Interior Walls	20/		TIPE	مار مار	~	<b>4.400</b>	~
Glass: Single Pane	3%		LIFE	* *	5	\$1,400	C
Marble Panels	2%		LIFE	* *	_	¢15 200	C C
Plaster	80%		LIFE	* *	5	\$15,300	
SGFT/Glazed Masonry	15%		LIFE	* *			С

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

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

Asset #: 1998

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	2%			2028	* *	5	\$1,000	В
Exposed Concrete	15%			LIFE	* *	5	\$1,200	В
Gypsum Board	10%			LIFE	* *	5	\$6,400	В
Plaster	73%	0-2	\$31,800	LIFE	* *	5	\$23,300	В
	Cracking/C	Crumbling,	Extent : Moderate	, Area A	ffected : 5%			
	Location	: Stairwell	Y					

lectrical	Current Repair			Future Replacement		Maintenance			
rstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod	
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2023	\$5,200	5	\$200	В	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explana	tion : One &	800 Amps Main Dis	sconnect	Switch				
Switchgear / Switchboard									
Molded Case Bkrs	100%			2023	\$59,300	5	\$1,000	В	
Raceway									
Conduit	75%			2023	\$26,400	1		В	
Conduit	20%			2033	* *	1		В	
Conduit	5%			2053	* *	1		В	
Panelboards									
Fused Disc Sw	10%			2022	\$3,400	5	\$100	В	
Fused Toggle Switch	30%	2-4	\$10,100	2048	* *	5	\$100	В	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location	: Through	out						
Molded Case Bkrs	5%			2048	* *	5	\$100	В	
Molded Case Bkrs	55%			2022	\$18,500	5	\$600	В	
Wiring					· · · · · · · · · · · · · · · · · · ·				
Braided Cloth	35%	2-4	\$13,700	2048	* *	1		В	
21	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location: Throughout								
Thermoplastic	10%			2033	* *	1		В	
Thermoplastic	50%			2023	\$19,500	1		В	
Thermoplastic	5%			2053	**	1		В	
Motor Controllers	370			2000					
Locally Mounted	80%			2021	\$20,600	5	\$200	В	
Locally Mounted	20%	2-4	\$5,200	2043	**	5	Ψ200	В	
Locally Woulded	On Extended Life, Extent : Moderate, Area Affected : 100%								
		: Mechani							
ound									

Ground

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

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

Asset #: 1998

Electrical	Current Repair	Futur	Future Replacement		Maintenance						
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority Code					
Ground											
Grounding Devices											
Generic	100% 2-4 \$90		* *	5	\$600	В					
	Other Observation, Extent: Moderate, Area Affected: 100%										
	Location: Basement										
<del>.</del>	Explanation : Corroded										
Lighting											
Interior Lighting	1.00/	2020	* *	10	¢2 100	В					
Fluorescent	10/0 2026 10 \$5,100										
	Other Observation, Extent : Moderate, Area Affected : 100% Location : 1st Floor										
	Explanation: T-8 Lamps										
	90%	2033	* *	10	¢20,100	В					
Fluorescent											
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout										
	Explanation : T-8 Lamps										
Egress Lighting	Explanation . 1-8 Eamps										
Emergency, Battery	40%	2023	\$5,600	10	\$3,300	В					
Emergency, Battery Emergency, Battery	10%	2023	**	10	\$800	В					
Exit, Service	30%	2023	\$1,700	10	φοσο	В					
Exit, Service	20%	2033	**	1		В					
Exterior Lighting	20,0										
HID	100%	2033	* *	10	\$100	В					
Alarm											
Security System											
No Component	70%					D					
Generic	30%	2028	* *	1	\$4,400	В					
Fire/Smoke Detection					•						
Generic	100%	2028	* *	1-3	\$24,000	В					

lechanical		Current Repair			e Replacement	M			
ystem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod	
eating									
Energy Source									
Natural Gas	100%			2043	* *	1		В	
Conversion Equipment									
Steam Boiler	100%			2036	* *	1	\$33,800	В	
	Other Obse	ervation, Exte	ent : Light, Area	Affected	: 100%				
	Location	: Basement							
	Explanati	ion : 2 Natur	al Gas Fired Ste	am Boile	rs				
Distribution									
Steam Piping/Pump	90%			2033	* *	4	\$1,500	В	
Steam Piping/Pump	10%	0-2	\$27,000	2053	* *	4	\$200	В	
1 0 1	Steam Traps Faulty, Extent : Severe, Area Affected : 100%								
	-	: Throughout							

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

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

% of							
Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
•			•				•
100%			2028	* *	1	\$11,000	В
100%			2031	* *	1		В
80%			2022	\$63,600	1		В
20%							D
100%			LIFE	* *	2-5	\$19,000	В
100%			2018	\$42,700	2	\$1,100	В
100%			2033	* *	1		В
100%			2021	\$9,000	2	\$500	В
100%			LIFE	* *	1		В
100%			LIFE	* *	1		В
100%			2023	\$10,300	4	\$2,000	В
100%			2031	* *	1	\$2,100	В
100%							В
100%			LIFE	* *			C
Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
Explana	tion : 1 Uni	t					
	100%  80% 20%  100%  100%  100%  100%  100%  100%  100%  100%  Location	100%  80% 20%  100%  100%  100%  100%  100%  100%  100%  100%  1comparison of the control of the	100%  80% 20%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%	100%       2031         80%       2022         20%       LIFE         100%       2018         100%       2033         100%       2021         100%       LIFE         100%       LIFE         100%       2023         100%       2031         100%       LIFE         Other Observation, Extent : Light, Area Affected         Location : B-3	100%       2031       **         80%       2022       \$63,600         20%       LIFE       **         100%       2018       \$42,700         100%       2033       **         100%       2021       \$9,000         100%       LIFE       **         100%       LIFE       **         100%       2023       \$10,300         100%       2031       **         100%       LIFE       **         Other Observation, Extent: Light, Area Affected: 100%       Location: B-3	100%       2031       ** 1         80%       2022       \$63,600       1         100%       LIFE       ** 2-5         100%       2018       \$42,700       2         100%       2033       ** 1         100%       2021       \$9,000       2         100%       LIFE       ** 1         100%       LIFE       ** 1         100%       2023       \$10,300       4         100%       2031       ** 1         100%       LIFE       ** 2         100%       LIFE       ** 3	100%       2031       ** 1         80%       2022       \$63,600       1         100%       LIFE       ** 2-5       \$19,000         100%       2018       \$42,700       2       \$1,100         100%       2033       ** 1         100%       2021       \$9,000       2       \$500         100%       LIFE       ** 1         100%       LIFE       ** 1       \$2,000         100%       2023       \$10,300       4       \$2,000         100%       2031       ** 1       \$2,100         100%       LIFE       **         Other Observation, Extent : Light, Area Affected : 100%         Location : B-3

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#### 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

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

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



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

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

Asset #: 1981

rchitecture		Current R	lepair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of I Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
xterior	•			-				•
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$105,100	A
Masonry: Brick	3%	Now	\$6,600	LIFE	* *	5	\$2,000	A
			xtent : Moderate, A					
	Location :	Over Reg	gional Director Of	fice On F	Fifth Floor			
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
	Cracking/C	rumbling,	Extent: Moderate	, Area A	ffected : 20%			
	Location :	At Ramp						
	Jnt Mortar	Miss/Erod	l, Extent : Modera	te, Area A	Affected : 25%			
	Location:	Below Ro	атр					
	Misaligned	Bulging, 1	Extent : Moderate,	Area Af	fected : 10%			
	Location:	At Entrai	псе					
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
			xtent : Moderate, A		ected : 25%		, ,	
	Location :	_		00				
	Glazing Bro	oken/Craci	ked, Extent : Mode	rate, Are	ea Affected : 15%			
	Location :				33			
	Thermally I	nefficient.	Extent : Moderate	e. Area A	ffected : 50%			
	Location :				,,,			
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							Ψ.,σσσ	
Modified Bitumen	100%			2029	* *	10	\$19,700	A
terior	10070			2027		10	Ψ1>,700	
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$18,700	C
Ceramic Tile	13%			2033	* *	5	\$5,600	Č
Terrazzo	10%			LIFE	* *	5	\$6,700	C
Vinyl Tile	62%			2029	* *	3	\$9,900	C
Under Construction	5%			2029		3	\$9,900	D
Interior Walls	J /0							ע
Ceramic Tile	10%			2033	* *	5	\$7,200	С
				LIFE	* *	<i>5</i>	\$7,200	C
Concrete Masonry Unit	35%			LIFE	* *		\$3,800	C
Gypsum Board Marble Panels					* *	5-10		
	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

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

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

Asset #: 1981

Architecture	Current Rep	air Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior						
Ceilings						
AcousTileSusp.Lay-In	55%	2037	* *	5	\$23,500	В
	Water Penetration, Exter	it : Moderate, Area Affec	ted : 10%			
	Location : Regional Di	rectors Office On Fifth F	loor			
<b>Exposed Concrete</b>	10%	LIFE	* *	5-10	\$5,300	В
Exposed Struc: Steel	5%	LIFE	* *	10	\$4,300	В
Gypsum Board	10%	LIFE	* *	5-10	\$14,700	В
Metal Panel	5%	LIFE	* *	5	\$5,300	В
Plaster	10%	LIFE	* *	5-10	\$7,300	В
<b>Under Construction</b>	5%					D

Electrical		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts								
Service Equipment	1.000/			2024	* *	~	Φ200	ъ
Fused Disc Sw	100%	E.		2034		5	\$200	В
			nt : Moderate, A	rea Affe	ectea : 100%			
		: Electrical R			. 6 . 1			
	Explana	tion : One 2000	0 Amps Main D	isconnec	ct Switch			
Switchgear / Switchboard	1.000/			2011	* *	~	Φ200	D
Fused Disc Sw	100%			2044	* *	5	\$200	В
Raceway	0.007			2024	Ф21 700			ъ
Conduit	90%			2024	\$31,700	1		В
Conduit	10%			2044	* *	1		В
Panelboards	40				* *	_	***	_
Molded Case Bkrs	40%			2032		5	\$400	В
Molded Case Bkrs	40%			2023	\$13,500	5	\$400	В
Molded Case Bkrs	20%			2040	* *	5	\$200	В
Wiring			<b></b>	• • • • •				_
Braided Cloth	20%	2-4	\$7,800	2049	**	1		В
		-	Moderate, Are	a Affecte	ed : 100%			
		: Basement						
Thermoplastic	60%			2034	* *	1		В
Thermoplastic	20%			2044	* *	1		В
Motor Controllers								
Locally Mounted	85%			2029	* *	5	\$200	В
Locally Mounted	15%			2022	\$3,900	5		В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	В
		ervation, Exter : Water Main	nt : Moderate, A	rea Affe	ected : 100%			
			ed With Main W	ater Pin	e			
Lighting					-			

Lighting

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

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

Asset #: 1981

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting						
Interior Lighting	2004	2020	de de	10	Φ# 200	
Fluorescent	20%	2029	* *	10	\$5,200	В
	Other Observation, Extent : Moderate		ected : 100%			
	Location: Throughout The Building	3				
	Explanation: T-8 Lamps					
Fluorescent	40%	2019	\$67,300	10	\$10,500	В
	Other Observation, Extent : Moderate		ected : 100%			
	Location: Throughout The Building	3				
	Explanation: T-8 Lamps					
Fluorescent	30%	2024	\$50,500	10	\$7,900	В
	Other Observation, Extent: Moderate	e, Area Affe	ected : 100%			
	Location: Throughout The Building	3				
	Explanation: T-8 Lamps					
Incandescent	10%	2024	\$16,800	2	\$100	В
Egress Lighting						
Emergency, Service	20%	2029	* *	1		В
Emergency, Battery	30%	2024	\$3,500	10	\$2,100	В
Exit, LED	40%	2052	* *	1		В
Exit, Service	10%	2024	\$500	1		В
Exterior Lighting						
HID	100%	2019	\$14,200	10	\$100	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2024	\$35,200	1	\$3,800	В
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2024	\$120,500	1-3	\$6,500	В

Mechanical	Current Repair	Future R	eplacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
leating								
Energy Source								
Natural Gas	100%	2044	* *	1		В		
Conversion Equipment								
Hot Water Boiler	10%	2029	* *	1	\$1,400	В		
	Other Observation, Extent : Light, Area	Affected: 1	00%					
	Location : Sub Basement Boiler Room, Penthouse							
	Explanation: 3 Units (Summer Boile	r)						
Steam Boiler	90%	2037	* *	1	\$25,500	В		
	Other Observation, Extent : Light, Area Affected : 75%							
	Location : Sub Basement Boiler Room	ı						
	Explanation: 2 Units							

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

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

Asset #: 1981

% of I Fotal  10% 90%	Fail Date (Years)	<b>Estimated Cost</b>	FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
			• • • •				
			2040	* *	1	\$200	D
90%			2040 2034	* *	4 4	\$200 \$1,300	B B
			2034			\$1,300	
25%			2024	\$43,600	1	\$4,400	В
25% 75%			2024	\$ <del>4</del> 5,000 * *	1	\$6,900	В
7.5%			2029			\$0,900	
100%			2032	* *	1		В
10070			2032		1		
400%			2027	* *	1	\$12.400	В
	aerant Ext	ent · Liaht Area A			1	\$12,400	Ъ
	•		ујестей.	10070			
			2025			Ф200	
20%	Now	\$12,900	2025	* *	2	\$300	В
C	: - E	. C	C4-1-1	00/			
			естеа : 1	0%			
		•	A CC 4 - 1	1 . 1000/			
		_	Ађестеа	: 100%			
-	on : Under	r Construction					
			2019	\$13,300	1		В
							D
		xtent : Light, Area	Affected	: 0%			
-	on : 3rd Ai	nd Half Of The 4th	Floor A	C System Is Respo	onsibility	Of Another	
<u>enant</u>							
400/			2044	* *	4	0000	В
			2044		4	\$600	D
00%							<u>D</u>
400/	Now	0002	2020	* *	1	¢6 400	В
					1	\$0,400	D
	. 3in Fioor	- All Handlers Al	e in ine	1 eninouse			
60%							D
4607			2020	.a	-	40.000	_
			2029	* *	2	\$8,000	В
60%							D
				ate of	2.5	Φ <b>3 7 3</b> 3 3 3	-
4.00				* *	2-5	\$25,200	В
100%			LIFE			+,	
				<b>#20.553</b>			
80%		<b>**</b>	2024	\$28,600	2	\$700	В
80% 20%	Now	\$300 nt : Moderate, Are	2024 2024	\$5,100			
	100%  40% 2 Refrig 20% in Serv ocation er Obse ocation 20% 20% er Obse ocation explanati 20% 40% 60% 40% dalanced	40%  2 Refrigerant, Extended for the contion of the continuous of the co	40% 2 Refrigerant, Extent: Light, Area Aspectation: One Chiller On Roof 20% Now \$12,900 in Service, Extent: Severe, Area Affication: 4th Floor X - Ray Roomer Observation, Extent: Light, Area ocation: 2nd Floor explanation: Under Construction 20% 20% er Observation, Extent: Light, Area ocation: explanation: 3rd And Half Of The 4th explanation 40% 60% 40% Now \$900 coalanced System, Extent: Moderate, ocation: 5th Floor - Air Handlers Affication: 5th Floor - Air Handlers Affication: 5th Floor - Air Handlers Affication: 40% 60%	40% 2027 2 Refrigerant, Extent: Light, Area Affected: cocation: One Chiller On Roof 20% Now \$12,900 2025 in Service, Extent: Severe, Area Affected: 1 cocation: 4th Floor X - Ray Room er Observation, Extent: Light, Area Affected cocation: 2nd Floor explanation: Under Construction 20% 2019 20% er Observation, Extent: Light, Area Affected cocation: explanation: 3rd And Half Of The 4th Floor Action 40% 2044 60% 40% Now \$900 2029 cocation: 5th Floor - Air Handlers Are In The 60% 40% 2029	100%  2032  **  40%  2027  2 Refrigerant, Extent: Light, Area Affected: 100%  ocation: One Chiller On Roof  20% Now  \$12,900  2025  **  in Service, Extent: Severe, Area Affected: 10%  ocation: 4th Floor X - Ray Room  er Observation, Extent: Light, Area Affected: 100%  ocation: 2nd Floor  explanation: Under Construction  20%  20%  2019  \$13,300  20%  er Observation, Extent: Light, Area Affected: 0%  ocation:  explanation: 3rd And Half Of The 4th Floor A C System Is Respondent  emant  40%  2044  **  doalanced System, Extent: Moderate, Area Affected: 10%  ocation: 5th Floor - Air Handlers Are In The Penthouse  60%  40%  40%  2029  **	100%  2032  ** 1  40%  2027  ** 1  2 Refrigerant, Extent: Light, Area Affected: 100%  cocation: One Chiller On Roof  20% Now  \$12,900  2025  ** 2  in Service, Extent: Severe, Area Affected: 10%  cocation: 4th Floor X - Ray Room  er Observation, Extent: Light, Area Affected: 100%  cocation: 2nd Floor  explanation: Under Construction  20%  2019  \$13,300  1  20%  er Observation, Extent: Light, Area Affected: 0%  cocation: wplanation: 3rd And Half Of The 4th Floor A C System Is Responsibility  construction:  40%  2044  ** 4  60%  40% Now  \$900  2029  ** 1  cocation: 5th Floor - Air Handlers Are In The Penthouse  60%  40%  2029  ** 2	100%   2032   **   1   \$0,000

### Plumbing

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

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

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

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing	•	•				•
H/C Water Piping						
Galv Iron/Steel	100%	2029	* *	1		В
Water Heater						
Gas Fired	100%	2022	\$7,500	2	\$400	В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2029	* *	4	\$1,300	В
<b>Backflow Preventer</b>						
Generic	100%	2029	* *	1	\$1,800	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						_
Geared Traction	100%	LIFE	**			C
	Other Observation, Extent: Light, Area	a Affected	: 100%			
	Location: (2) B-5 Sub B-1					
	Explanation: 3 Units					
Fire Suppression						
Sprinkler	1000/					ъ
Under Construction	100%					D
Fire Pump	1000/					ъ
Under Construction	100%					D
Chemical System	100/	2022	Φ2 400	1.0	<b>\$4.100</b>	ъ
Dry	10%	2022	\$2,400	1-3	\$4,100	В
No Component	70%	2022	¢4.000	1.2	ΦΩ 200	D
Generic	20%	2022	\$4,900	1-3	\$8,300	В
	Other Observation, Extent: Light, Area	и Ајјестеа	: 100%			
	Location: Throughout					
	Explanation: Fire Extinguishers					

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

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

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#### 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



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

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

Asset #: 13729

rchitecture		Current F	Repair	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
terior								
Exterior Walls	0.50/	N	Φ04. <b>2</b> 00	LIDE	* *	~	Φ1.4.100	
Masonry: Brick	95%	Now	\$94,200	LIFE		5	\$14,100	Α
	_	: Southwe	tent : Moderate, Ai st Corner	<sup>г</sup> еа Ајјес	iea : 40%			
			l, Extent : Moderai	te. Area	Affected : 40%			
		: Through		.,	-9,,			
Masonry: Limestone	5%			LIFE	* *	5	\$600	A
Windows							·	
Aluminum	25%			2037	* *	5	\$1,300	Α
Glass Block	3%			LIFE	* *	5	\$100	Α
Steel	72%	Now	\$224,800	2046	* *	5	\$24,200	A
		_	xtent : Moderate, A	Area Affe	ected : 25%			
		: Through		4 40	r . 1 500/			
		ea Finish, : Through	Extent : Moderate,	Area Af	tectea : 50%			
		_	ош Extent : Moderate	Area A	ffected : 50%			
		: Through		, 111 cu 11	gjeerea . 5070			
Parapets								
Masonry: Brick	95%	Now	\$23,400	LIFE	* *	5	\$3,500	A
	_	_	Extent: Moderate	, Area Ą	ffected : 20%			
	Location	: Through	out					
Masonry: Limestone	5%	Now	\$2,200	LIFE	* *	5	\$200	Α
			d, Extent : Light, A	rea Affec	ted : 10%			
D 6	Location	: Through	out					
Roof Modified Bitumen	97%	Now	¢101.400	2031	* *			۸
Modified Bitumen			\$101,400 derate, Area Affecto					A
		: Through		eu . 2570				
			tent : Moderate, A	rea Affeo	eted : 25%			
	_	: Through		33				
		_	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Second I	Floor, Stair					
Skylight, Metal/Glass	3%	Now	\$11,700	2031	* *			A
• • •	Corrosion	Rusting, E	xtent : Moderate, A	Area Affe	ected : 25%			
	Location	: Over Sta	ir					
			xtent : Moderate, A	Area Affe	cted: 5%			
	Location	: Over Sta	ir					

Interior

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

Asset #: 13729

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
terior								
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
	Location Other Obs	ı : Through			-			
Vinyl Tile	15%			2026	* *	3	\$1,100	С
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
		Crumbling, 1 : Staircase	Extent : Moderate	, Area A	ffected : 20%			
Ceilings								
AcousTileSusp.Lay-In	15%			2034	* *	5	\$3,100	В
Gypsum Board	10%			LIFE	* *	5	\$2,600	В
Plaster	75%			LIFE	* *	5	\$9,600	В
		netration, E 1 : Second I	xtent : Moderate, A Floor	rea Affe	cted : 5%			

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2021	\$1,600	5	\$100	В
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation: Amp Rating Not Available	ole				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2021	\$29,600	5	\$400	В
Raceway						
Conduit	70%	2021	\$6,600	1		В
Conduit	30%	2031	* *	1		В
Panelboards						
Molded Case Bkrs	70%	2020	\$15,700	5	\$300	В
Molded Case Bkrs	30%	2029	* *	5	\$100	В

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

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

Asset #: 13729

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	15%		\$1,300	2046	* *	1		В
		n Aged, Exte n : Basemer	ent : Moderate, Are nt	a Affecte	ed : 100%			
Thermoplastic	20%			2031	* *	1		В
Thermoplastic	65%			2021	\$5,800	1		В
Motor Controllers					. , ,			
Locally Mounted	100%			2019	\$10,300	5	\$100	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	В
	Location	n : Water M	Extent : Moderate, A Lain Sected With Main W					
Lighting								
Interior Lighting								
Fluorescent	60%			2016	\$48,300	10	\$7,500	В
	Location	n : Through	Extent : Moderate, 1 out g T-12 Lamps	Area Affe	ected : 100%			
Fluorescent	30%		<del>-</del>	2021	\$24,200	10	\$3,800	В
			Extent : Moderate, A				, - ,	
		n : Through		33				
			g T-8 Lamps					
HID	3%			2016	\$1,700	10		В
Incandescent	7%			2016	\$5,600	2		В
Egress Lighting					•			
Emergency, Service	50%			2021	\$1,100	1		В
Exit, LED	30%			2049	* *	1		В
Exit, Service	20%			2016	\$500	1		В

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

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

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

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

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

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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

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



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

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

Architecture		Current F	Repair	Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod	
terior									
Exterior Walls									
Glazed Ceramic Panel	5%			LIFE	* *	5	\$10,400	Α	
Masonry: Brick	90%			LIFE	* *	5	\$40,100	A	
Granite Panels			\$13,400 d, Extent : Light, A acade	LIFE rea Affec	* * ted : 5%	5	\$1,700	A	
Windows									
Aluminum	95%			2039	* *	5	\$14,300	A	
Glass Block	5%	Now	\$4,400	LIFE	* *	5	\$500	A	
		Broken/Crac n : West Fac	ked, Extent : Mode cade	rate, Are	ea Affected : 10%				
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	
Roof									
Single Ply Membrane	100%			2023	\$142,500	10	\$40,300	A	
terior									
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	
		-	ent, Extent : Light,	Area Aff	ected : 100%				
		n : Annex B	uilding						
Vinyl Tile	40%			2023	\$214,000	3	\$8,500	C	
Vinyl Tile	25%			2033	* *	3	\$7,100	C	
	Recent Replace Evident, Extent: Light, Area Affected: 100%								
	Location	n : Annex B	uilding						
Interior Walls									
Glazed Ceramic Panel	10%			LIFE	* *			C	
Gypsum Board	25%			LIFE	* *	5	\$8,900	C	
Gypsum Board	30%			LIFE	* *	5	\$10,600	C	
		eplace Evide n : Annex B	ent, Extent : Light, . uilding	Area Aff	ected : 100%				
Plaster	25%			LIFE	* *	5	\$4,400	С	
SGFT/Glazed Masonry	10%	4+	\$13,600	LIFE	* *			C	
•	Staining/Discoloring, Extent: Moderate, Area Affected: 10% Location: Basement								
	Worn/Ero	ded, Extent	: Light, Area Affec	ted : 5%					
		n : Basemen							

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

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

Asset #: 1979

Architecture	Current R	epair	Futur	e Replacement	Ma	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Interior									
Ceilings									
AcousTileSusp.Lay-In	50% 2-4	\$9,400	2036	* *	5	\$14,100	В		
	Misaligned/Bulging, E	Extent : Moderate,	Area Afj	fected : 5%					
	Location: Througho	put							
	Staining/Discoloring,	Extent : Light, Are	a Affect	ed : 5%					
	Location: Througho	put							
AcousTileSusp.Lay-In	30%		2043	* *	5	\$16,900	В		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Annex Bu	ilding							
Exposed Concrete	10%		LIFE	* *	5	\$900	В		
Plaster	10%		LIFE	* *	5	\$3,500	В		

lectrical	Current Repair	Future R	eplacement	Maintenance			
vstem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
nder 600 Volts							
Service Equipment							
Air Circuit Breaker	50%	2043	* *	5	\$100	В	
	Other Observation, Extent: Modera	ite, Area Affected	d : 100%				
	Location: Electrical Room						
	Explanation: One 2000 Amps Ma	in Disconnect Sw	vitch For Main	Building			
Air Circuit Breaker	50%	2043	* *	5	\$100	В	
	Other Observation, Extent: Modera	ite, Area Affected	d: 100%				
	Location : Electrical Room Main I	Building					
	Explanation: One 400 Amps Mair	n Disconnect Swi	itch For The An	nex Buil	ding		
Transformers							
Dry Type	100%	2036	* *	5	\$200	В	
	Other Observation, Extent: Modera	ite, Area Affected	d: 100%				
	Location: Electrical Room						
	Explanation: One 112 Kva 480hv	-208/120lv					
Switchgear / Switchboard							
Molded Case Bkrs	70%	2043	* *	5	\$800	В	
Molded Case Bkrs	30%	2053	* *	5	\$300	В	
Raceway							
Conduit	30%	2049	* *	1		В	
Conduit	50%	2043	* *	1		В	
Conduit	20%	2023	\$7,000	1		В	
Panelboards							
Fused Disc Sw	10%	2039	* *	5	\$100	В	
Fused Disc Sw	5%	2045	* *	5	\$100	В	
Molded Case Bkrs	20%	2022	\$10,100	5	\$200	В	
Molded Case Bkrs	35%	2039	* *	5	\$400	В	
Molded Case Bkrs	30%	2045	* *	5	\$300	В	

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

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

Asset #: 1979

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Wiring						_
Braided Cloth	10% 2-4 \$3,90		**	1		В
	Insulation Aged, Extent: Moderate,	Area Affecte	d: 100%			
	Location : Basement					
Thermoplastic	30%	2049	* *	1		В
Thermoplastic	20%	2023	\$7,800	1		В
Thermoplastic	40%	2043	* *	1		В
Motor Controllers						
Locally Mounted	50%	2036	* *	5	\$100	В
Locally Mounted	20%	2021	\$6,300	5	\$100	В
Locally Mounted	30%	2040	* *	5	\$100	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	В
Lighting						
Interior Lighting	:					_
Fluorescent	55%	2028	* *	10	\$19,000	В
	Other Observation, Extent : Modera		cted : 100%			
	Location : Throughout The Buildin	ng				
	Explanation: T-8 Lamps					
Fluorescent	5%	2018	\$11,100	10	\$1,700	В
	Other Observation, Extent: Modera	ate, Area Affe	cted : 100%			
	Location: Throughout The Building	ng				
	Explanation: T-12 Lamps					
Fluorescent	10%	2028	* *	10	\$3,500	В
	Other Observation, Extent : Modera	ate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: T-5 Lamps					
Fluorescent	5%	2033	* *	10	\$1,700	В
Tuorescent	Other Observation, Extent : Modera		cted: 100%	10	Ψ1,700	ь
	Location: Throughout	c, 117 cu 1197 c	. 10070			
	Explanation: T-5 Lamps					
Electronic		2022	* *	10	\$9,600	D
Fluorescent	25%	2033		10	\$8,600	В
	Other Observation, Extent: Modera		ciea : 100%			
	Location: Throughout Annex Buil	aing				
	Explanation: T-5 Lamps					
Egress Lighting	250/	2020	* *	10	Ф2 200	ъ
Emergency, Battery	35%	2028		10	\$3,200	В
Emergency, Battery	15%	2033	* *	10	\$1,400	В
Exit, LED	15%	2063	* *	1		В
Exit, Service	35%	2028	* *	1		В
Exterior Lighting						
HID	30%	2033	* *	10		В
HID	70%	2018	\$12,300	10	\$100	В
Alarm						
Fire/Smoke Detection						
Generic	100%	2033	* *	1-3	\$26,900	В

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

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

Asset #: 1979

Energy Source	Mechanical		Current Re	epair	Futur	e Replacement	M		
Energy Source	Component			Estimated Cost		<b>Estimated Cost</b>	•	<b>Estimated Cost</b>	
Natural Gas	Heating	•			•				•
Conversion Equipment   Heat Exchanger   10%   2026   ** 1   \$1,900   B									
Heat Exchanger   10%   2026   ** 1   \$1,900   B   Other Observation, Extent: Light, Area Affected: 10%   Location: Boiler Room   Explanation: 2 Units For Heating   Steam Boiler   90%   2028   ** 1   \$33,600   B   Other Observation, Extent: Light, Area Affected: 100%   Location: Boiler Room   Explanation: 2 Units   Exp		100%			2043	* *	1		В
Steam Boiler   Stea									_
Steam Boiler   Explanation : 2 Units For Heating   Steam Boiler	Heat Exchanger		F				1	\$1,900	В
Steam Boiler   Stea				=	Ађестеа	: 10%			
Steam Boiler									
Other Observation, Extent: Light, Area Affected: 100%   Location: Boiler Room   Explanation: 2 Units	G. D. 11		ion : 2 Unii	s ғот пешінд	2020	<b>ታ</b> ታ	1	ф22.coo	D
Location : Boiler Room   Explanation : 2 Units	Steam Boiler		amatian En	utant Liaht Anaa			1	\$33,600	В
Distribution				=	Ајјестеа	: 100%			
Distribution									
Hot Wtr Piping/Pump	Distribution	Ехрини	ion . 2 Onn	3					
Steam Piping/Pump   60%   2033   ** 4   \$1,100   B     Terminal Devices		40%			2039	* *	4	\$1 100	В
Terminal Devices	1 0 1					* *			
Air Handler		0070					<u> </u>	Ψ1,100	
Convector/Radiator   40%   2036   ** 1   \$4,900   B		60%			2028	* *	1	\$14,000	В
Air Conditioning Energy Source Electricity 100% 2039 ** 1 B  Conversion Equipment Reciprocating 60% Now \$1,700 2023 \$87,100 1 \$9,400 B  Compt/Chiller  Broken, Extent: Moderate, Area Affected: 10% Location: Chiller Compressor R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Chillers  Ext Pkg Unit - Cooling 40% 2031 ** 2 \$900 B  Distribution Chilled Wtr Pipe/Pump 60% 2033 ** 4 \$1,100 B No Component 40% D  Terminal Devices Air Handler/Cool/Ht 100% 2023 \$181,600 1 \$23,300 B  Heat Rejection Air Condenser Unit 100% 2028 ** 2 \$26,300 B  Ventilation Distribution Di						* *	1		
Energy Source   Electricity   100%   2039   ** 1   B	Air Conditioning								
Conversion Equipment Reciprocating									
Reciprocating   60%   Now   \$1,700   2023   \$87,100   1   \$9,400   B		100%			2039	* *	1		В
Broken, Extent : Moderate, Area Affected : 10%   Location : Chiller Compressor   R-22 Refrigerant, Extent : Light, Area Affected : 100%   Location : Chillers									
Broken, Extent: Moderate, Area Affected: 10%   Location: Chiller Compressor   R-22 Refrigerant, Extent: Light, Area Affected: 100%   Location: Chillers		60%	Now	\$1,700	2023	\$87,100	1	\$9,400	В
Location : Chiller Compressor   R-22 Refrigerant, Extent : Light, Area Affected : 100%   Location : Chillers	Compr/Chiller								
R-22 Refrigerant, Extent: Light, Area Affected: 100%   Location: Chillers									
Ext Pkg Unit - Cooling				=	CC . 1	1000/			
Ext Pkg Unit - Cooling				ent : Light, Area A	<i></i> уестеа :	100%			
Distribution			. Chillers			de de		***	
Chilled Wtr Pipe/Pump   60%   2033   ** 4   \$1,100   B   No Component   40%   D		40%			2031	* *	2	\$900	В
No Component   40%   D		<b>CO</b> 0/			2022	ψ ψ	4	¢1 100	D
Terminal Devices					2033	4. 4.	4	\$1,100	
Air Handler/Cool/Ht 100% 2023 \$181,600 1 \$23,300 B  Heat Rejection		40%							<u>D</u>
Heat Rejection		100%			2023	\$181.600	1	\$23,300	R
Air Condenser Unit         100%         2028         ** 2         \$26,300         B           Ventilation           Distribution         LIFE         ** 2-5         \$21,000         B           Exhaust Fans         Exhaust Fans           Interior         60%         2028         ** 2         \$700         B           Roof         40%         2023         \$23,600         2         \$500         B           Plumbing           H/C Water Piping         **** Quality Services		10070			2023	\$101,000	1	\$23,300	
Ventilation           Distribution         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         H/C Water Piping         **		100%			2028	* *	2.	\$26,300	В
Distribution         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         H/C Water Piping         * * * * * * * * * * * * * * * * * * *		10070			2020			Ψ20,300	
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         H/C Water Piping         * * 2-5         \$21,000         B									
Exhaust Fans		100%			LIFE	* *	2-5	\$21,000	В
Interior 60% 2028 ** 2 \$700 B Roof 40% 2023 \$23,600 2 \$500 B  Plumbing H/C Water Piping								•	
Plumbing H/C Water Piping		60%			2028	* *	2	\$700	В
H/C Water Piping	Roof	40%			2023	\$23,600	2	\$500	В
	Plumbing								
Galv Iron/Steel 100% 2028 ** 1 B									
	Galv Iron/Steel	100%			2028	* *	1		В

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

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

Mechanical	Current Repair	Future R	eplacement	Ma	aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Plumbing							
Water Heater							
Gas Fired	100%	2021	\$10,000	2	\$600	В	
	Other Observation, Extent : Light, A	rea Affected : 10	00%				
	Location : Mechanical Room						
	Explanation: 2 Units						
HW Heat Exchanger	400-1				<b></b>	_	
Low Temp	100%	2043	* *	4	\$5,600	В	
Sanitary Piping						_	
Cast Iron	100%	LIFE	* *	1		В	
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1		В	
Sump Pump(s)							
Rigid Piping	100%	2028	* *	4	\$2,000	В	
Backflow Preventer							
Generic	100% Now \$40		* *	1	\$2,100	В	
	Other Observation, Extent : Light, A	rea Affected : 10	0%				
	Location : Boiler Room						
	Explanation: Installed Incorrectly						
Fixtures						_	
Generic	100%					В	
Vertical Transport							
Elevators	0.00					~	
Geared Traction	80%	LIFE	**			C	
	Other Observation, Extent : Light, A	rea Affected : 70	0%				
	Location: B-4						
	Explanation: Two Passenger Units						
Hydraulic	20%	LIFE	* *			C	
	Other Observation, Extent : Light, A	rea Affected : 30	0%				
	Location: B-1, 1-2						
	Explanation : One Freight Unit - N	ot In Service Ar	ıd 1 Passenger	Elevator	In The Annex		

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#### 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

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

\$22,000 \$19,700 \$1,400	\$300 \$5,900	\$5,900	\$4,500 \$36,900
\$22,000	\$300	,	\$4,500
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\$43,200	\$6,300	\$5,900	\$41,400
\$3,900	\$3,900	\$3,900	\$3,900
\$4,300	\$1,800	\$1,900	\$32,900
\$11,500	\$200		
\$1,400			
\$22,000	\$300		\$4,500
FY 2015	FY 2016	FY 2017	FY 2018
	\$22,000 \$1,400 \$11,500 \$4,300 \$3,900	\$22,000 \$300 \$1,400 \$11,500 \$200 \$4,300 \$1,800	\$22,000 \$300 \$1,400 \$11,500 \$200 \$4,300 \$1,800 \$1,900 \$3,900 \$3,900 \$3,900



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

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

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

Asset #: 13721

Architecture		Current I	Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Exterior								1	
Exterior Walls									
Concrete Masonry Unit	95%			LIFE	* *	5	\$13,300	A	
•	Horizonta	l Cracks, E	Extent : Light, Area	Affected	: 15%				
	Location	ı : Through	out						
Masonry: Brick	3%	Now	\$2,300	LIFE	* *	5	\$700	A	
,			d, Extent : Moderai		Affected : 40%		,,,,,		
	Location	i : Through	out Garage, North	And Sou	th Facade				
Metal Coiling Doors	2%			2025	* *	5	\$1,400	A	
Windows							1 , 2 - 2		
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	Α	
Skylight, Metal/Glass	5%			2030	* *	10	\$3,400	Α	
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	С	
Interior Walls						_		_	
Concrete Masonry Unit	95%			LIFE	* *	5	\$7,800	C	
Plaster	5%			LIFE	* *	5	\$300	С	
Ceilings	=0.5				مار داد	~	<b>42.46</b> 2	т.	
Exposed Concrete	70%			LIFE	* *	5	\$2,100	В	
Gypsum Board	10%			LIFE	* *	5	\$2,300	В	
Plaster	20%			LIFE	* *	5	\$2,300	В	

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$100	В
	Other Observation, Extent: Moderate	e, Area Affected :	100%			
	Location : Electrical Room And Ga	rage Basement				
	Explanation : Two Electrical Servic	es - One Rated At	800 Amps A	And Anoti	her Rated At 100	
	Amps					
Switchgear / Switchboard						
Fused Disc Sw	100%	2040	* *	5	\$100	В

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

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

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

Asset #: 13721

Electrical	Current Repair	Future Replac	ement	M	aintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estimat FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Under 600 Volts							
Raceway							
Conduit	100%	2040	* *	1		В	
Panelboards							
Molded Case Bkrs	100%	2036	* *	5	\$300	В	
Wiring							
Thermoplastic	100%	2040	* *	1		В	
Motor Controllers							
Locally Mounted	100%	2033	* *	5	\$100	В	
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$200	В	
		Moderate, Area Affected: 10	0%				
	Location : Basement, 109	th Street					
	Explanation: Connected	With Main Water Pipe					
Lighting							
Interior Lighting							
Fluorescent	98%	2025	* *	10	\$11,300	В	
		Moderate, Area Affected: 100	0%				
	Location : Throughout Th	=					
	Explanation: 50% T-12 &	& 50% T-8					
HID	2%	2025	* *	10		В	
Egress Lighting	·						
Exit, Service	85%	2025	* *	1		В	
Exit, Battery	15%	2025	* *	10	\$100	В	

Mechanical	Curren	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2030	* *	1		В
Conversion Equipment							
Hot Water Boiler	100%		2018	\$32,000	1	\$6,200	В
Distribution							
Hot Wtr Piping/Pump	100%		2036	* *	4	\$900	В
Terminal Devices							
Convector/Radiator	45%		2025	* *	1	\$1,800	В
Fan Coil Unit/Heat	10%		2025	* *	1	\$400	В
Under Construction	45%						D
	Other Observation Location: Roof	, Extent : Light, Area	Affected	: 0%			
	Explanation: 2 1	New Air Handler Unit	s - Insta	llation Is In Progra	ess		
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		В

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

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

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

Mechanical	Current Repa	ir Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Air Conditioning						
Conversion Equipment						
Under Construction	100%					D
	Other Observation, Extend	t : Light, Area Affected	: 0%			
	Location: Roof					
	Explanation : 2 New Ext	erior Package Units -	Installation Is In F	rogress		
Heat Rejection						
Under Construction	100%					D
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,000	В
Exhaust Fans				_		_
Roof	100%	2025	* *	2	\$400	В
Plumbing						
H/C Water Piping						_
Brass/Copper	100%	2040	* *	1		В
Water Heater	400-1		4	_		_
Gas Fired	100%	2015	\$3,300	2	\$200	В
Sanitary Piping						_
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2020	\$10,300	4	\$2,000	В
Fixtures						_
Generic	100%					В
Vertical Transport						
Elevators	4.0.007					<b>a</b>
Hydraulic	100%	LIFE	**			C
	Other Observation, Extens	t : Light, Area Affected	: 100%			
	Location: 1-2					
	Explanation: 1 Unit					

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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

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

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



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

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

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

Asset #: 13728

Architecture		Current Repa	nir	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$17,700	Α
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
	Cracking/0	Crumbling, Ext	ent : Severe, A	rea Affec	rted : 100%			
	Location	: Throughout	9x9 Tiles					
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	В
. ,	-	olace Evident, I : Throughout	Extent : Light, I	Area Affe	ected : 100%			
Exposed Concrete	20%			LIFE	* *	5	\$600	В

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

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

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

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

Asset #: 13728

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2039	* *	5	\$100	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	В
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location : Basement					
	Explanation : Water Main	ı				
Lighting						
Interior Lighting						
Fluorescent	100%	2030	* *	10	\$11,500	В
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: T-8 & Com	pact				
Egress Lighting						_
Exit, LED	100%	2057	* *	1		В
Exterior Lighting						
HID	100%	2030	* *	10		В
Alarm						
Security System						
No Component	80%					D
Generic	20%	2027	* *	1	\$900	В
Fire/Smoke Detection						
No Component	80%					D
Generic	20%	2030	* *	1-3	\$1,600	В

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2042	* *	1		В
Conversion Equipment						
Steam Boiler	100%	2035	* *	1	\$12,400	В
	Other Observation, Extent : Light,	Area Affected:	100%			
	Location: Basement					
	Explanation: 2 Units					
Distribution						
Steam Piping/Pump	100%	2042	* *	4	\$600	В
Terminal Devices						
Convector/Radiator	100%	2035	* *	1	\$4,000	В
Air Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		В
Conversion Equipment						
Window/Wall Unit	50%	2020	\$14,600	1		В
No Component	50%					D

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Air Conditioning							
Terminal Devices							
Fan Coil - Cooling	50%	F	2027	* *	1	\$2,000	В
		Extent : Light, Area	Affected	2:50%			
	Location: 2nd Fi						
		plit Dx System Units					
No Component	50%						D
Heat Rejection					_		
Air Condenser Unit	50%	F	2027	* *	2	\$4,400	В
		Extent: Light, Area	Affected	: 50%			
	Location: Roof		066 11	g ,			
		Condenser Units Part	Of Split	System			
No Component	50%						D
Ventilation							
Distribution	200/		TTEE	ale ale	2.5	<b>#1.400</b>	ъ.
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$1,400	В
No Component	80%						D
Exhaust Fans	200/		2022	Φ2 200	2	<b>#100</b>	ъ.
Roof	20%		2022	\$2,300	2	\$100	В
No Component	80%						D
Plumbing							
H/C Water Piping Brass/Copper	20%		2042	* *	1		В
Galv Iron/Steel	80%		2042	* *	1		В
Water Heater	0070		2033		1		ъ
Gas Fired	100%		2020	\$3,300	2	\$200	В
Sanitary Piping	10070		2020	Ψ3,300		Ψ200	ъ
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	10070		LII L				ъ
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)	100/0						
Submersible	100%		2015	\$6,200	4	\$2,000	В
Fixtures	200/0			Ψ0,200	•	Ψ2,000	
Generic	100%						В
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			C
•		Extent : Light, Area		: 100%			
	Location: Basem	=					
	Explanation: On	e Unit					

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

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

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Print Date: 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

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



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior	•			•				•
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$50,500	A
	Effloresce	nce, Extent	: Moderate, Area	Affected .	: 10%			
	Location	ı : East Fac	ade Of Bulkhead					
Masonry: Brick	5%	Now	\$22,500	LIFE	* *	5	\$3,400	A
·	Diagonal	Cracks, Ex	tent : Severe, Area	Affected	: 5%			
	Location	ı : Base Of	Column By Main L	<b>)</b> riveway				
Masonry: Granite	5%			LIFE	* *	5	\$2,500	Α
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
	Air Infiltr	ation, Exter	it : Moderate, Area	Affected	l : 100%			
	Location	a: 2nd Floo	or Counseling Offic	es And T	hroughout First F	loor		
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
			lerate, Area Affecto	ed : 5%				
			nd South Ends					
			xtent : Moderate, A					
	Location	ı : North Ar	id South Ends Of M	lain Roof	<u> </u>			
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	\$78,600	3	\$4,100	C
			Extent : Severe, Are	a Affecte	d: 100%			
		i : 3rd Floo						
		tion : 9x9 T	ïles					
Vinyl Tile	5%			2031	* *	3	\$1,000	C
			ent, Extent : Light,	Area Affe	ected : 100%			
	Location	ı : Through	out 4th Floor					

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

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

Asset #: 2645

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
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
		-	ent, Extent : Light, . out 4th Floor	Area Affo	ected : 100%			
Marble Panels	5%			LIFE	* *			С
Plaster	50%			LIFE	* *	5	\$10,400	C
Plaster	5%			LIFE	* *	5	\$1,000	C
		-	ent, Extent : Light, out 4th Floor	Area Affo	ected : 100%			
SGFT/Glazed Masonry	20%			LIFE	* *			С
Ceilings								
AcousTileSusp.Lay-In	25% Loose/De		\$27,500 e, Extent : Moderat	2036 e, Area A	* * Affected : 50%	5	\$6,900	В
		-	out 1st, 2nd And 31					
	Staining/L	Discoloring,	Extent : Moderate out 1st, 2nd And 3	, Area A	ffected : 10%			
			xtent : Moderate, A by On 5th Floor	Area Affe	cted : 5%			
AcousTileSusp.Lay-In	5%			2040	* *	5	\$2,800	В
	Recent Re	place Evide	ent, Extent : Light, out 4th Floor		ected : 100%		, ,	
Plaster	65%	0-2	\$30,700	LIFE	* *	5	\$22,500	В
	_	Crumbling, 1 : Stairwell	Extent : Moderate ls	, Area Aj	ffected : 5%		. ,	
	Water Per	netration, E	xtent : Moderate, A 22 And 523	Area Affe	cted : 5%			
Plaster	5%			LIFE	* *	5	\$1,700	В
		•	ent, Extent : Light, out 4th Floor	Area Affo	ected : 100%			

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

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

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

Asset #: 2645

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts							
Panelboards							
Fused Disc Sw	10%		2022	\$5,100	5	\$100	В
Molded Case Bkrs	20%		2045	* *	5	\$200	В
Molded Case Bkrs	70%		2022	\$35,400	5	\$800	В
Wiring							_
Braided Cloth	50% 2-4 Insulation Aged, I Location : Thro	\$19,500 Extent : Moderate, Are ughout	2048 ea Affecte	* * ed : 100%	1		В
Thermoplastic	20%		2049	* *	1		В
Thermoplastic	30%		2023	\$11,700	1		В
Motor Controllers				+,			
Locally Mounted	50%		2021	\$15,900	5	\$100	В
Locally Mounted	50%		2040	* *	5	\$100	В
Ground						·	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$600	В
Lighting Interior Lighting							
Fluorescent	10%		2031	* *	10	\$3,400	В
	Location : Thro Explanation : T	_					
Fluorescent		n, Extent : Moderate, a ughout The Building -8 Lamps	2031 Area Affe	* * ected : 100%	10	\$20,300	В
Fluorescent	30%		2023	\$65,400	10	\$10,200	В
	Other Observatio Location : Thro Explanation : T	=	Area Affe	ected : 100%			
Egress Lighting							
Emergency, Battery	50%		2028	* *	10	\$4,500	В
Exit, LED	10%		2058	* *	1		В
Exit, Service	40%		2028	* *	1		В
Exterior Lighting	0.65		2025		4.0	***	
HID	90%		2023	\$15,700	10	\$100	В
Incandescent	10%		2023	\$2,500	2		В
Alarm							
Security System	700/						Б
No Component	70%		2021	* *	1	Φ4. <b>7</b> 00	D
Generic Fire/Smoke Detection	30%		2031	**	1	\$4,700	В
Generic	100%		2028	* *	1-3	\$26,000	В
·							

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

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

Asset #: 2645

Mechanical		Current Repair	Futu	re Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date Estima (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							_
Natural Gas	100%		2043	* *	1		В
Conversion Equipment	1000/		2025	ماد ماد		<b>410.200</b>	-
Hot Water Boiler	100%		2036	**	1	\$18,300	В
•		ervation, Extent : L		l : 100%			
		: Basement Boiler		D - :1			
District of an	Explana	tion : 2 Natural Gas	Firea Hot Water	Boilers			
Distribution  Hot With Dining/Dump	1000/		2020	* *	4	\$2.700	D
Hot Wtr Piping/Pump	100%		2039		4	\$2,700	В
Terminal Devices Air Handler	40%		2028	* *	1	¢0.200	D
Convector/Radiator	40% 60%		2028	* *	1 1	\$9,200 \$7,200	B B
	00%		2028		1	\$7,200	
Air Conditioning Energy Source							
Electricity	100%		2031	* *	1		В
Conversion Equipment	10070		2031		1		
Int Pkg Unit - Cooling	10%		2021	\$53,900	2	\$200	В
Reciprocating	30%		2028	**	1	\$5,100	В
Compr/Chiller	3070		2020		1	ψ5,100	D
Window/Wall Unit	60%		2018	\$51,700	1		В
Distribution	0070		2010	Ψ31,700			
Chilled Wtr Pipe/Pump	30%		2043	* *	4	\$800	В
No Component	70%		20.0		-	Ψ000	D
Terminal Devices							
Air Handler/Cool/Ht	40%		2028	* *	1	\$9,200	В
No Component	60%					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	D
Heat Rejection							_
Remote Air Cond	40%		2028	* *	2	\$10,300	В
No Component	60%					,	D
Ventilation							_
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$20,600	В
Exhaust Fans							
Interior	70%		2023	\$32,400	2	\$800	В
Roof	30%		2028	* *	2	\$300	В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2033	* *	1		В
Water Heater							
Gas Fired	100%		2022	\$9,700	2	\$600	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В

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

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

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

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

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



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

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

Asset #: 14212

Architecture	Current Repair			Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
xterior	•			•				•	
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	
			Extent : Moderate, A	Area Affe	ected : 100%				
		n : Various							
	Explana	tion : Rubb	er Membrane Ran	All The	Way Up This Porti	on Of Pa	rapet.		
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	
	Location	n : Under C	Extent : Light, Area Tooling Tower. In Basket Missing O			ł With D	rinkina Cans		
terior	Блрини	nion . Draii	i Daskei Missing O	n One D	rum, ruso Ciogget	i Willi Di	inking Cans.		
Floors									
Carpet	40%			2020	\$1,089,100	3	\$277,800	C	
Cast in Place Concrete	5%	Now	\$7,000	LIFE	* *	5	\$50,600	C	
			xtent : Moderate, A or Mechanical Roo		cted : 10%				
Ceramic Tile	5%			2034	* *	5	\$23,200	С	
Sheet Vinyl/Rubber	20%			2026	* *	5	\$138,900	C	
Terrazzo	30%			LIFE	* *	5	\$108,500	C	
Interior Walls									
Concrete Masonry Unit	5%			LIFE	* *	5	\$6,200	C	
Glass: Special Gauge	15%			LIFE	* *	1		C	
	Other Ob.	servation, E	Extent : Severe, Are	a Affecte	d: 100%				
		n : Various							
	Explana	tion : This	Component Referrs	To Mtl/	glass Curtain Wal	!.			
Gypsum Board	55%			LIFE	* *	5	\$103,000	C	
	-	n Progress, n : Staircase	Extent : Light, Area c C	a Affecte	d : 2%				
Masonry: Limestone	15%			LIFE	* *			С	
Metal Panel	5%			LIFE	* *			C	
Wood	5%			LIFE	* *	5	\$62,400	C	
Ceilings				_					
AcousTileSusp.Lay-In	60%			2038	* *	5	\$277,800	В	
Gypsum Board	20%			LIFE	* *	5	\$115,800	В	
Metal Panel	20%			LIFE	* *	5	\$115,800	В	

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

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

Asset #: 14212

ectrical	Current Repair	Future Replace	Future Replacement		Maintenance				
stem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimate FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit Cod			
der 600 Volts									
Service Equipment				_		_			
Air Circuit Breaker	2%	2047	**	5	<b>4.400</b>	В			
Fused Disc Sw	98%	2047	**	5	\$1,400	В			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Switchgear Room								
	Explanation: One 6000 Amps Eas	a4							
	one 6000 Amps. North	SI.							
	five 6000 Amps.								
	1200 Amps. Fire Pump.								
	1600 Amps. For 9th Floor								
Transformers				_		_			
Dry Type	100%	2038	**	5	\$1,200	В			
	Other Observation, Extent: Modera	. 00		1.01					
	Location: Switchgear Room, 15, 1			ai Ciosei	•				
C - 2 - 1 / C - 2 - 1 - 1 1	Explanation: 500 Kva, 225 Kva, 4	15 Kva, 30 Kva Ana 15	Kva.						
Switchgear / Switchboard Fused Disc Sw	1000/	2047	* *	5	¢1 400	D			
	100% 2047 ** 5 \$1,400 B  Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Switchgear Room								
	Explanation: One 6000 Amps Eas	st.							
	one 6000 Amps. North	,,							
	five 6000 Amps.								
	1200 Amps. Fire Pump.								
D	1600 Amps.								
Raceway Conduit	100%	2047	* *	1		В			
Panelboards	100%	2047		1		D			
Fused Disc Sw	30%	2043	* *	5	\$2,200	В			
Molded Case Bkrs	70%	2043	* *	5	\$5,800	В			
Wiring	7070	2043			Ψ5,000	ъ			
Thermoplastic	100%	2047	* *	1		В			
Motor Controllers	100/0	2017		1		ע			
Locally Mounted	70%	2038	* *	5	\$1,500	В			
Escary Mounted	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Mechanical Spaces.								
	Explanation : Variable Frequency	Drive Controllers.							
Motor Control Center	30%	2038	* *	5	\$2,500	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: 15, 14,9 Floors And Sub 2.								
	Explanation: Normal Motor Control Center And Emergency Motor Control Center @ 14a								
ound									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$4,600	В			
nd-by Power	·				<u> </u>				

Stand-by Power

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

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

Asset #: 14212

Electrical	Current R	Future	Replacement	M					
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Stand-by Power									
Transfer Switches	0.50/		2020	* *	1	<b>#00.700</b>	D		
Automatic	95%	stant Madanata	2038		1	\$90,700	В		
	Other Observation, Ex Location : Transfer		<b>А</b> геа Ајјес	iea : 100%					
	Explanation: A. T. S								
	ats -2 2000 Amps.	. 1 1000 Imps.							
	ats - 3 800 Amps.								
	ats - 4 260 Amps.								
	ats - 5 260 Amps.								
Automatic	5%		2038	**	1	\$4,800	В		
	Other Observation, Ex			ted : 100%					
	Location: 15 Floor								
Company	Explanation: 2 Ats	13 A/b @ 260 Amp	os.						
Generators Diesel	100%		2034	* *	1	\$110.900	В		
Diesei	100% Other Observation, Ex	rtent : Moderate			1	\$119,800	D		
	Location: 14 Th Flo		55	ıcu . 100/0					
	Explanation: 2400		1111						
Batteries	Explanation: 21001								
Lead/Acid	100%		2015	\$600	5	\$11,500	В		
Fuel Storage				7000		+ ,			
Day Tank	10%		2043	* *	5	\$5,700	В		
,	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Generator Room								
	Explanation: 200 G	allons.							
Main Tank	90%		2056	* *	5	\$8,200	В		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Underground								
	Explanation: 2000	Gallons.							
Lighting									
Interior Lighting	~ = a .		2022	ata - t	4.0	<b>440.70</b>	~		
Fluorescent	65%		2029	* *	10	\$184,500	В		
HID	34%	¢5 100	2029	**	10	\$3,400	В		
HID	1% Now Other Observation, Ex	\$5,100	2026				В		
	Location : Main Ent		и Ајјестеа	. 1070					
	Explanation: 46 De	-	allasts						
Egress Lighting	Блрининон . <del>4</del> 0 De	jecuve Ligning Di	anusis.						
Emergency, Service	35%		2029	* *	1		В		
Exit, LED	15%		2056	* *	1		В		
Exit, Service	5%		2029	* *	1		В		
Exit, Battery	45%		2029	* *	10	\$9,400	В		
Exterior Lighting	<u>·</u>					1-7-2-			
HID	100%		2029	* *	10	\$1,000	В		
Lightning Protection						. , -			
Arresters/Cabling									
Generic	100%		2056	* *	5	\$9,100	В		
Alarm									

#### Alarm

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

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

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

Asset #: 14212

Electrical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Alarm							
Security System							
Generic	100%		2029	* *	1	\$115,800	В
Fire/Smoke Detection							
Generic	100%		2029	* *	1-3	\$191,000	В

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2047	* *	1		В
Conversion Equipment								
Heat Exchanger	30%			2034	* *	1	\$46,000	В
			Extent : Light, Area		: 100%			
			ical Equipment Roc					
	Explanat	ion : Serve	es Reheat System Ai	ıd Perim	eter Heat			
Pres. Reducing Valve/LP	70%			2034	* *	5	\$12,900	В
Steam								
Distribution								
Hot Wtr Piping/Pump	30%			2043	* *	4	\$6,900	В
Steam Piping/Pump	70%			2047	* *	4	\$16,000	В
Terminal Devices								
Air Handler	70%			2029	* *	1	\$134,100	В
Convector/Radiator	15%			2038	* *	1	\$15,000	В
Fan Coil Unit/Heat	15%			2029	* *	1	\$15,000	В
	Other Observation, Extent : Light, Area Affected : 100%							
	Location	: Through	out					
	Explanat	ion : Rehe	at System					
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2034	* *	1	\$268,100	В
	-	frigerant, : Chillers	Extent : Light, Area	Affected	d : 100%			
	Location	: 15th Me	Extent : Light, Area chanical Equipmen		: 100%			
	Explanat	ion: 3 Ch	illers					
Int Pkg Unit -	20%			2025	* *	2	\$3,800	В
Heating/Cooling								
Distribution								
Chilled Wtr Pipe/Pump	100%			2047	* *	4	\$22,900	В
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	* *	1	\$191,600	В

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

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

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

Asset #: 14212

<b>lechanical</b>	Current Repair	Futu	re Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod
ir Conditioning						•
Heat Rejection						
Evap Condenser	20%	2029	* *	2	\$43,100	В
Water Cool Tower	80% Now	\$16,100 2025	* *	2	\$199,300	В
	Other Observation, Extent:	Light, Area Affected	d : 20%			
	Location: Roof					
	Explanation : Basin Leak	Evident				
entilation						
Distribution	100%	LIDE	* *	2.5	¢172 coo	D
Ductwork/Diffusers	100%	LIFE		2-5	\$172,600	В
Exhaust Fans Interior	1000/	2029	* *	2	¢0.600	В
	100%	2029		2	\$9,600	
umbing H/C Water Piping						
Brass/Copper	100%	2047	* *	1		В
Drass/Copper	Other Observation, Extent :			1		Ъ
	Location : Sub Basement	-	1.100/0			
	Explanation : Triplex Hoi	_				
HW Heat Exchanger	Zipianianion i Tripian II o	ise I umps				
Low Temp	100%	2047	* *	4	\$46,000	В
20 w 10mp	Other Observation, Extent :		d : 100%	·	Ψ.0,000	_
	Location : 9th Mechanica					
	Explanation: 2 Units - In	tantanious With No S	Storage			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2029	* *	4	\$1,300	В
	Other Observation, Extent:	Light, Area Affected	d: 100%			
	Location: SB2					
	Explanation: 2 Duplex U	nits				
Sewage Ejector(s)	100-1				44.000	_
Electric	100%	2029	**	4	\$1,300	В
	Other Observation, Extent:	Light, Area Affected	l : 100%			
	Location: SB2					
Daal-flass Doses at a	Explanation: Duplex Uni	ı				
Backflow Preventer	1000/	2020	* *	1	¢10,100	D
Generic	100% Other Observation Extent:	2029		1	\$19,100	В
	Other Observation, Extent : Location : Various Locati	-	ı. 100/0			
	Explanation: Multiple De		postic Water And I	ahratory	Water Supply	
Fixtures	<u> Барининон . типре De</u>	vices I of Tire, Dom	esiie maier, Ana Li	логиют у	maier suppry	
Generic	100%					В
ertical Transport	20070					

Vertical Transport

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

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

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

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

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



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

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

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

Asset #: 13730

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$22,100	Α
	Sidewalk S	hed in Use,	Extent: Moderate	e, Area A	ffected : 30%			
	Location	: Along Fr	ont Sidewalk					
Windows								
Aluminum	100%	Now	\$3,300	2038	* *	5	\$700	Α
			ents, Extent : Ligh	t, Area A	ffected : 5%			
	Location	: Througho	out					
Roof								
Modified Bitumen	100%			2027	* *	10	\$29,200	A
Interior								
Floors								
Carpet	25%			2021	\$24,600	3	\$8,400	C
Ceramic Tile	75%	Now	\$13,800	2031	* *	5	\$6,300	C
			Extent : Moderate	, Area Aj	ffected : 20%			
	Location	: Througho	out					
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			C
Concrete Masonry Unit	90%			LIFE	* *	5	\$5,200	C
Gypsum Board	5%			LIFE	* *	5	\$400	С
Ceilings								
AcousTileSusp.Lay-In	5%			2035	* *	5	\$800	В
Metal Panel	95%			LIFE	* *	5	\$19,800	В

lectrical	Current Repa	ir Future	Replacement	M	aintenance	
estem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2048	* *	5	\$100	В
	Other Observation, Extens	t : Moderate, Area Affec	cted : 100%			
	Location: Electrical Ro	om				
	Explanation: One 800 A	Amps Main Disconnect S	Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2048	* *	5	\$100	В
Raceway						
Conduit	100%	2048	* *	1		В
Panelboards						
Fused Disc Sw	10%	2044	* *	5		В
Molded Case Bkrs	90%	2044	* *	5	\$300	В
Wiring						
Thermoplastic	100%	2048	* *	1		В
Motor Controllers						
Locally Mounted	100%	2039	* *	5	\$100	В

Ground

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

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

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

Asset #: 13730

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

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2042	* *	1		В
Conversion Equipment						
Furnace	100%	2027	* *	1	\$5,500	В
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Roof					
	Explanation : 2 - Gas Fi Serving Warehouse Space	O	ditioning Units, Go	s Fired S	Space Heater	
Air Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		В
Conversion Equipment						
Ext Pkg Ûnit -	50%	2027	* *	2	\$300	В
Heating/Cooling						
No Component	50%					D
X.7						

Ventilation

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

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

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

Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,200	В
Exhaust Fans								
Roof	100%			2027	* *	2	\$300	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		В
Water Heater								
Electric	100%			2021	\$2,000	4	\$100	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%	0-2	\$400	LIFE	* *	1		В
	Leak Evide	nt, Extent :	Light, Area Affec	ted : 5%				
	Location	: Warehous	se Roof, Possible I	Leak Fro	m Roof Drain Pipe	?		
Fixtures								
Generic	100%							В
Fire Suppression								
Sprinkler								
Generic	100%			2042	* *	1-2	\$3,100	В

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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

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

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



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

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

Asset #: 1574

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
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	1.50/			20.42	* *	_	¢10.200	
Aluminum			ent, Extent : Light, Floor	2043 Area Affa		5	\$10,300	A
Aluminum	Location	ation, Exter 1 : Through	\$2,796,400 nt : Moderate, Arec out Extent : Moderate			5	\$29,200	A
	Water Per	i : Through ietration, E i : Through	xtent : Light, Area	Affected	: 10%			
Parapets Magazza Daiala	750/			LIDE	* *	_	¢c 900	
Masonry: Brick Metal Panel	75% 5%			LIFE 2041	* *	5 5	\$6,800 \$1,800	A A
Metal: Cage/Fence	20%			2034	* *	5-10	\$1,000	A
Roof	2070			2034		3-10	φ1+,000	А
Asphalt Macadam		netration, E	\$3,000 Extent : Moderate, A ading Dock	2026 Area Affe	* * cted : 5%	5	\$2,700	A
Built-Up (BUR)	Location Worn/Ero	Extent : Mod 1 : Over Sed	: Moderate, Area					A
Built-Up (BUR)	15%			2021	\$64,200	10	\$11,900	A
Modified Bitumen	30%			2029	* *	10	\$23,900	A
		-	ent, Extent : Light, urteen Floor And F					
Skylight, Metal/Glass	5%			2031	* *	10	\$13,300	A
Spray-on Foam			ent, Extent : Light, nthouse	2029 Area Affa	* * ected : 100%	5	\$31,800	A

Interior

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

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

Asset #: 1574

Architecture	Cui	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nterior	•		•				
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
	-	Evident, Extent : Light,	Area Aff	ected : 100%			
	Location : Se	cond Floor					
Vinyl Tile	50%		2016	\$1,946,800	3	\$77,000	С
	Other Observa	tion, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Th	roughout					
	Explanation :	9x9 Units					
Interior Walls							
Concrete Masonry Unit	25%		LIFE	* *	5	\$48,300	C
Gypsum Board	5%		LIFE	* *	5	\$14,500	C
	Recent Replace Location : Se	Evident, Extent : Light, cond Floor	Area Aff	ected : 100%			
Metal Panel	5%		LIFE	* *			С
Plaster	65%		LIFE	* *	5	\$94,100	Č
Tiuster		ion, Extent : Light, Area		: 5%	5	Ψ> 1,100	C
		Windows Throughout	33				
Ceilings							
AcousTileConcealSpLn	25%		2026	* *	5	\$128,300	В
AcousTileSusp.Lay-In	5%		2038	* *	5	\$20,500	В
	Recent Replace	Evident, Extent : Light,	Area Aff	ected : 100%			
	Location: Se	cond Floor					
Exposed Concrete	35%		LIFE	* *	5	\$22,500	В
		ion, Extent : Moderate, 1	Area Affe	cted : 5%		,,-	_
	Location : Lo	ading Dock					
Metal Panel	15% No	ow \$996,000	LIFE	* *	5	\$77,000	В
Wictai I and		lements, Extent : Moder		Affected : 25%	5	Ψ77,000	,
	Location : Co		,	33			
		g Elements, Extent : Mod	lerate, Ar	ea Affected : 25%			
	Location : Co		*	55			
Plaster	20%		LIFE	* *	5	\$51,300	В

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

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

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

Asset #: 1574

Electrical	Current Repair	Future	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code				
Under 600 Volts										
Transformers	1000	20.44	de de	_	<b>4.100</b>	-				
Dry Type	100%	2041	* *	5	\$1,100	В				
	Other Observation, Extent : Moderate	e, Area Affec	rted: 100%							
	Location: Generator Room	101								
	Explanation: Recently Installed; 50	Okva								
Switchgear / Switchboard	000/	2051	* *	_	¢1.000	D				
Fused Disc Sw	80%	2051		5	\$1,000	В				
	Location : Electrical Room	Other Observation, Extent: Moderate, Area Affected: 100%								
M 11 1 G D1	Explanation: Recently Installed	2071	* *		ф4. <b>#</b> 00					
Molded Case Bkrs	20%	2051		5	\$1,500	В				
	Other Observation, Extent : Moderate	e, Area Affec	rted: 100%							
	Location: Generator Room									
<del></del>	Explanation : Recently Installed									
Raceway	200/	2010	¢50 100	1		D				
Busway	20%	2019	\$59,100	1		В				
Conduit	60%	2021	\$177,200 * *	1		В				
Conduit	20%	2047	7 7	1		В				
Panelboards	1.50/	2020	Φ <b>5</b> 0 <b>5</b> 00	~	Φ1 000	D				
Fused Disc Sw	15%	2020	\$50,500 * *	5	\$1,000	В				
Fused Disc Sw	10%	2037		5	\$700	В				
Molded Case Bkrs	60%	2020	\$202,200	5	\$4,600	В				
Molded Case Bkrs	15%	2037		5	\$1,200	В				
Wiring	500/ 2.4 \$226.000	2046	* *	1		D				
Braided Cloth	50% 2-4 \$236,900			1		В				
	Insulation Aged, Extent: Moderate, A Location: Throughout	теа Ајјестес	l . 100%							
Thermoplastic	50%	2047	* *	1		В				
Motor Controllers				_		_				
Locally Mounted	20%	2034	* *	5	\$400	В				
Locally Mounted	5%	2019	\$2,600	5	\$100	В				
Motor Control Center	15%	2034	* *	5	\$1,200	В				
Motor Control Center	20%	2026	**	5	\$1,600	В				
Motor Control Center	40%	2019	\$168,700	5	\$3,200	В				
Ground										
Grounding Devices	1000/	T TEE	ماد ماد	-	Φ.4.200	ъ				
Generic	100%	LIFE	* *	5	\$4,300	В				
Stand-by Power										
Transfer Switches	1000/	20.41	* *		фоо <b>2</b> 00	ъ				
Automatic	100%	2041	* *	1	\$89,200	В				
Generators	1000/	2026	sta -t-		Φ111 OCO	ъ				
Diesel	100%	2036	**	1	\$111,900	В				
	Other Observation, Extent : Moderate	e, Area Affec	rted: 100%							
	Location: Generator Room	. D . 1 =	20001							
D. // .	Explanation : Cummins Diesel Gen.	set Kated @	2000kw							
Batteries	1000/	2016	<b>\$</b> <00	_	¢10.700	D				
Lead/Acid	100%	2016	\$600	5	\$10,700	В				

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

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

Asset #: 1574

Electrical	Current Repair	Future	Replacement	M			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Stand-by Power							
Fuel Storage							
Day Tank	50%	2046	* *	5	\$25,500	В	
	Other Observation, Extent : Modera Location : Generator Room	ite, Area Affect	ted : 100%				
	Explanation : Recently Installed						
Main Taul		2061	* *		¢4.100	D	
Main Tank	50%	2061		5	\$4,100	В	
	Other Observation, Extent : Modera Location : Basement	ite, Area Affect	ted : 100%				
	Explanation: Recently Installed						
Lighting							
Interior Lighting							
Fluorescent	57%	2026	* *	10	\$143,500	В	
	Other Observation, Extent: Modera	ate, Area Affect	ted : 100%				
	Location: Throughout The Buildin	ng					
	Explanation: Lamp T-8						
Fluorescent	40%	2016	\$167,000	10	\$100,700	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throughout						
	Explanation: Lamp T-12						
HID	3%	2021	\$16,400	10	\$300	В	
	Other Observation, Extent : Modera	ate, Area Affect					
	Location: Exterior, Roof						
	Explanation: Type Sodium						
Egress Lighting	- **						
Emergency, Service	20%	2021	\$9,100	1		В	
Exit, Service	10%	2021	\$4,500	1		В	
Exit, Service	70%	2016	\$31,700	1		В	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							
Utility Steam	100%		2031	* *	1		В
	Other Obs	servation, Extent : Light, Area	Affected	: 100%			
	Location	ı : Basement					
	Explana	tion : Steam From Con Edison	!				
Conversion Equipment							
Pres. Reducing Valve/LP	100%		2030	* *	5	\$16,300	В
Steam							
Distribution							
Hot Wtr Piping/Pump	40%		2029	* *	4	\$5,400	В
Steam Piping/Pump	60%		2021	\$1,303,900	4	\$8,100	В
Terminal Devices							
Air Handler	80%		2016	\$1,342,500	1	\$135,900	В
Convector/Radiator	20%		2026	* *	1	\$17,800	В

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

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

Asset #: 1574

<b>lechanical</b>		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
ir Conditioning								
Energy Source								
Electricity	80%			2037	* *	1		В
Steam/HW System	20%			2031	* *	1		В
Conversion Equipment Absorption Chiller/Steam/HW	20%			2030	* *	1	\$59,500	В
Centrifugal, Elec Chiller	80%			2030	* *	1	\$237,800	В
Distribution	. 0070			2030			Ψ237,000	
Chilled Wtr Pipe/Pump	100%			2041	* *	4	\$13,600	В
Terminal Devices	10070			2011		•	Ψ13,000	
Air Handler/Cool/Ht	100% Other Obs		\$132,200 Extent : Moderate, A	2021 Area Affe	\$1,322,000 ected: 25%	1	\$152,900	В
	Location	ı : 14th Flo	or, Basement					
	Explana Impossil		Are Cross Connect	ed Betwe	en Different Areas	Making	Balancing Almost	
Heat Rejection	1.000/			2022	<b>#002.400</b>	2	Φ27.6.200	ъ
Water Cool Tower	100%			2022	\$893,400	2	\$276,200	В
entilation Distribution								
Distribution  Ductwork/Diffusers	100%	Now	\$527.200	LIFE	* *	2.5	¢152 000	В
Ductwork/Diffusers			\$537,300 nt : Severe, Area A			2-5	\$153,000	В
			nt . Bevere, Area A nt. Interior Exhaust					
Exhaust Fans	20000000	· · · · · · · · · · · · · · · · · · ·	There is a summing	5 11110 211				
Interior	80%	Now	\$55,100	2021	\$275,300	2	\$5,400	В
			Extent : Moderate, 1			_	72,100	_
		ı : Through		33				
	Explana	tion : Diffe	rent Areas Are Mix	ed Toget	ther Allowing Cros	s Contan	nination	
Roof	20%		\$5,000	2021	\$49,500	2	\$1,400	В
11001			Extent : Severe, Are			_	Ψ1,.00	-
		ı : Through		55				
	Explana	tion : Rede.	sign Of Some Exha	ust Duct	s Necessary To Pre	event Bac	kfeed And Cross	
	Contami	ination						
umbing								
H/C Water Piping	1000			2024	ماه ماه			
Galv Iron/Steel	100%			2034	* *	1		В
HW Heat Exchanger	1.000/			2021	* *	4	Φ40 000	ъ
Low Temp	100%			2031	* *	4	\$40,800	В
Sanitary Piping	1000/			LIDD	* *	1		D
Cast Iron	100%			LIFE		1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Sewage Ejector(s)	100%			LIFE		1		ъ
Compressed Air	100%			2041	* *	4	\$1,300	В
Fixtures	100/0			2071			Ψ1,500	<u> </u>
Generic	100%							В
		Fixtures. Ex	xtent : Severe, Area	Affected	l : 100%			ے
		ı : Through		JJ - 5.50				

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

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

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

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

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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

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

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



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

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

Asset #: 14654

rchitecture	Current Repair		Future Replacement		Maintenance			
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit Cod
terior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	\$48,500	Α
			Extent: Light, Are					
	Location	ı : Through	out. New Building	Complete	ed In 2006			
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
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	cted : 100%		. ,	
	Location	ı : Through	out					
	Explana	tion : Fixed	l Windows					
Metal Louvers	5%			2037	* *	10	\$3,200	A
Parapets	270						Ψ2,200	
Masonry: Brick	35%			LIFE	* *	5-10	\$15,000	Α
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
Wietar Rair		servation F	Extent : Moderate, A		cted · 100%	3 10	Ψ22,000	11
			cond Floor Roof At					
			l Rail With Glass					
Pre-Cast Concrete	<u> </u>			LIFE	* *	5	\$2,000	A
Pre-Cast Concrete			\$1,200 d, Extent : Moderat			3	\$2,000	A
		i : Coping	і, Ехіені . Мойені	е, Агеи А	ijjecieu . 2570			
			d Extent Modera	to Amag	Affactad , 250/			
	_	Deteriorate 1 : Coping	ed, Extent : Modera	ie, Area	Affectea : 25%			
		i. Coping						
Doof	Locuitor	1 0						
Roof		1 0		2022	* *	10	\$52,200	Δ
Single Ply Membrane	100%	1 0		2032	* *	10	\$52,200	A
Single Ply Membrane erior		1 0		2032	* *	10	\$52,200	A
Single Ply Membrane erior Floors	100%	1 0						
Single Ply Membrane erior Floors Carpet	100%	1 0		2025	**	3	\$10,400	С
Single Ply Membrane erior Floors Carpet Cast in Place Concrete	100% 15% 5%	7 0		2025 LIFE	* *	3 5	\$10,400 \$10,100	C C
Single Ply Membrane erior Floors Carpet Cast in Place Concrete Ceramic Tile	100% 15% 5% 5%			2025 LIFE 2037	* * * * *	3 5 5	\$10,400 \$10,100 \$2,300	C C C
Single Ply Membrane erior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels	100% 15% 5% 5% 20%			2025 LIFE 2037 LIFE	* * * * * *	3 5 5 5	\$10,400 \$10,100 \$2,300 \$13,900	C C C
Single Ply Membrane erior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Traffic Topping	100% 15% 5% 5% 20% 25%			2025 LIFE 2037 LIFE 2032	* * * * * * * * * *	3 5 5 5 5	\$10,400 \$10,100 \$2,300 \$13,900 \$14,400	C C C C
Single Ply Membrane erior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Traffic Topping Vinyl Tile	100% 15% 5% 5% 20%	7 0		2025 LIFE 2037 LIFE	* * * * * *	3 5 5 5	\$10,400 \$10,100 \$2,300 \$13,900	C C C
Single Ply Membrane erior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls	100% 15% 5% 5% 20% 25% 30%			2025 LIFE 2037 LIFE 2032 2032	* * * * * * * * * *	3 5 5 5 5 3	\$10,400 \$10,100 \$2,300 \$13,900 \$14,400 \$5,200	C C C C C
Single Ply Membrane erior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile	100%  15% 5% 5% 20% 25% 30%			2025 LIFE 2037 LIFE 2032 2032	* *  * *  * *  * *  * *  * *	3 5 5 5 5 3	\$10,400 \$10,100 \$2,300 \$13,900 \$14,400 \$5,200	C C C C C
Single Ply Membrane erior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	100%  15% 5% 5% 20% 25% 30%  5% 20%			2025 LIFE 2037 LIFE 2032 2032 2037 LIFE	**  **  **  **  **  **	3 5 5 5 5 5 3	\$10,400 \$10,100 \$2,300 \$13,900 \$14,400 \$5,200 \$400 \$1,200	C C C C C
Single Ply Membrane erior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	100%  15% 5% 5% 20% 25% 30%  5% 20% 50%			2025 LIFE 2037 LIFE 2032 2032 2037 LIFE LIFE	* * * * * * * * * * * * * * * * * * *	3 5 5 5 5 5 3 5 5 5 5 5 5 5 5 5 5 5 5 5	\$10,400 \$10,100 \$2,300 \$13,900 \$14,400 \$5,200 \$400 \$1,200 \$6,200	C C C C C C C
Single Ply Membrane erior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	100%  15% 5% 5% 20% 25% 30%  5% 20%			2025 LIFE 2037 LIFE 2032 2032 2037 LIFE	**  **  **  **  **  **	3 5 5 5 5 5 3	\$10,400 \$10,100 \$2,300 \$13,900 \$14,400 \$5,200 \$400 \$1,200	C C C C C
Single Ply Membrane erior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board SGFT/Glazed Masonry Ceilings	100%  15% 5% 5% 20% 25% 30%  5% 20% 50% 25%			2025 LIFE 2037 LIFE 2032 2032 2037 LIFE LIFE	** ** ** ** ** ** **	3 5 5 5 5 3 5 5 5 5 5 5 10 10	\$10,400 \$10,100 \$2,300 \$13,900 \$14,400 \$5,200 \$400 \$1,200 \$6,200 \$900	C C C C C C C
Single Ply Membrane erior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board SGFT/Glazed Masonry Ceilings AcousTileSusp.Lay-In	100%  15% 5% 5% 20% 25% 30%  5% 20% 40%			2025 LIFE 2037 LIFE 2032 2032 2037 LIFE LIFE 2041	* * * * * * * * * * * * * * * * * * *	3 5 5 5 5 5 3 5 5 5 5 5 5 5 5 5 5 5 5 5	\$10,400 \$10,100 \$2,300 \$13,900 \$14,400 \$5,200 \$400 \$1,200 \$6,200 \$900	C C C C C C C B
Single Ply Membrane erior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board SGFT/Glazed Masonry Ceilings AcousTileSusp.Lay-In Exposed Struc: Steel	100%  15% 5% 5% 20% 25% 30%  5% 20% 40% 20%			2025 LIFE 2037 LIFE 2032 2032 2037 LIFE LIFE LIFE	** ** ** ** ** ** **	3 5 5 5 5 5 3 5 5 5 5 5 5 10	\$10,400 \$10,100 \$2,300 \$13,900 \$14,400 \$5,200 \$400 \$1,200 \$6,200 \$900	C C C C C C C B B
Single Ply Membrane erior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Traffic Topping Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board SGFT/Glazed Masonry Ceilings AcousTileSusp.Lay-In	100%  15% 5% 5% 20% 25% 30%  5% 20% 40%			2025 LIFE 2037 LIFE 2032 2032 2037 LIFE LIFE 2041	** ** ** ** ** ** ** **	3 5 5 5 5 5 3 5 5 5 5 5 5 5 5 5 5 5 5 5	\$10,400 \$10,100 \$2,300 \$13,900 \$14,400 \$5,200 \$400 \$1,200 \$6,200 \$900	C C C C C C C B

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

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

Asset #: 14654

Electrical	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2050	* *	5	\$100	В	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%				
	Location: Electrical Room						
	Explanation : Main Service Switch R	ated @ 40	000 Amperes				
Transformers	1000/	2041	* *	-	<b>#100</b>	ъ	
Dry Type	100%	2041		5	\$100	В	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affe	ectea : 100%				
		00 W-14-					
Switch agan / Switch board	Explanation : 112.5 Kva, 480/277/12	20 vous					
Switchgear / Switchboard Fused Disc Sw	100%	2050	* *	5	\$100	В	
Raceway	10070	2030		3	\$100	ъ	
Conduit	100%	2050	* *	1		В	
Panelboards	10070	2030		1			
Fused Disc Sw	15%	2046	* *	5	\$100	В	
Molded Case Bkrs	85%	2046	* *	5	\$700 \$700	В	
Wiring	0370	2040			Ψ100		
Thermoplastic	100%	2050	* *	1		В	
Motor Controllers	10070	2030					
Locally Mounted	100%	2041	* *	5	\$200	В	
Ground	100/0	2011			Ψ200		
Grounding Devices							
Generic	100%	LIFE	* *	5	\$900	В	
Stand-by Power							
Transfer Switches							
Automatic	100%	2041	* *	1	\$9,500	В	
Generators							
Diesel	100%	2037	* *	1	\$12,000	В	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%				
	Location: Roof						
	Explanation: Generator Rated @ 60	0 Kw					
Batteries							
Nickel Cadmium	100%	2019	\$600	5	\$6,900	В	
Fuel Storage		_					
Day Tank	50%	2046	* *	5	\$2,900	В	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%				
	Location : Roof						
	Explanation: 275 Gallons Capacity						
Main Tank	50%	2059	* *	5	\$500	В	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%				
	Location: Basement						
	Explanation: 4500 Gallons Capacity	•					

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.

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

Asset #: 14654

Electrical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
ighting								
Interior Lighting								
Fluorescent	2%			2032	* *	10	\$600	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : Halways						
	Explana	tion : Com	pact Fluorescent Li	ght Fixtı	ures			
Fluorescent	80%	ı		2032	* *	10	\$22,600	В
	T-5 Lamp	s, Extent : l	Moderate, Area Aff	ected : 10	00%			
	Location	Location : Throughout The Building						
Fluorescent	18%			2032	* *	10	\$5,100	В
			Moderate, Area Aff		00%		70,000	
		n : Basemer						
Egress Lighting								
Emergency, Service	50%			2032	* *	1		В
Exit, LED	50%			2059	* *	1		В
Exterior Lighting								
HID	100%			2032	* *	10	\$100	В
.larm								
Security System								
No Component	70%							D
Generic	30%	ı		2032	* *	1	\$3,500	В
	Other Ob	servation, E	Extent : Moderate, A	rea Affe	ected : 100%			
	Location	n : Hallway	S					
	Explana	ition : C C	TV Surveillance C	ameras				
Fire/Smoke Detection	<del></del>							
Generic	100%	ı		2032	* *	1-3	\$19,100	В
	Other Ob	servation, E	Extent : Moderate, A	rea Affe	ected : 100%			
	Location	n : Through	out The Building					
	Explana	tion : Strob	e Lights, Manual F	ull Statio	ons, Alarm Bells, S	Smoke De	tectors	

lechanical	Current Repair		Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
eating						
Energy Source						
Campus Steam	100%	2050	* *	1		В
	Other Observation, Extent : 1	Moderate, Area Affec	ted : 100%			
	Location: QHC					
	Explanation : From Queen	s Hospital Center				
Conversion Equipment						
Heat Exchanger	10%	2037	* *	1	\$1,500	В
Pres. Reducing Valve/LP	90%	2037	* *	5	\$1,700	В
Steam					, ,	
Distribution						
Hot Wtr Piping/Pump	10%	2046	* *	4	\$200	В
Steam Piping/Pump	90%	2050	* *	4	\$1,400	В

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

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

Asset #: 14654

Mechanical	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
leating							
Terminal Devices							
Air Handler	90%		2032	* *	1	\$17,200	В
Fan Coil Unit/Heat	10%		2032	* *	1	\$1,000	В
Air Conditioning							
Energy Source							
Steam/HW System	100%		2050	* *	1		В
Conversion Equipment	100-1					<b>***</b> 400	_
Absorption	100%		2037	* *	1	\$33,400	В
Chiller/Steam/HW			1.00	1000/			
	Other Observation, I	_	Affected:	100%			
	Location : Basemen			<i>C</i> •			
Discrete discrete	Explanation: 2 Un	its, Using Lithium I	Bromide Re	efrigerant			
Distribution	1.000/		2050	* *	4	¢1 500	D
Chilled Wtr Pipe/Pump	100%		2050	* *	4	\$1,500	В
Terminal Devices	1000/		2022	* *	1	¢10 100	D
Air Handler/Cool/Ht	100%		2032	* *	1	\$19,100	В
Heat Rejection	1000/		2020	* *	2	¢21 100	D
Water Cool Tower	100%		2028		2	\$31,100	В
entilation Distribution							
Distribution  Ductwork/Diffusers	100%		LIFE	* *	2-5	\$27,300	В
Exhaust Fans	10070		LIIIL		2-3	\$27,300	ъ
Roof	100%		2032	* *	2	\$1,000	В
lumbing	100/0		2032			φ1,000	
H/C Water Piping							
Brass/Copper	100%		2050	* *	1		В
HW Heat Exchanger	10070		2030		1		
Low Temp	100%		2050	* *	4	\$3,100	В
Sanitary Piping	10070		2000		•	Ψ3,100	
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	10070						
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)	10070						
Submersible	100%		2019	\$6,200	4	\$2,000	В
Sewage Ejector(s)				+ - ,		+-,	
Electric	100%		2032	* *	4	\$2,000	В
Backflow Preventer						1 ,	
Generic	100%		2032	* *	1	\$1,900	В
Fixtures						1 7	
Generic	100%						В
Vertical Transport	- * * *						
Elevators							
Hydraulic	100%		LIFE	* *			C
•	Other Observation, I	Extent : Light, Area		100%			
	Location: B: 2nd	_					
	Explanation : One	Unit					

#### Fire Suppression

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

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

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

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

Mechanical	Current Repair	Future Rep	lacement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost   Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Fire Suppression						
Sprinkler						
Generic	100%	2050	* *	1-2	\$8,700	В
Fire Pump						
Generic	100%	2037	* *	1	\$5,800	В
Chemical System						
No Component	80%					D
Generic	20%	2023	\$4,900	1-3	\$8,300	В
	Other Observation, Extent : Lig	ht, Area Affected : 1009	%			
	Location: Throughout					
	Explanation: Fire Extinguish	ers				

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

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

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Print Date: 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

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

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



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

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

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
xterior	·	•	•		•
Exterior Walls			_		
Masonry: Brick	70% Now \$412,2		5	\$30,800	A
	Efflorescence, Extent : Moderate, A Location : North Facade	Area Affected : 30%			
	Int Mortar Miss/Erod, Extent : Sev	iona Anna Affactad , 250/			
	Location: Facade Along Stuyves	==			
	Spalling, Extent: Severe, Area Affe				
	Location: Various Locations The				
	Water Penetration, Extent: Severe	=			
	Location : Penthouse, East And N				
Masonry: Granite	5%	LIFE **	5	\$3,300	A
Pre-Cast Concrete	25% Now \$118,0		5	\$35,800	Α
	Cracking/Crumbling, Extent: Mod			,	
	Location: Window Lintels				
Windows					
Steel	100% Now \$676,4		5	\$72,700	Α
	Air Infiltration, Extent : Moderate,	Area Affected : 30%			
	Location: Throughout	16.1 . 4 . 400 . 1 . 250/			
	Broken/Missing Elements, Extent : Location : At Fifth Floor	Moderate, Area Affected : 25%			
	Corrosion/Rusting, Extent: Moder	rate Area Affected . 35%			
	Location: Throughout	uie, Areu Ajjecieu . 5570			
	Thermally Inefficient, Extent : Mod	lerate. Area Affected : 35%			
	Location: Throughout	erane, in early ecrear tee/			
	Unit Inoperable, Extent : Severe, A	rea Affected : 75%			
	Location : Throughout	••			
Parapets					
Masonry: Brick	85% Now \$75,3		5	\$3,800	A
	Jnt Mortar Miss/Erod, Extent : Mo				
	Location: Various Locations Thr	o .			
	Miss/Damaged Flashings, Extent:	Moderate, Area Affected: 30%			
	Location: Throughout	ACC 1 200/			
	Spalling, Extent: Moderate, Area	Affectea : 30%			
	Location : Interior Face Water Penetration, Extent : Severe	Arna Affacted , 250/			
	Location : Above Penthouse	, Агей Ајјесіей . 25%			
Pre-Cast Concrete		800 LIFE **		¢4.200	Α.
Pre-Cast Concrete	15% Now \$5,3 Broken/Missing Elements, Extent:		5	\$4,200	Α
	Location: Decorative Molding A				
	Cracking/Crumbling, Extent: Mod				
	Location: Decorative Molding A				

Asset #: 1983

Architecture	Current Ro	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior							
Roof Modified Bitumen	100% Now Blisters, Extent: Mode Location: Througho Ridging, Extent: Mode Location: Througho Seams Open/Split, Ext Location: Througho	ut erate, Area Affect ut ent : Moderate, A	ed : 35%				A
	Water Penetration, Ex	tent : Severe, Are		d : 20%			
Interior	Location : Over Pen	thouse And X-ray	Room				
Floors Carpet	5% Now Staining/Discoloring, Location: Penthouse Worn/Eroded, Extent:	?	-	-	3	\$2,900	С
	Location : Penthouse		-55				
Cast in Place Concrete Ceramic Tile	10% 5% 4+ Punct/Tear/Impact Da Location : Bathroom	-	LIFE 2027 oderate, 1	* * * * Area Affected : 15	5 5 %	\$16,800 \$1,000	C C
Terrazzo Vinyl Tile	15% 65% Now Punct/Tear/Impact Da Location : Througho	ut			5 3 %	\$9,000 \$9,400	C C
	Other Observation, Ex Location : Througho Explanation : 9 X 9 X	ut	a Affecte	d : 100%			
Interior Walls Ceramic Tile	5% 4+ Punct/Tear/Impact Da Location : Througho	-	2033 oderate, 2	* * Area Affected : 20	5 %	\$1,200	C
Marble Panels Plaster	5% 75% Now Cracking/Crumbling, Location: 4th Floor Paint Peeling, Extent:	And Penthouse Moderate, Area			10 5	\$1,000 \$10,900	C C
	Location: 2nd Floor Punct/Tear/Impact Da Location: Througho Water Penetration, Ex Location: 4th Floor,	mage, Extent : M ut tent : Moderate, A	Area Affe	cted : 15%			
SGFT/Glazed Masonry	15%		LIFE	* *	10	\$3,600	С

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

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

Asset #: 1983

Architecture		Current Rep	pair	Futur	e Replacement	Ma	aintenance	
System Component Type		Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
AcousTile, Adhered	10%			2029	* *	5	\$3,800	В
Plaster	90%	0-2	\$118,400	LIFE	* *	5	\$21,600	В
	Cracking/C	rumbling, Ex	xtent : Moderate	Area Aj	fected : 15%			
	Location:	4th Floor R	ooms 415 And 4	18				
	Staining/Dis	scoloring, Ex	xtent : Moderate	, Area A	ffected : 15%			
	Location:	Various Loc	cations Through	out				

Electrical	Curren	Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2050	* *	5	\$100	В
		Extent: Moderate, A	Area Affect	ed : 100%			
	Location : Boiler						
	Explanation : On	e 800 Amps Main Di	sconnect Sv	witch			
Switchgear / Switchboard							
Fused Knife Sw	100% 0-2	\$44,500	2054	* *	5	\$100	В
	Obsolete Equipmen Location : Boiler	t, Extent : Moderate Room	, Area Affeo	cted : 100%			
	On Extended Life, I	Extent : Moderate, A	rea Affecte	d: 100%			
	Location : Electri	cal Room					
Raceway							
Conduit	85%		2034	* *	1		В
Conduit	5%		2050	* *	1		В
Conduit	10%		2044	* *	1		В
Panelboards							
Fused Toggle Switch	85% 0-2	\$28,600	2049	* *	5	\$300	В
	•	Extent : Moderate, A	rea Affected	d: 100%			
	Location: Throug	phout					
Molded Case Bkrs	15%		2032	* *	5	\$100	В
Wiring						·	
Braided Cloth	85% 2-4	\$22,100	2049	* *	1		В
	Insulation Aged, Ex	tent : Moderate, Are	a Affected	: 100%			
	Location : Throug	phout					
Thermoplastic	5%		2050	* *	1		В
Thermoplastic	10%		2034	* *	1		В
Motor Controllers	10,0						
Locally Mounted	70%		2022	\$14,400	5	\$100	В
Locally Mounted	30% 0-2	\$6,200	2044	**	5	4100	В
Documy information		Extent : Moderate, A		d : 100%	Č		
	Location : Mech		55				
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$900	В

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

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

Asset #: 1983

Electrical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting						
Interior Lighting						
Fluorescent	88%	2019	\$133,500	10	\$20,800	В
	Other Observation, Extent: Moder	ate, Area Affec	ted : 100%			
	Location: Throughout					
	Explanation: Using T-12 Lamps					
Fluorescent	10%	2024	\$15,200	10	\$2,400	В
	Other Observation, Extent : Moder	ate, Area Affec	ted : 100%			
	Location: Throughout					
	Explanation: Using T-8 Lamps					
Incandescent	2%	2019	\$3,000	2		В
Egress Lighting						
Emergency, Battery	50%	2024	\$5,300	10	\$3,100	В
Exit, Service	50%	2024	\$2,100	1		В
Exterior Lighting						
HID	100%	2024	\$12,200	10	\$100	В
Alarm						
Fire/Smoke Detection						
No Component	65%					D
Generic	35%	2032	* *	1-3	\$6,300	В

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating	-					
Energy Source						
Natural Gas	100%	2044	* *	1		В
Conversion Equipment						
Steam Boiler	100%	2037	* *	1	\$25,500	В
	Other Observation, Extent : Light, Area	a Affected	! : 100%			
	Location: Basement Boiler Room					
	Explanation : 2 Natural Gas Steam B	oilers				
Distribution						
Steam Piping/Pump	80%	2024	\$162,900	4	\$1,500	В
1 0 1	On Extended Life, Extent : Moderate, A	rea Affec	eted : 100%			
	Location : Beyond Boiler Room, Stea Approaching Their Useful Life Cycle		ondensate Return P	iping Ar	e At Or	
Steam Piping/Pump	20%	2044	* *	4	\$400	В
Terminal Devices						
Convector/Radiator	100%	2022	\$275,500	1	\$8,300	В
	On Extended Life, Extent : Moderate, A	rea Affec	eted : 100%			
	Location: Throughout, The Radiator	s Are At C	Or Approaching Th	eir Usefi	ıl Life Cycle Limit	
Air Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		В

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

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

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Air Conditioning						
Conversion Equipment						
Window/Wall Unit	85%	2019	\$51,000	1		В
No Component	15%					D
	Other Observation, Extent: Ligh		ó			
	Location: Communication Roo					
	Explanation : Installation Of Ai Recommended	r Conditioning Unit	In Communic	ation Ro	om Is	
Ventilation						
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$4,500	В
No Component	80%					D
Exhaust Fans						
Roof	20%	2019	\$4,600	2	\$200	В
	On Extended Life, Extent: Model	rate, Area Affected :	100%			
	Location: The Rooftop Exhaust	t Fan Is At Or Appro	aching Its Us	eful Life	Cycle Limit	
No Component	80%					D
Plumbing						
H/C Water Piping						
Galv Iron/Steel	100%	2029	* *	1		В
Water Heater						
Gas Fired	100%	2022	\$6,800	2	\$400	В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
<b>Backflow Preventer</b>						
No Component	80%					D
Generic	20%	2029	* *	1	\$300	В
	Other Observation, Extent : Mod	erate, Area Affected	: 100%			
	Location: Boiler Room					
	Explanation: Boiler Only					
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Ligh	t, Area Affected : 10	0%			
	Location : (1) B-4 (1) B-3					
	Explanation: 2 Units					

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

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#### Print Date: 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

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



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

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

Asset #: 1984

Architecture	Current	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Exterior								
Exterior Walls Glazed Ceramic Panel	5% Now Cracking/Crumbling Location: North I Jnt Mortar Miss/Er	Facade			5	\$8,900	A	
	Location : North I		c, 117 cor 14 <sub>0</sub>					
Masonry: Brick	95% Now Jnt Mortar Miss/Erd Location : Bulkhed		LIFE e, Area Afj	* * fected : 25%	5	\$35,900	A	
Windows Aluminum	100% Now Air Infiltration, Exte Location: Throug Thermally Inefficier Location: Throug Water Penetration, Location: Bulkhee	hout nt, Extent : Moderate hout Extent : Severe, Are	e, Area Affe	ected : 50%	5	\$5,200	A	
Parapets								
Masonry: Brick	95% Now  Jnt Mortar Miss/Ero  Location: Throug		LIFE e, Area Afj	* * fected : 50%	5	\$5,000	A	
Pre-Cast Concrete	5% Now Jnt Mortar Miss/Ere Location: Coping	\$1,100 od, Extent : Moderat	LIFE te, Area Afj	* * fected : 50%	5	\$1,700	A	
Roof	1 0							
Modified Bitumen	100% Now Blisters, Extent: Me Location: Over To Seams Open/Split, E Location: Over To Water Penetration, Location: Bulkhee	hird Floor Extent : Moderate, A hird Floor Extent : Moderate, A	rea Affecte				A	
Interior								
Floors	100		2010	φ <b>α</b>	2	<b>*</b> = = 0 0	6	
Carpet Cast in Place Concrete	10% 10%		2019	\$21,500 * *	3 5	\$5,500 \$8,000	C C	
Cast in Place Concrete Ceramic Tile	10% 5%		LIFE 2029	* *	5 5	\$8,000	C	
Terrazzo	3% 15%		LIFE	* *	5	\$4,300	C	
Vinyl Tile	35%		2020	\$121,200	3	\$4,800	C	
Vinyl Tile Vinyl Tile	25%		2015	\$86,600	3	\$4,600	C	
vinyi The	Other Observation,	Extent : Moderate, A	Area Affect		3	ψ+,000	C	
	Explanation: 9x9	_						

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

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

Asset #: 1984

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
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	В	
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 25%				
	Location	: Corridor	·s						
	Worn/Erod	led, Extent	: Moderate, Area	Affected	: 25%				
	Location	: Corridor	S						
AcousTileSusp.Lay-In	45%			2033	* *	5	\$16,400	В	
Exposed Concrete	10%			LIFE	* *	5	\$600	В	
Plaster	30%			LIFE	* *	5	\$6,900	В	

Electrical	Current R	epair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2020	\$3,000	5	\$100	В	
	Other Observation, E.	xtent : Moderate, A	rea Affe	ected : 100%				
	Location : Electrica	l Room						
	Explanation: Two 4	400 Amps Main Dis	connect	Switch				
Switchgear / Switchboard								
Molded Case Bkrs	100%		2020	\$44,500	5	\$700	В	
Raceway								
Conduit	95%		2020	\$23,000	1		В	
Conduit	5%		2040	* *	1		В	
Panelboards								
Molded Case Bkrs	90%		2019	\$30,300	5	\$700	В	
Molded Case Bkrs	10%		2036	* *	5	\$100	В	
Wiring								
Braided Cloth	60% 2-4	\$15,600	2045	* *	1		В	
	Insulation Aged, Extended Location: Through		a Affecte	ed : 100%				
Thermoplastic	10%		2040	* *	1		В	
Thermoplastic	30%		2020	\$7,800	1		В	
Motor Controllers				•				
Locally Mounted	80%		2018	\$16,500	5	\$200	В	
Locally Mounted	20%		2025	* *	5		В	
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$400	В	
Lighting								

Lighting

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

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

Asset #: 1984

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting						
Interior Lighting						
Fluorescent	20%	2020	\$28,800	10	\$4,500	В
	Other Observation, Extent: Mod	erate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Using T12 Lamp.	S				
Fluorescent	78%	2015	\$112,400	10	\$17,500	В
	Other Observation, Extent: Mod	erate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Using T12 Lamp.	S				
HID	1%	2015	\$1,000	10		В
Incandescent	1%	2015	\$1,400	2		В
Egress Lighting						
Emergency, Battery	50%	2015	\$5,000	10	\$2,900	В
Exit, Service	50%	2015	\$2,000	1		В

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

Plumbing

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

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

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

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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

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

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



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

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

Asset #: 1977

rchitecture		Current Repair		Futur	Future Replacement		Maintenance	
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod
terior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$12,900	Α
Masonry: Brick	80%			LIFE	* *	5	\$41,200	Α
Masonry: Limestone	15%			LIFE	* *	5	\$5,800	Α
Windows								
Aluminum	100%	0-2	\$65,200	2039	* *	5	\$6,800	A
	Air Infiltre	ation, Exter	nt : Moderate, Area	Affected	l : 30%			
	Location	: 2nd And	3rd Floor					
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$4,000	Α
Masonry: Brick	90%			LIFE	* *	5	\$4,700	A
Roof								
Modified Bitumen	95%			2023	\$194,300	10	\$27,000	Α
Skylight, Metal/Glass	5%			2033	* *	10	\$4,700	Α
erior								
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	В
111111111111111111111111111111111111111			e, Extent : Moderat		Affected : 10%		, -,-	
		ı : Through						
		_	, Extent : Moderate	. Area A	ffected : 20%			
	_	: Through		,				
Exposed Concrete	5%			LIFE	* *	5	\$400	В
Gypsum Board	10%			LIFE	* *	5	\$5,600	В
Plaster	10%			LIFE	* *	5	\$2,800	В
1 105001	10/0			ыны			Ψ2,000	ע

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

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

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

Asset #: 1977

Electrical	Current Repair	Future Re	placement	M	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts		•				
Transformers						
Dry Type	100%	2040	* *	5	\$100	В
	Other Observation, Extent : Modera	ate, Area Affected	: 100%			
	Location : Basement					
	Explanation: One 75 Kva 480hv-	208/120lv				
Switchgear / Switchboard Fused Disc Sw	100%	2049	* *	5	\$200	В
Raceway	100/0				<b>42</b> 00	
Conduit	100%	2049	* *	1		В
Panelboards	100/0					
Fused Disc Sw	10%	2045	* *	5	\$100	В
Molded Case Bkrs	90%	2045	* *	5	\$800	В
Wiring	70,0	20.0			4000	
Thermoplastic	100%	2049	* *	1		В
Motor Controllers	100/0					
Locally Mounted	100%	2040	* *	5	\$200	В
Ground	100/0	20.0			<b>42</b> 00	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	В
Lighting					7000	
Interior Lighting						
Fluorescent	10%	2031	* *	10	\$2,800	В
	Other Observation, Extent : Modera	ate, Area Affected	: 100%		. ,	
	Location: Throughout					
	Explanation: T-5 Lamps					
Fluorescent	90%	2031	* *	10	\$24,800	В
11001000111	Other Observation, Extent : Modera		: 100%	10	Ψ2.,000	-
	Location: Throughout	. 55				
	Explanation : T-8 Lamps					
Egress Lighting						
Emergency, Service	40%	2031	* *	1		В
Emergency, Battery	10%	2031	* *	10	\$700	В
Exit, Service	50%	2031	* *	1	,	В
Exterior Lighting						
HID	100%	2031	* *	10	\$100	В
Alarm					, , , ,	
Security System						
No Component	70%					D
Generic	30%	2031	* *	1	\$3,900	В
Fire/Smoke Detection					·	
Generic	100%	2031	* *	1-3	\$21,200	В
					,,- 30	

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

Heating

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

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

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

Asset #: 1977

Mechanical	Current	Repair	Future Replacement Maintenance				
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2043	* *	1		В
Conversion Equipment	400			de de		***	_
Hot Water Boiler	100%	T	2036	**	1	\$14,900	В
		Extent: Light, Area	Affected	: 100%			
	Location : Basem		. 111	. III . D 'I			
D:	Explanation : 6 N	atural Gas Fired Sec	ctional H	ot Water Boilers			
Distribution	100%		2039	* *	4	\$2.200	D
Hot Wtr Piping/Pump	100%		2039		4	\$2,200	В
Terminal Devices Convector/Radiator	50%		2028	* *	1	\$4,900	В
Fan Coil Unit/Heat	50%		2028	* *	1 1	\$4,900	В
Tan Con Onit/Heat		Frient · Light Area		. 100%	1	\$4,900	Б
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Air Distribution System						
	_	Boxes With Reheat	-	The Ductwork			
Air Conditioning	Expianation: var	Boxes Will Reneur	Cons In	The Bueiwork			
Energy Source							
Electricity	100%		2039	* *	1		В
Conversion Equipment	10070						
Ext Pkg Unit - Cooling	100%		2028	* *	2	\$1,900	В
Ventilation						+ - ,> = =	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$16,800	В
Exhaust Fans							
Interior	90%		2028	* *	2	\$800	В
Roof	10%		2028	* *	2	\$100	В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2043	* *	1		В
Water Heater							
Gas Fired	100%		2022	\$7,900	2	\$500	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2023	\$10,300	4	\$2,000	В
<b>Backflow Preventer</b>							
Generic	100%		2028	* *	1	\$1,900	В
		Extent : Light, Area	Affected	: 100%			
	Location : 1st Flo						
-	Explanation: Rpz						
Fixtures	1000/						ъ
Generic	100%						В

Vertical Transport

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

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

Mechanical	Current Rep	air Fu	ure Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Yea		Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators						
Geared Traction	75%	LIF	E **			C
	Other Observation, Extent : Light, Area Affected : 100%					
	Location: Basement To The 5th Floor					
	Explanation: 2 Units					
Hydraulic	25%	LIF	E **			C
	Other Observation, Extent : Light, Area Affected : 100%					
	Location : Basement To The 1st Floor					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
No Component	50%					D
Generic	50%	204	3 **	1-5	\$7,600	В
Sprinkler				•	_	
Generic	100%	204	3 **	1-2	\$8,400	В

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

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

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



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

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

Asset #: 1999

rchitecture	Current Repair	Future Replacement	M		
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
terior					
Exterior Walls Masonry: Brick	80% Now \$157,800 Cracking/Crumbling, Extent : Modera		5	\$47,200	A
	Location: Around Windows, Throug Jnt Mortar Miss/Erod, Extent: Severe Location: Bulkhead, Throughout Spalling, Extent: Moderate, Area Affe Location: Bulkhead, Throughout	Area Affected : 15%			
Masonry: Limestone	5% Now \$36,900 Vertical Cracks, Extent : Moderate, An Location : Window Sills	LIFE ** rea Affected : 5%	5	\$2,200	A
Metal Panel	15%	2033 **	5-10	\$60,900	A
Windows					
Aluminum	95% Now \$135,800 Air Infiltration, Extent: Severe, Area A Location: Throughout Caulking Deteriorated, Extent: Model		5	\$7,100	A
G. 1	Location: Throughout	2048 **	~	¢4.700	
Steel	5% Now \$43,400  Air Infiltration, Extent: Moderate, Are Location: Penthouse  Corrosion/Rusting, Extent: Moderate, Location: Penthouse	ea Affected : 25%	5	\$4,700	A
	Thermally Inefficient, Extent : Modera Location : Penthouse	te, Area Affected : 50%			
Parapets					
Masonry: Brick	80% Now \$17,300 Cracking/Crumbling, Extent : Modera Location : Throughout	LIFE ** te, Area Affected : 10%	5	\$2,600	A
	Jnt Mortar Miss/Erod, Extent : Moder Location : Throughout Spalling, Extent : Moderate, Area Affe	••			
	Location: Throughout				
Masonry: Limestone	10%  Cracking/Crumbling, Extent : Modera  Location : Throughout	LIFE ** te, Area Affected : 10%	5	\$400	A
Pre-Cast Concrete	10% Now \$2,600 Cracking/Crumbling, Extent: Modera Location: Coping	LIFE ** te, Area Affected : 10%	5	\$2,100	A
	Jnt Mortar Miss/Erod, Extent : Moder Location : Coping	ate, Area Affected : 5%			
Roof Modified Bitumen	100%	2023 \$128,100	10	\$17,800	A

Interior

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

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

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

Asset #: 1999

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
terior										
Floors										
Carpet	10%			2019	\$26,500	3	\$6,800	C		
Cast in Place Concrete	5%			LIFE	* *	5	\$4,900	C		
Ceramic Tile	5%	1		2032	* *	5	\$2,300	C		
Quarry Tile	10%			2036	* *	5	\$6,800	C		
Terrazzo	5%		\$3,400	LIFE	* *	5	\$1,800	C		
	_	Crumbling, n : Stairwel	Extent : Moderate ls	, Area Ą	ffected : 5%					
Vinyl Tile	10%		\$4,300	2023	\$42,800	3	\$1,700	С		
	_	Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : Stock Room								
	Other Ob	servation, E	Extent : Severe, Are	a Affecte	ed : 10%					
	Location	n : Stock Ro	oom							
	Explana	tion : 9 X 9	Tiles							
Vinyl Tile	45%	1		2023	\$192,600	3	\$7,600	С		
Wood	10%			2051	* *	5	\$8,500	C		
	Other Ob	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: 4th, 5th, 6th And 7th Floor									
	Explana	tion : Lami	nated Wood							
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%	1		LIFE	* *			С		
Ceilings										
AcousTileConcealSpLn	25%	1		2036	* *	5	\$14,100	В		
AcousTileSusp.Lay-In	40%			2036	* *	5	\$18,100	В		
Gypsum Board	10%			LIFE	* *	5	\$5,600	В		
Plaster	25%	4+	\$19,300	LIFE	* *	5	\$7,100	В		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Stairwell									
	Paint Peeling, Extent: Moderate, Area Affected: 30%									
•		n : Stock Ro								

Electrical	Current Repair	Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost   Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2033	* *	5	\$200	В	
	Other Observation, Extent : Mo	derate, Area Affected : .	100%				
	Location : Electrical Room						
	Explanation: One 2000 Amps	Main Disconnect Switc	ch				

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

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

Asset #: 1999

Electrical	Current Repair			Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Under 600 Volts									
Switchgear / Switchboard	400-					_	<b>**</b>	_	
Fused Disc Sw	100%			2033	* *	5	\$200	В	
Raceway	2004			2022	ماد ماد			-	
Conduit	30%			2033	**	1		В	
Conduit	65%			2023	\$22,900	1		В	
Conduit	5%			2053	* *	1		В	
Panelboards	400/	2.4	¢12.500	20.40	* *	~	Φ200	D	
Fused Toggle Switch	40%	2-4	\$13,500	2048		5	\$200	В	
		-	tent : Moderate, Ar	еа Ађес	rtea : 100%				
		: basemen	t,1,2,3,4 Stairway						
Molded Case Bkrs	55%			2022	\$18,500	5	\$500	В	
Molded Case Bkrs	5%			2048	* *	5		В	
Wiring	<b>.</b> - ·	a .	<b>**</b>	• • • •				_	
Braided Cloth	55%	2-4	\$21,500	2048	* *	1		В	
		-	ent : Moderate, Are	a Affecte	ed : 100%				
	Location	: Through	out The Building						
Thermoplastic	40%			2023	\$15,600	1		В	
Thermoplastic	5%			2053	* *	1		В	
Motor Controllers									
Locally Mounted	60%			2028	* *	5	\$100	В	
Locally Mounted	40%			2021	\$10,300	5	\$100	В	
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$500	В	
Lighting									
Interior Lighting									
Fluorescent	30%			2018	\$53,400	10	\$8,300	В	
			Extent : Moderate, A		ected : 100%				
			at, 1, 2, 3 And 4 Flo	ors					
	Explanati	ion : T-12	Lamps						
Fluorescent	50%			2023	\$89,000	10	\$13,800	В	
	Other Obse	ervation, E	Extent : Moderate, A	rea Affe	ected : 100%				
	Location	: 5, 6 And	7 Floors						
	Explanati	ion : T-8 L	amps						
Fluorescent	20%			2023	\$35,600	10	\$5,500	В	
	Other Obse	ervation, E	Extent : Moderate, A	rea Affe	ected : 100%				
	Location	: 5, 6 And	7 Floors						
	Explanati	ion : T-5 L	amps						
Egress Lighting									
Emergency, Battery	20%			2023	\$2,500	10	\$1,500	В	
Emergency, Battery	30%			2018	\$3,700	10	\$2,200	В	
Exit, LED	10%			2038	* *	1		В	
Exit, Service	30%			2018	\$1,500	1		В	
Exit, Service	10%			2023	\$500	1		В	
Exterior Lighting									
Exterior Lighting HID	70%			2018	\$10,000	10	\$100	В	

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

Asset #: 1999

Electrical		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Alarm								
Security System								
No Component	70%							D
Generic	30%			2028	* *	1	\$3,900	В
Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$21,200	В

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod	
<b>l</b> eating									
Energy Source									
Campus Steam	100%			2033	* *	1		В	
			Extent : Light, Area						
			a University - Adja	cent Bui	lding				
	Explana	tion : From	Outside Source						
Conversion Equipment									
Pres. Reducing Valve/LP	100%			2032	* *	5	\$1,800	В	
Steam									
Distribution			***		de de			_	
Steam Piping/Pump	5%		\$11,900	2053	* *	4	\$100	В	
			nt : Severe, Area Aj						
			t, Condensate Pum d Disposed Of	ping Sys	stem Inoperable, Co	ondensat	te Is Presently		
Steem Dining/Dumn	95%	иепспеа Ап	a Disposea Oj	2033	* *	4	¢1 400	В	
Steam Piping/Pump Terminal Devices	93%			2033	-11-	4	\$1,400	В	
	400/			2020	* *	1	¢7.500	D	
Air Handler	40% 60%			2028	* *	1 1	\$7,500	B B	
Convector/Radiator	00%			2028	-11-	1	\$5,900	В	
ir Conditioning									
Energy Source Electricity	100%			2039	* *	1		В	
	100%			2039		1		ь	
Conversion Equipment	400/			2022	¢46,400	1	¢5.600	D	
Reciprocating	40%			2023	\$46,400	1	\$5,600	В	
Compr/Chiller Window/Wall Unit	CO0/	N	¢4.200	2010	¢42.200	1		D	
	60%		\$4,200 rate, Area Affected	2018	\$42,200	1		В	
		ieni : Moae i : 1st & 2n		: 15%					
Distribution	Locuitor	i . Isi & Zn	u rioors						
Chilled Wtr Pipe/Pump	40%			2033	* *	4	\$600	В	
	40% 60%			2033		4	\$000	D	
No Component Terminal Devices	00%							<u> </u>	
Air Handler/Cool/Ht	40%			2023	¢ <b>5</b> 0 100	1	¢7.500	В	
	40% 60%			2023	\$58,100	1	\$7,500	D	
No Component	00%							<u> </u>	
Heat Rejection	40%			2023	¢27.200	2	¢0 400	В	
Air Condenser Unit				2023	\$27,300	2	\$8,400		
No Component	60%							D	

Ventilation

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

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

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

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

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#### 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

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



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

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

Asset #: 1978

Architecture	Current l	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior							
Exterior Walls Masonry: Brick	100% Now Jnt Mortar Miss/Ero Location : Through Water Penetration, E Location : Through	nout Extent : Moderate, A			5	\$26,200	A
Windows Aluminum	100% Now Water Penetration, E Location : Through		2031 a Affected	* * 1 : 30%	5	\$6,500	A
Parapets							
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$2,900	Α
Masonry: Brick	90% Now  Jnt Mortar Miss/Ero  Location: Through		LIFE te, Area A	* * Affected : 20%	5	\$3,300	A
Roof							
Roll Roofing	5% Now Ponding, Extent: Mo Location: Lower R Water Penetration, E Location: 3rd Floo	Roof Over Storage S Extent : Moderate, A	hed		5	\$900	A
Roll Roofing	95%		2022	\$86,300	5	\$32,300	A
nterior							
Floors Carpet	15% Recent Replace Evid Location : 1st, 2nd	_	2024 Area Affe	\$38,300 ected : 75%	3	\$13,000	C
Cast in Place Concrete	5%		LIFE	* *	5	\$4,700	С
Ceramic Tile	5%		2026	* *	5	\$2,200	C
Quarry Tile	5%		2028	* *	5	\$3,300	C
Terrazzo	15% 0-2 Cracking/Crumbling Location : Stairwel	=	LIFE ea Affecte	* * ed : 5%	5	\$5,100	С
Vinyl Tile	45% Recent Replace Evid Location : 1st, 2nd	_	2031 Area Affe	* * ected : 75%	3	\$7,300	С
Vinyl Tile	10%		2023	\$41,200	3	\$1,600	С
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
	Recent Repair Evide	nt Frient · Light A	rea Affec	ted · 75%			
	Location: 1st, 2nd,						

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

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Asset #: 1978

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Interior									
Ceilings									
AcousTile,Adhered	10%			2028	* *	5	\$4,300	В	
AcousTileSusp.Lay-In	25%			2040	* *	5	\$10,900	В	
	Recent Replace Evident, Extent: Light, Area Affected: 75%								
	Location	: 1st, 2nd A	And 3rd Floors						
Plaster	65%	Now	\$24,100	LIFE	* *	5	\$17,600	В	
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	ted : 5%				
	Location	: Stairwell	Y						
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location	: Stairwell	Y						

Electrical	(	Current Repair	Futur	re Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2049	* *	5	\$100	В
	Other Obser	vation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location:	Electrical Room					
	Explanatio	n : One 2000 Amps Main D	Disconne	ct Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2049	* *	5	\$800	В
	Obsolete Eq	uipment, Extent : Moderate	, Area Aj	ffected : 80%			
	Location:	Electrical Room					
Raceway							
Conduit	90%		2023	\$21,800	1		В
Conduit	10%		2049	* *	1		В
Panelboards							
Fused Disc Sw	10%		2022	\$3,400	5	\$100	В
Molded Case Bkrs	70%		2022	\$23,600	5	\$500	В
Molded Case Bkrs	20%		2045	* *	5	\$200	В
Wiring							
Braided Cloth	60%	2-4 \$15,600	2048	* *	1		В
	Insulation A	ged, Extent : Moderate, Are	ea Affecte	ed : 80%			
	Location:	Throughout					
Thermoplastic	30%		2043	* *	1		В
Thermoplastic	10%		2049	* *	1		В
Motor Controllers							
Locally Mounted	100%		2036	* *	5	\$200	В
Ground	,0					+200	
Grounding Devices							
Generic General Genera	100%		LIFE	* *	5	\$400	В
Lighting	100,0					¥ 100	

Lighting

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

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

Asset #: 1978

Electrical	ical Current Repair			nt Repair Future Replacement Maintenance		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Lighting								
Interior Lighting								
Fluorescent	65%	2031	* *	10	\$17,300	В		
	Other Observation, Extent : Modera	ite, Area Affe	cted : 100%					
	Location: Throughout							
	Explanation: T-8 Lamps							
Fluorescent	5%	2018	\$8,600	10	\$1,300	В		
	Other Observation, Extent : Modera Location : Boiler Room Explanation : T-12 Lamps	ute, Area Affe	cted : 100%					
		2028	* *	10	ΦΩ ΩΩΩ	В		
Fluorescent	30%			10	\$8,000	В		
	Other Observation, Extent: Modera	не, Агеа Ађе	стеа : 100%					
	Location: Throughout							
T. 1.1	Explanation : T-8 Lamps							
Egress Lighting	500/	2020	* *			ъ		
Emergency, Service	50%	2028	* *	1		В		
Exit, Service	50%	2028	* *	1		В		
Exterior Lighting		•0.40		4.0		_		
HID	50%	2018	\$6,000	10		В		
HID	50%	2033	* *	10		В		
Alarm								
Security System								
No Component	70%					D		
Generic	30%	2031	* *	1	\$3,300	В		
Fire/Smoke Detection								
Generic	100%	2023	\$340,800	1-3	\$17,900	В		

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2033	* *	1		В
Conversion Equipment						
Hot Water Boiler	100%	2036	* *	1	\$14,400	В
	Other Observation, Extent : I	ight, Area Affected	: 100%			
	Location : Basement Boiler	Room				
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2039	* *	4	\$2,100	В
Terminal Devices						
Air Handler	20%	2018	\$35,500	1	\$3,600	В
Convector/Radiator	80%	2028	* *	1	\$7,500	В
Air Conditioning						
Energy Source						
Electricity	100%	2039	* *	1		В

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

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

Asset #: 1978

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Air Conditioning				
Conversion Equipment	1000	2010 0.5 500		
Window/Wall Unit	100%	2018 \$67,700	1	В
Terminal Devices	200/	2023 \$76,000	1 \$2.900	D
Fan Coil - Cooling No Component	30% 70%	2023 \$76,000	1 \$2,800	B D
Heat Rejection	7070			
Air Condenser Unit	30%	2028 **	2 \$6,100	В
No Component	70%		_ +=,	D
Ventilation				
Distribution				
Ductwork/Diffusers	100% Now \$5,7 Needs Cleaning, Extent : Moderate Location : Throughout		2-5 \$16,200	В
Exhaust Fans				
Interior	100%	2028 **	2 \$900	В
Plumbing				
H/C Water Piping				
Galv Iron/Steel	100% Now \$2,0 Leak Evident, Extent : Moderate, A Location : Booster Pump		1	В
Water Heater				
Gas Fired	100% Other Observation, Extent: Light, Location: Mechanical Room Explanation: One Tank Of 70 Ga	-	2 \$400	В
Sanitary Piping	J	1 2		
Cast Iron	100% Now \$1,4 Leak Evident, Extent : Moderate, A Location : Boiler Room		1	В
Storm Drain Piping Cast Iron	100% Now \$9 Blockage /Clogged, Extent : Moder Location : Backyard Leaders	000 LIFE ** rate, Area Affected : 2%	1	В
Sump Pump(s) Submersible	100%	2017 \$6,200	4 \$1,300	В
Fixtures				
Generic	100% Obsolete Fixtures, Extent: Modera Location: Throughout	ate, Area Affected : 50%		В
Vertical Transport				
Elevators Geared Traction	100% Other Observation, Extent: Light, Location: B-3 Explanation: 1 Unit	LIFE ** Area Affected : 100%		С

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

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

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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

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

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



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

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

Architecture		Current F	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
xterior	•			•				•
Exterior Walls								
Masonry: Brick	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
	U	Crumbling, : Main En	Extent : Light, Are try	ea Affecte	ed : 5%			
Windows								
Aluminum	100%	0-2	\$79,300	2040	* *	5	\$4,100	A
	-	ition, Exter : Through	nt : Light, Area Affe out	ected : 50	%			
		_	xtent : Moderate, A	Area Affe	cted : 15%			
			r, North Side	55				
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
Roof								
Modified Bitumen	95%			2029	* *	10	\$21,900	A
Sloped Glazing	5%			LIFE	* *	5	\$30,700	A
terior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$12,800	C
Ceramic Tile	8%	4+	\$5,100	2027	* *	5	\$1,200	C
		_	ents, Extent : Ligh athroom In Baseme	-	ffected : 5%			
Terrazzo	12%	Now	\$10,400	LIFE	* *	5	\$2,700	С
	Cracking/0		Extent : Severe, A		ted : 15%		, ,,,,,,	-
Vinyl Tile	55%	4+	\$45,700	2029	* *	3	\$6,000	C
vinyi The	Worn/Eroc	led, Extent	: Moderate, Area	Affected :		3	\$0,000	C
	Location	: Through	out 2nd And 3rd F	loor				
Vinyl Tile	15%	4+	\$4,200	2019	\$41,500	3	\$1,600	C
	_	Crumbling, : Staircas	Extent : Moderate e A	, Area A <u>f</u>	fected : 15%			
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	: 3rd Floo	or And Some Section	ns In Bas	ement			
	Explanat	ion : 9x9 <b>U</b>	Inits					

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

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

Asset #: 1987

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nterior								
Interior Walls								
Ceramic Tile	5%			2027	* *	5	\$1,800	C
Gypsum Board	10%		\$13,300	LIFE	**	5	\$2,200	C
		-	amage, Extent : Me	oderate,	Area Affected : 10	%		
		ı : 2nd And						
			: Moderate, Area	00	: 15%			
		ı : Through	out 2nd And 3rd Fl					
Marble Panels	5%			LIFE	* *	10	\$700	C
Plaster	50%			LIFE	* *	5-10	\$15,600	C
Plaster	15%		\$30,100	LIFE	* *	5	\$1,600	C
	_	_	Extent: Severe, A		cted : 25%			
			Locations In Basen					
			xtent : Severe, Ared		d : 25%			
			Locations In Basen					
			Extent : Severe, Are					
			rage Room In The		ıt			
			Growing On Wall.	S				
SGFT/Glazed Masonry	15%		\$25,200	LIFE	* *			C
			Extent: Moderate		ffected : 10%			
	Location	ı : Chimney	Chute On 3rd Flo	or				
Ceilings								
AcousTileSusp.Lay-In	40%		\$77,600	2044	* *	5	\$5,800	В
		issing Elem ı : 2nd And	nents, Extent : Mod 3rd Floor	erate, Ar	ea Affected : 50%			
	Staining/L	Discoloring,	, Extent : Moderate	, Area A	ffected : 50%			
	Location	ı: 2nd And	3rd Floor					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
	Location	ı: 2nd And	3rd Floor					
Exposed Concrete	10%			LIFE	* *	5-10	\$3,600	В
Plaster	50%			LIFE	* *	5-10	\$25,100	В

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

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Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Wiring						
Thermoplastic	100%	2024	\$26,000	1		В
Motor Controllers						
Locally Mounted	100%	2022	\$15,500	5	\$200	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$700	В
	Other Observation, Extent: Moder	ate, Area Affe	cted : 100%			
	Location: Water Main					
	Explanation: Connected With Ma	ain Water Pipe	2			
Lighting						
Interior Lighting		-010	400 400		<b>*1* *</b> 00	_
Fluorescent	70%	2019	\$80,600	10	\$12,500	В
	Other Observation, Extent: Moder	ate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Using T-8 Lamps					
Fluorescent	30%	2024	\$34,500	10	\$5,400	В
	Other Observation, Extent : Moder	ate, Area Affe	cted : 100%			
	Location : Throughout					
	Explanation: Using T-8 Lamps					
Egress Lighting						
Emergency, Service	50%	2019	\$1,600	1		В
Exit, Service	50%	2019	\$1,600	1		В
Exterior Lighting						_
HID	100%	2019	\$9,200	10	\$100	В
Alarm						
Security System						_
No Component	80%					D
Generic	20%	2019	\$15,300	1	\$1,700	В
Fire/Smoke Detection						_
No Component	75%		<b></b>		<b></b>	D
Generic	25%	2024	\$65,300	1-3	\$3,500	В

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

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Asset #: 1987

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Conversion Equipment								_
Heat Exchanger	50%			2033	* *	1	\$4,800	В
			Extent : Light, Area	Affected	: 100%			
		: Basemen		_				
		ion : 2 Stee	am To Hot Water C					
Steam Boiler	50%			2037	* *	1	\$9,700	В
			xtent : Light, Area	Affected	: 100%			
		: Basemen						
	Explanat	ion : 2 Gas	s Fired Steam Boile	ers				
Distribution								
Hot Wtr Piping/Pump	80%			2032	* *	4	\$1,200	В
Steam Piping/Pump	20%			2044	* *	4	\$300	В
Terminal Devices								
Convector/Radiator	100%			2037	* *	1	\$6,300	В
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment								
Ext Pkg Unit - Cooling	15%			2024	\$15,300	2	\$200	В
Split Unit	15%			2024	\$15,300			В
Window/Wall Unit	60%			2022	\$27,300	1		В
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,200	В
Exhaust Fans								
Roof	100%	Now	\$3,500	2029	* *	2	\$500	В
	-	-	nt : Moderate, Ared					
	Location	: First Flo	or Roof, 1 Of 5 Bu	rnt Out E	Exhaust Fan Motor	•		
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2044	* *	1		В
Galv Iron/Steel	80%			2022	\$52,900	1		В
		-	tent : Moderate, Ar					
		: Beyond T eful Life C	The Boiler Room, T vcle Limit	he Dome	estic Hot And Cold	Water P	iping Are Beyond	
Water Heater								
Gas Fired	100%			2022	\$5,200	2	\$300	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Submersible	100%			2018	\$6,200	4	\$2,000	В
Backflow Preventer								
Generic	100%			2029	* *	1	\$1,200	В
-								

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

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

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

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

CAPITAL	F	Y 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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